

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: 505 S. 4 th St.		
	Proposal:	Landmark 505 S 4 th St.		
	Petitioner:	Weston and Jenifer Maggio		
Please check appropriate box (x)				
PUBLIC HEARING			MEETING 6/17/19	X
AGENDA ITEM CATEGORY:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		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 505 S. 4 th St.				
RECOMMENDATION / SUGGESTED ACTION:				
Review the landmark nomination and provide a recommendation to set public hearing date.				

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.

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
- 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		X		
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: _____

b) Architect/ Builder: _____

c) Significant Person(s): JOHN BLUMQUIST (see e.)

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

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.

Landmark Nomination for the Blomquist House

505 S. 4th St. St. Charles, IL 60174

Record Owner: Weston & Jenifer Maggio

III. Significance of Property

e. Criteria

1. Property has character, interest, or value which is part of the development of the community of St. Charles. The 1912 construction of the Blomquist House within the Moody's Addition Neighborhood coincides with the development of the "Streetcar Suburbs". The house is located 1 block west of the 3rd Street streetcar route, which operated electric interurban service from 1896 to 1937.

2. Property was built by and home to a person significant to the development of St. Charles: John Blomquist.

- Prominent local businessman (grocer)
- Union Cemetery Board member
- Kane County Board of Supervisors member

3. Property has a unique location making it a familiar landmark between the Moody-Millington Historic District and Moody Addition. Perched on an incline as you travel west, the house sits prominently at the corner of 4th St. and Prairie St. Its three-quarter profile displays its unique stucco and juxtaposed gabled roof lines.

4. Property is suitable for preservation or restoration. The current owners (Weston and Jenifer Maggio) have made significant and thoughtful efforts to restore the property in an appropriate manner.

¹ **Streetcar Neighborhood Development in St. Charles**, Dr. Steven W. Smunt, St. Charles, IL. February 28, 2020.

² **John Blomquist Obituary**, St. Charles (Illinois) Chronicle, October 24, 1956.

³ **Architectural Survey of Near West Historic District**, St. Charles Historic Preservation Commission – 2003.

⁴ **Descriptive Statement – Recent History**, Weston Maggio, May 26, 2020.

Streetcar Neighborhood Development in St. Charles

A **streetcar suburb** is a residential community whose growth and development was strongly shaped by the use of **streetcar** lines as a primary means of transportation.¹

Historically St. Charles and the neighboring communities along the Fox River developed as mill towns. Early Steam R.R. lines connected Chicago with the self-contained rail-stop cities of Elgin and Aurora. The first Railroad Suburbs developed along these routes.²

The Town of St. Charles at Mid-19th Century was platted circa 1837, and a dam was constructed to harness water power for industry. Moving forward, water powered industries continued to develop and mature in the downtown. Factories located away from water power often used coal-fired, steam boilers to provide the power to operate machinery.

During this mill and factory town development, horse drawn commercial transportation was prevalent, but horse & buggy use for personal transportation was limited to wealthier citizens. Many of the working-class, factory workers commuted to downtown jobs by walking. The early residential neighborhoods were limited in size due to walking distance to the industrial downtown and to the steam railway stations.

Working Class residential neighborhoods were dominated by smaller detached houses sited on narrow lots. Larger lots with corresponding spacious houses tended to develop along the outer boundaries of the city neighborhoods, along the main streets, or in the outlying township. The more affluent owners could own or hire horse drawn vehicles for private transport thus negating the need to walk.

The Late-19th Century, 1890's growth spurt in St. Charles coincides with the development of the Streetcar Suburbs. "The introduction of the first electric-powered streetcar system in Richmond, Virginia, in 1887 by Frank J. Sprague, ushered in a new period of suburbanization. The electric streetcar, or trolley, allowed people to travel in 10 minutes as far they could walk in 30 minutes. It was quickly adopted in cities from Boston to Los Angeles. By 1902, 22,000 miles of streetcar tracks served American cities; from 1890 to 1907, this distance increased from 5,783 to 34,404 miles." "By 1890, streetcar lines began to foster a tremendous expansion of suburban growth in cities of all sizes. In older cities, electric streetcars quickly replaced horse-drawn cars, making it possible to extend transportation lines outward and greatly expanding the availability of land for residential development. Growth occurred first in outlying rural villages that were now interconnected by streetcar lines, and, second, along the new residential corridors created along the streetcar routes."³

