	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		Historic District Nomination for Millington Historic District	
	<b>Proposal:</b>		Review Nomination	
	<b>Petitioner:</b>		Historic Preservation Commission	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 12/21/16</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review	X	Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Ordinance Criteria for Historic District Designation				
Historic District nomination form and attachments				
Architectural Survey pages for unaltered properties				
Revised Architectural Survey pages for altered/new properties (outdated survey pages included for reference)				
<b>EXECUTIVE SUMMARY:</b>				
<p>At the 12/7/16 meeting, the Commission directed staff to prepare a Historic District nomination for a proposed Millington Historic District, to be located directly west of the Central Historic District, bounded by State Street to the north, 5<sup>th</sup> Street to the east, Illinois Street to the south, and 7<sup>th</sup> Street to the west.</p> <p>As part of preparing the nomination, staff has updated the Architectural Survey pages for structures that have been altered since the survey was conducted in 2003, and prepared new survey pages for the structures that were constructed after 2003.</p> <p>Staff requests the Commission review the amended/new survey pages and determine if any additional edits should be made and whether the architectural significance rating for each property is still accurate.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Review the Historic District nomination and direct the Chairman to sign and file the nomination.				

## **St. Charles Zoning Ordinance – Criteria for Historic District Designation**

### **17.32.070.C**

The Historic Preservation Commission shall evaluate the proposed district for its eligibility as an historic district based on its overall historic and/or architectural significance, and the extent to which it meets the following criteria:

1. The area contains one (1) or more buildings, structures or sites meeting the criteria for landmark designation, and may also include other buildings, structures or sites which, although they may not qualify for individual landmark designation, contribute to the overall visual character of the area and to its architectural or historic significance.
2. The area is historically, economically or culturally significant to the development of St. Charles.
3. The area has sufficient integrity to convey the sense of a particular period in the history of the community.

# CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

## HISTORIC DISTRICT NOMINATION

### Instructions:

To nominate an area for designation as a Historic District, 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

<b>1. Proposed District Information:</b>	District Name: Millington Historic District	
	Description of General Location: Bounded by State Street to the north, 5th Street to the east, Illinois Street to the south, 7th Street to the west	
<b>2. Applicant:</b>	Name St. Charles Historic Preservation Commission	Phone (630)377-4443
	Address 2 E Main St. St. Charles, IL 60174	Fax
		Email rcolby@stcharlesil.gov
<b>3. Legal Description of District:</b> (attach sheets if necessary) All that part of the City of St. Charles lying within those portions of Sections 27, 28, 33 and 34, Township 40 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the centerline of State Street with the center line of Fifth Street North; thence southerly along the center line of said Fifth Street to the point of intersection of the center line of Fifth Street South with the center line of Illinois Street; thence westerly along the centerline of said Illinois Street to the point of intersection of the centerline of Illinois Street with the centerline of Seventh Street South; thence northerly along the centerline of said Seventh Street to the point of intersection of the centerline of Seventh Street North with the centerline of State Street; thence easterly along the centerline of said State Street to the point of beginning; commonly known as Blocks 1, 2, 3, 4, 5, 6, and 7 of Millington's Addition to St. Charles, recorded on August 15, 1842, in Record Book 2, Page 498, in the City of St. Charles, Kane County, Illinois. (Parcel Numbers Attached)		

- 4. Boundary Map:** Attach an accurate map indicating the boundary of the proposed district.
- 5. Descriptive Statement:** Attach a narrative statement describing the proposed district which includes the following information:
  - a. History of the area's development and its significance to the development of St. Charles
  - b. The architectural styles represented and years of construction of the structures within the area.
  - c. The integrity of the structures within the area, highlighting any properties that are designated landmarks and those that meet the criteria for landmark designation or otherwise contribute to the overall visual character of the area and its architectural or historic significance.
  - d. Any additional reasons the area should be designated as a Historic District.
- 6. Documentation on Individual Properties:** This can be in the form of architectural surveys or other documentation. A photo, date of construction, architectural style, building materials, and description of architectural features should be provided for each property. The Historic Commission will review the submitted documentation to determine if the information is sufficient.
- 7. List of Parcels and Property Owners:** Provide the parcel identification number, property address, owner's name, and mailing address for all properties included in the proposed district. Use the attached form or submit on a separate sheet.
- 8. Petition of Support:** A petition supporting the nomination must be signed by at least 25% of the owners of record of the properties within the proposed district. Use the attached petition form. A petition is not required if the applicant is the Historic Preservation Commission.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

---

Applicant or Authorized Agent

Date

## **Descriptive Statement – Millington Historic District**

### **I. Context**

The Millington Historic District constitutes eight (8) square blocks directly west of the Central Historic District. The district is bounded by State Street to the north, 5<sup>th</sup> Street to the east, Illinois Street to the south, and 7<sup>th</sup> Street to the west. The district straddles W. Main Street, with four blocks on the north side and four blocks on the south side.