In 1896, an Elgin trolley streetcar route was extended as an interurban south to St Charles and Geneva. It was later joined by an Aurora trolley route extending north through Batavia to become the Elgin, Aurora and Southern Traction Company. The company operated an interurban along the Fox River route from Carpentersville on the north to Yorkville on the south. The electric interurban was later merged into the Aurora, Elgin, & Chicago RR, and operated as The Fox River Division. After WW I, the Fox River Lines were split off as the Aurora, Elgin & Fox

¹ Wikipedia, https://en.wikipedia.org/wiki/Streetcar_suburb

² A Field Guide to American Houses, Virginia McAlester, Knopf, New York, 2013, p.64

³ https://www.livingplaces.com/Streetcar_Suburbs.html

Streetcar Neighborhood Development in St. Charles

River Electric, and operated as an independent interurban until 3-31-1935.⁴ The electric interurban allowed the working commuter to buy a home farther from downtown St Charles, within walking distance of the streetcar route.



In the growing City of St. Charles, the 4 decades from 1890 to 1930 became a dominant era of new home construction. South of downtown, new neighborhoods within The Moody's and Wilcox's Additions developed a few blocks to each side along the streetcar route. The Wilcox's Addition is the best example of a streetcar neighborhood where new houses infill into the narrow lots fronting the streetcar line, and carriage barns or garages are accessed via alleys.⁵ More infill construction occurred in the Moody's Addition, west of 3rd Street and up hill to 7th St.

The prevalent and popular architectural styles of this time period were Queen Ann, Colonial Revival, National/Homestead, Craftsman, and Prairie. The prevalent early 20th Century house types and forms were Bungalow, Foursquare, Gable Front, and Catalog/Plan-book.

Even though efficient, electric transportation was within a 10 minute walk, some residents dabbled with the early automobile for personal transport, and constructed small garages to house the family car. Henry Ford's revolutionary mass production of the Model T allowed the middle-class affordable automobile ownership. By the 1920's, the ownership and use of the private automobile, along with extensive paving of streets and county roads, allowed people to live further from the downtown without the need for public transportation. Ridership on electric streetcars began to decline with the rise of the Early Automobile Neighborhood.⁶

Streetcar Neighborhood Development

in St. Charles was researched and authored by Dr. Steven W. Smunt, St. Charles, IL.
February 28, 2020.

⁴ Aurora-Elgin Area Street Cars & Interurbans, V.1, Fox River Division, Hopkins Stolp Peffers, American Slide-Chart Corp, Wheaton IL,1993, p.7-8

⁵Aurora-Elgin Area Street Cars & Interurbans, V.1, Fox River Division, Hopkins Stolp Peffers, American Slide-Chart Corp, Wheaton IL,1993, p. inside front cover map

⁶A Field Guide to American Houses, Virginia McAlester, Knopf, New York, 2013, p.67-68

From St. Charles (Illinois) Chronicle, Oct. 24, 1956

John Blomquist, Grocer, Early Supporter of County Roads, Dies at Age of 85

John Blomquist, Main St. businessman and civic leader here for many years, died Sunday morning at the age of 84 at the Valley Rest Home.

Born Feb. 4, 1872, in Sweden, he came to St. Charles from Indiana in 1882. A prominent businessman on Main St., he operated a grocery store from 1910 to 1937. He represented St. Charles on the Kane County Board of Supervisors for 35 years, from 1914 to 1949. He was a member of the Union Cemetery board, Unity Lodge No. 48, AF and AM, and the Bethlehem Lutheran church of which he was a board member for a number of years.

Surviving are a son, Francis of St. Charles; a sister, Mathilda Blomquist of St. Charles; two grandchildren; one niece and one nephew. He was preceded in death by his wife, Josephine, in 1945, and by a son, Delwin, and a sister, Othelia B. Johnson.

Services were Tuesday. Burial was at North cemetery. Friends called at Yurs funeral home.

Blomquist was born in Oneby in central Sweden, and was the son of a man who divided his time between farming and lumber mill work. The family came to America when John was nine. His father was hired to work a farm West of St. Charles and there John was raised. In 1908 he came to town and worked in Charley Olson's hardware and grocery. He later went into partnership with his brother-in-law, Louis Johnson, forming the Johnson-Blomquist grocery. Still later he went into partnership with Carl Larson (now the bank teller), and then went on his own until he sold out in 1937. His stores were located where Kroger's and Bagge's are now.

He married Josephine C. Axelson of St. Charles on Sept. 17, 1902, and was confirmed May 20, 1888, at the Swedish Lutheran Church at the age of 16.

During his nine terms on the county board, John Blomquist was a key member of the road and bridge committee and backed the highway division in its program of building blacktop roads. Burlington blacktop, Silver Glenn Rd are examples of some of the secondary roads he fought for at the time when county boards were reluctant to spend taxpayer's money on the automobile. He was one of the valley men who joined hands with suburban leaders to promote the construction of Route 64 against the opposition of the Tribune and others who thought a "four lane" highway a wild idea.

Ownership Timeline for 505 S. 4th Street

Parcels: 09-34-153-010 and 09-34-153-012

Moody Sub/Blk None/Lot 16

1844 Warranty Deed	Robert Moody Jr/Elizabeth to Eber Crandall
1847 Warranty Deed	Eber/Rhonda Crandall to Benajah Payne
1873 Warranty Deed	Payne dies, estate goes to F. H. Bowman to John Lloyd.
1874 Warranty Deed	Estate of John Lloyd to William/Alice Lloyd to Emma Lloyd
1882 Warranty Deed	Estate of Emma Lloyd to James/Amelia Drew to E. W. Blackman
1884 Warranty Deed	E. W./Sarah Blackman to Orrin Wilcox
1910 Warranty Deed	Estate of Orrin Wilcox (many heirs) to Elmer Fellows
1911 Warranty Deed	Elmer/Rowena Fellows to John Blomquist
1912	Home built
1994 Warranty Deed	Doris Blomquist to Jacque Bierchenk
2004 Warranty Deed	Jacque Bierchenk to Aaron Ozinga
2009 Warranty Deed	Aaron Ozinga to Terrence Fox
2016 Administrative Deed	Terrence Fox to Weston & Jenifer Maggio

ARCHITECTURAL SURVEY:

Near West Historic District - 2003
St. Charles, Illinois

SOURCE: St. Charles Historic Preservation Commission

Address: 505 S. 4th St.

ARCHITECTURAL SIGNIFICANCE

Significant

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

BUILDING CONDITION

Excellent

- Good
- Fair
Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Exterior Walls (Current): Stucco/masonry

Architectural Features:

Exterior Walls (Original): Stucco/masonry

Date of Construction: 1912

Foundation: Concrete

Source: Township Assessors Office

Roof Type/Material: Side gable/Asphalt shingle

Overall Plan Configuration: Simple rectangle

Window Material/Type: Wood/DbI Hung

ARCHITECTURAL FEATURES: This is one of the largest houses of the style in this area. The side-gabled roof is uncommon in this area for the style. There are wide overhangs supported by wooden brackets. There are no exposed rafter-tails. The roof curves gently as it engages the perimeter walls. A large wooden trim-course supported by wooden brackets occurs at the gable ends and at the street elevation of the front porch. A large trim course, located at the head of the first-floor windows, visually divides the façade into first and second floor components. The porch does not cover the entire front of the house. Stucco piers that continue to the ground with no breaks support the roof of the porch. The entry is located to the side of the front porch.

ALTERATIONS: The front porch has been closed in with aluminum windows. A small 2-story addition, which has a hipped roof, was made to the rear of the house. It is relatively in keeping with the style and materials of the original house, except for the small roof-form.

The referenced architectural survey of the Moody-Millington Historic District and surrounding area was conducted in 2003. (See below.) The structures were surveyed as part of the Near West Side survey. The survey pages for the Millington Historic District properties were updated as necessary in 2016.

Note: The second statement under ALTERATIONS is inaccurate. It was believed that that a 2-story structure was added. Through renovation of the home from 2016-17, and review of photo-copied prints obtained of the original floor plan and elevation drawings, it has been determined that the "two-story addition" is in fact original. The structure originally served as the rear entrance to the home on the first level, and a sleeping porch above it. The structure has since been closed off and repurposed.

Moody-Millington Historic District

The Moody-Millington Historic District was designated by the City in 2006. The District, made up of 17 properties, is part of two early additions to the original town of St. Charles: the Millington Addition (1842) and the Moody Addition (1846). The predominant architectural styles represented are Queen Ann, Gothic Revival, Prairie, Craftsman, and National, with the earliest structures dating from the 1860s.

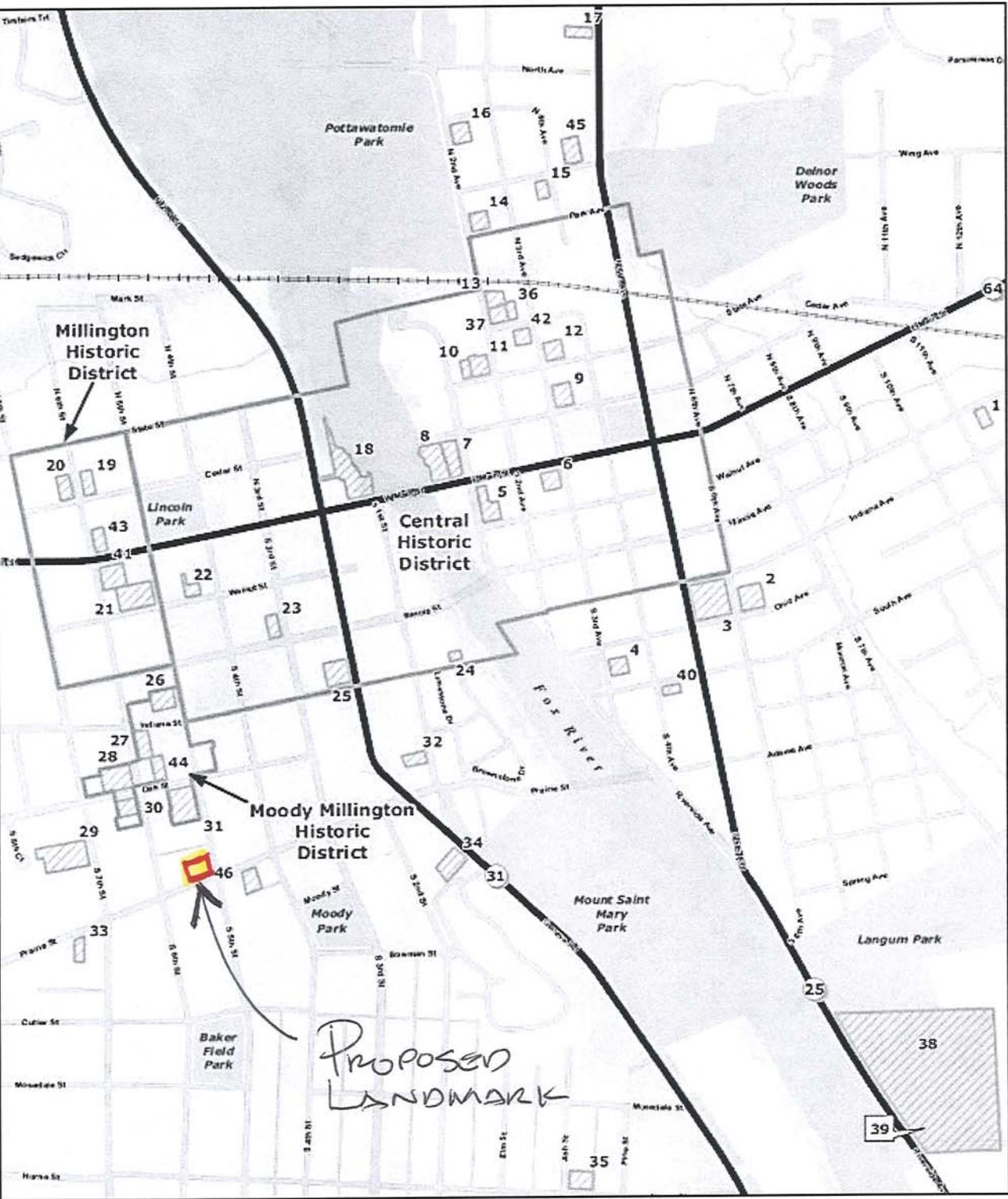
A survey of the Near West Side was conducted in 2003. The survey area includes properties directly west of the Central Historic District, bounded by State Street to the north, Cutler Street to the south, and 8th Street to the west. The structures that now comprise the Moody-Millington Historic District are included in the survey.

The Historic District Nomination for the Moody-Millington Historic District includes the district boundary and history of the area.

HISTORIC DISTRICTS & LANDMARKS

-  Historic District Boundary
-  Landmark Boundary

Map #	Landmark Name	Address
1	Ephraim Perkins Homestead	1107 Illinois Ave.
2	F.P. Haviland House	314-316 S. 6 th Ave.
3	Raymond Judd House	309 S. 6 th Ave.
4	George Welch House	406 S. 3 rd Ave.
5	Arcada Theater	12 S. 1 st Ave.
6	McCormack Oil Company	215 E. Main St.
7	Old City Hall	2 E. Main St.
8	St. Charles Municipal Building	2 E. Main St.
9	Dunham-Hunt House	304 Cedar Ave.
10	The Poole House	108 State Ave.
11	The Dearborn House	116 State Ave.
12	Chamberlain House	304 State Ave.
13	Andrew Weisel House	312 N. 2 nd Ave.
14	E.F. Goodell House	506 N. 2 nd Ave.
15	Zook House	317 Fulton Ave.
16	Sinton/Anderson House	628 N. 2 nd Ave.
17	John and Eva England House	819 N. 5 th Ave.
18	Hotel Baker	100 W. Main St.
19	Thomas Hanson Home	522 Cedar St.
20	Young/Marsden House	606 Cedar St.
21	Dr. J.K. Lewis House	19 S. 5 th St.
22	J.A. Berg House	408 Walnut St.
23	Howard House Hotel	117-123 S. 3 rd St.
24	William Beith House	8 Indiana St.
25	The Gates Estate	217 S. 2 nd St.
26	J.P. Fernald Estate	213 S. 5 th St.
27	Beckstrom House	512 Indiana St.
28	Carlson House	325 S. 6 th St.
29	Jessie Miller House	423 S. 7 th St.
30	Emma Durant Lane House	403 S. 6 th St.
31	Lillibridge House	407 S. 5 th St.
32	Jesse Avers House	411 S. 1 st St.
33	Original William Beith Home	713 Prairie St.
34	Alice Davis House	633 Geneva Rd.
35	Andresen Cottage	70 Horne St.
36	Evison Ferson Satterlee	214 Chestnut Ave.
37	Ferson, Butler & Satterlee House	304 N. 2 nd Ave.
38	Camp Kane	No Address
39	Jones Law Office	50 Devereaux Way
40	Long House	502 S. 4 th Ave.
41	Haines House	521 W. Main St.
42	Locke-Marchialette House	215 N. 3 rd Ave.
43	Darwin Millington Homestead	522 W. Main St.
44	Charles Hunt House	514 Oak St.
45	Charles S. McCormack House	412 Fulton Ave.
46	John Stone House	411 Prairie St.



IV. Attachments

1. Descriptive Statements

Landmark Designation is being sought for the property located at 505 S. 4th St. for its character, interest, and value as part of the development of the community of St. Charles. The home situated on the property is a single-family residence within the Moody's Addition, prominently located at the Northwest corner of 4th St. and Prairie St.

Architecture

The home is a prime example of a 20th century Craftsman style house that mixes unmistakable traditional Craftsman elements and those of the earlier Arts and Crafts Movement. The larger than typical Craftsman style home with stucco exterior is unique for the area. The roof lines combine both a common low-pitch and high-pitch design. Emerging from the roof are three dormers: One large on-center with two smaller on either side.

The roofs are curved where they meet the perimeter walls and their large overhanging eaves are enclosed as opposed to open. (Originally designed to accommodate an enclosed gutter system which has since been replaced due to neglect and inefficiency.)

The side-gabled roof is supported by a wooden trim-course and knee posts. A protruding frieze band separates the first and second floor stucco elevations wrapping the exterior of the house.

The front porch incorporates stucco columns stretching full-length from the foundation to the large, gabled roof extending perpendicular from the main structure. Whereas the front door of a Craftsman style home is generally centered beneath the ridge of the roof and flanked by windows, the front door is offset and accessed via steps from the side of the porch. This design may have been influenced by the corner lot location.

A matching stucco detached two-car garage can be found at the rear of the house.

On the interior, the home commonly incorporates the traditions of a Craftsman style home. Premium, locally sourced materials can be found in the flooring, wide casings and base, and built-in cabinetry throughout the first floor. (Oak) On the second floor, more affordable longleaf pine is used in the common area and bedrooms. For this century-old Craftsman, the floorplan is practically open with the kitchen accessible from the backdoor, and doorways to the dining room and stairwell. The majority of the walls are original lath and plaster, opting for modern drywall only in newly added rooms. (See Recent History.)

Location

In addition to the characteristics of the home, its location is believed to contribute to its historic significance. It is among the first homes built on the parcels of land between 4th and 5th St. and anchoring the block between Oak St. and busy Prairie St.

Continued

This location signaled the outskirts of the downtown area of St. Charles, and indicated the start of a more urban section of the city. This urban landscape would later be developed into what would be referred to as a "Streetcar suburb".

Person of Significance

A final area of significance surrounding the property, is its original owner, John Bloomquist. Blomquist built the home in 1912 when he laid down roots and established a business that would serve the community for over 25 years. Further, his family would maintain and occupy the home for 3 generations. He was a prominent businessman operating a grocery store on Main St. and 2nd St. from 1910 to 1937. In addition to serving families in the downtown community, Mr. Blomquist served nine terms on the County Board of Supervisors where he played a major role in the development of the city's roadways, including the paving of Route 64 ushering in more traffic and commerce to St. Charles.

John Blomquist's obituary coupled with first-hand conversations with his living grandchildren served as fascinating accounts of this person's impact on the development of St. Charles.

Recent History

The property was mostly recently purchased in 2016 by Weston and Jenifer Maggio.

After years of neglect and distress, an extensive restoration of the home was conducted from 2016-2018. As part of the restoration, major updates were made to the interior including a complete remodel of the kitchen and single bathroom on the second floor. A small bump-out addition was added to accommodate a powder room and a mudroom off the kitchen. The previously unfinished attic was converted to a master suite. All major mechanicals were updated including the removal of the failing boiler and radiators. (Two traditional forced air HVAC systems and a high-efficiency water heater were installed.) An original laundry shoot that was removed over the years was restored to working order, and the basement was completely finished, adding an entertainment room and a bathroom. An updated façade of the garage, and the addition of a driveway and courtyard-patio were completed in 2019. Restoration of the exterior is slated for the Summer of 2020. (Replacement of an aging wood frieze band, re-puttying original windows and paint.)

By definition, Craftsman style architecture is thoughtfully designed and constructed with economy, efficiency and maintenance in mind. This is clearly evident in the home as it has stood the test of time over a hundred years. Inside and out, all updates and restorations have been carefully planned and completed in the spirit of maintaining the architectural aesthetic and integrity of the home. Notable: Much of the original materials were repurposed throughout the home, including the shiplap and tongue and groove flooring, and brick.

Continued

My wife and I purchased this Craftsman home with the intent of restoring, updating and preserving it as a testament to its turn-of-the-century design that we so appreciate, and the historic preservation of St. Charles. We are achieving that dream in the "Blomquist House". As such, we humbly request that you consider the historic significance of this property and designate it as a landmark of St. Charles.

Sincerely,

Weston & Jenifer Maggio

PLAT OF SURVEY

PARCEL ONE:

THAT PART OF THE SOUTH HALF OF LOT 16, MOODY'S ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF PRAIRIE STREET, 129.3 FEET EASTERLY FROM A STONE AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTHERLY PARALLEL WITH WEST FOURTH STREET 80.3 FEET; THENCE EASTERLY TO WEST FOURTH STREET AT A POINT 74 FEET NORTH OF PRAIRIE STREET; THENCE SOUTHERLY ALONG FOURTH STREET 74 FEET TO PRAIRIE STREET; THENCE WESTERLY ALONG NORTH LINE OF PRAIRIE STREET 140 FEET TO PLACE OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

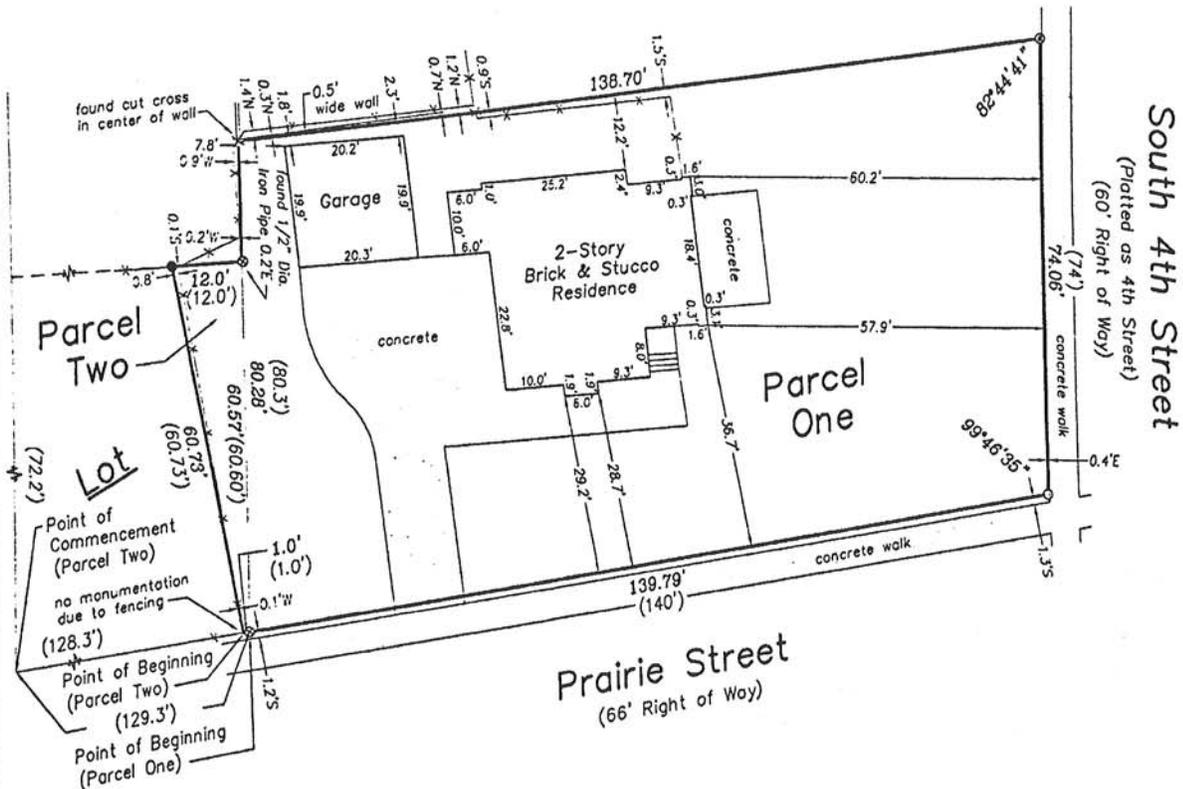
PARCEL TWO:

THAT PART OF LOT 16 OF MOODY'S ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 16; THENCE NORTH 80 DEGREES 01 MINUTE 58 SECONDS EAST, 128.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 80 DEGREES 01 MINUTE 58 SECONDS EAST 1.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 16, 60.60 FEET TO A LINE WHICH INTERSECTS THE WEST LINE OF SAID LOT 16, 72.2 FEET NORTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID WEST LINE; THENCE ALONG SAID LINE, SOUTH 85 DEGREES 03 MINUTES 59 SECONDS WEST, 12.00 FEET; THENCE SOUTH 10 DEGREES 14 MINUTES 36 SECONDS EAST, 60.73 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 505 SOUTH 4TH STREET, ST. CHARLES, ILLINOIS.

SITE CONTAINS 11,015.37 SQUARE FEET, MORE OR LESS.

16



STATE OF ILLINOIS)
) SS
 COUNTY OF KENDALL)

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON MARCH 10, 2016.

Michel C. Ensalaco



Scale: 1" = 20'

- =Found 3/4" Dia. Iron Pipe
- ⊙=Found 1/2" Dia. Iron Pipe
- ⊙=Found 1/2" Dia. Iron Rod
- x=Found Cut Cross
- =Set Iron Pipe 1/2" Dia. x 24"

N = North E = East
 S = South W = West

(XX.XX') = Record Distance
 XX.XX' = Measured Distance

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2016
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2016

TODD SURVEYING

Professional Land Surveying Services
 "Cornerstone Surveying PC"
 1304 Sunset Avenue, Suite E
 Yorkville, IL 60560

Client:	Law Office of Mark Knulty
Book #:	2244 Drawn By: MF.RL Plat #: 2713
Reference:	
Field Work Completed:	03/08/2016
Rev. Date	Rev. Description
Project Number	

PLAT OF SURVEY

PARCEL ONE:

THAT PART OF THE SOUTH HALF OF LOT 16, MOODY'S ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF PRAIRIE STREET, 129.3 FEET EASTERLY FROM A STONE AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTHERLY PARALLEL WITH WEST FOURTH STREET 80.3 FEET; THENCE EASTERLY TO WEST FOURTH STREET AT A POINT 74 FEET NORTH OF PRAIRIE STREET; THENCE SOUTHERLY ALONG FOURTH STREET 74 FEET TO PRAIRIE STREET; THENCE WESTERLY ALONG NORTH LINE OF PRAIRIE STREET 140 FEET TO PLACE OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF LOT 16 OF MOODY'S ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 16; THENCE NORTH 80 DEGREES 01 MINUTE 58 SECONDS EAST, 128.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 80 DEGREES 01 MINUTE 58 SECONDS EAST 1.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID LOT 16, 60.60 FEET TO A LINE WHICH INTERSECTS THE WEST LINE OF SAID LOT 16, 72.2 FEET NORTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID WEST LINE; THENCE ALONG SAID LINE, SOUTH 85 DEGREES 03 MINUTES 59 SECONDS WEST, 12.00 FEET; THENCE SOUTH 10 DEGREES 14 MINUTES 36 SECONDS EAST, 60.73 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 505 SOUTH 4TH STREET, ST. CHARLES, ILLINOIS.

SITE CONTAINS 11,015.37 SQUARE FEET, MORE OR LESS.

16

0.9'S
1.2'N
0.7'N
2.2'





View form the corner of 4th St. and Prairie St.



View from 4th St.



View from edge of driveway on Prairie St. between 4th and 5th St.



ARCHITECTURAL SURVEY

NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 505 South 4th Street

ROLL-IMAGE # 3435 - 36

CD-IMAGE # 4369 - 36



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: Craftsman

Exterior Walls (Current): Stucco/masonry

Architectural Features: _____

Exterior Walls (Original): Stucco/masonry

Date of Construction: 1912

Foundation: Concrete

Source: Township Assessors Office

Roof Type/Material: Side gable/Asphalt shingle

Overall Plan Configuration: Simple rectangle

Window Material/Type: Wood/Dbf Hung

ARCHITECTURAL FEATURES: This is one of the largest houses of the style in this area. The side-gabled roof is uncommon in this area for the style. There are wide overhangs supported by wooden brackets. There are no exposed rafter-tails. The roof curves gently as it engages the perimeter walls. A large wooden trim-course supported by wooden brackets occurs at the gable ends and at the street elevation of the front porch. A large trim course, located at the head of the first floor windows, visually divides the façade into first and second floor components. The porch does not cover the entire front of the house. Stucco piers that continue to the ground with no breaks support the roof of the porch. The entry is located to the side of the front porch.



ARCHITECTURAL SURVEY
NEAR WEST HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

505 South 4th Street - Continuation Sheet

ALTERATIONS: The front porch has been closed in with aluminum windows. A small 2-story addition, which has a hipped roof, was made to the rear of the house. It is relatively in keeping with the style and materials of the original house, except for the small roof-form.

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

**REPRESENTATION IN EXISTING
SURVEYS:**

FEDERAL: _____

STATE: _____

COUNTY: _____

LOCAL: YES _____

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.


Record Owner _____ Date 5/26/00

Applicant or Authorized Agent _____ Date