The district comprises the bulk of Millington's Addition to St. Charles, which was annexed into the City in 1842; blocks 1-8 are included in the district. The actual boundary of Millington's Addition stretches an additional block to the south, to Indiana St. Some of this additional area is part of the Moody-Millington Historic District.

A total of 51 properties lie within the district. Most properties are residential, with the exception of the nine (9) fronting W. Main St. The bulk of these properties were constructed as single-family homes but have been converted for use as commercial and office space. However, these properties have retained their original character and scale and are highly visible, prominent buildings on the west river bluff that serve as a transition into the downtown area.

### **II. History**

Darwin Millington, born June 15, 1815, arrived to St. Charles from Ypsilanti, MI in 1837 with his father, Dr. Abel and his brother, Cicero. In 1838, Dr. Abel Millington purchased a large parcel of land on the west side of town from Gideon Young for \$8,000. The family developed and operated the first water-powdered flour mill on the west bank of the Fox River at the present-day site of the Hotel Baker. On February 1, 1840, the General Assembly enacted legislation authorizing, "Ira Minard, Reed Ferson, Bela T. Hunt, and Darwin Millington to construct, build, and continue a mill-dam across Fox River at the town of St. Charles." Darwin sold the mill to R.J. Haines around 1850. Darwin was a generous citizen, having donated the land for the West Town Park, now named Lincoln Park, as well as the adjoining land for construction of St. Patrick's Church. Darwin was also instrumental in bringing the St. Charles Branch Railroad to town in 1850.

In 1842, Darwin purchased from the US Government a quarter section of land west of and adjacent to the original town of St. Charles. The land was surveyed and subdivided into 9 blocks. The land was annexed into St. Charles on July 19, 1842 as Millington's Addition to St. Charles.

Around 1843, the house now addressed as 522 W Main St. was constructed or acquired by Darwin Millington on Block 4, Lot 5 of Millington's Addition. The location was known as "Millington's Hill". The house is a designated local Historic Landmark known as the Darwin Millington Homestead.

### **III. Survey Information**

A survey of the Near West Side was commissioned by the City of St. Charles in 2003. The properties in the proposed district are included in the survey. The survey information was updated for this nomination to reflect changes that have occurred in the district since 2003.

The structures in the district date from 1838, with most construction occurring from the mid-1800s through the 1930s. Several architectural styles reflective of the period of construction are represented, including the National style, Greek Revival, Gothic Revival, Queen Anne, Colonial Revival, Prairie Four Square, and Craftsman.

In terms of architectural significance, ## properties are rated as Significant, ## properties are Contributing, and ## properties are Non-Contributing.

The following are Significant structures identified in the survey:

- 502 W Main St.
  - Queen Anne, built 1891
- 521 W Main St. (Landmark; see Section IV)
  - Gothic Revival, built 1866
- 522 W Main St. (Landmark; see Section IV)
  - Greek Revival, built circa 1843
- 612 W Main St.
  - Queen Anne, built 1894
- 619 W Main St.
  - Colonial Revival, built circa 1900
- 515 Walnut St.
  - Greek Revival, built 1875
- 19 S 5<sup>th</sup> St. (Landmark; see Section IV)
  - Greek Revival, built circa 1859

#### IV. Landmarks

Five (5) locally designated Historic Landmarks are located within the district:

1. Thomas Hanson Home – 522 Cedar St.  
Built circa 1912  
Colonial Revival  
Designated 2000  
*The property was originally purchased in 1905 by Otto Frellsen, proprietor of the White Front Hotel. He and his partner William Drecher also owned a bowling alley and billiard hall located on West Third St. The home was built between 1905 and 1912. The home was sold in 1912 to Thomas M. Hanson, who owned and operated Hanson Groceries.*
2. Young-Marsden House – 606 Cedar St.  
Built circa 1837  
National style  
Designated 2008  
*The house was most likely built by Gideon Young, who owned much of the property west of the Fox River. He is responsible for layout out the original boundaries of the west side of St. Charles. In 1838, Dr. Abel Millington purchased the entire property and began construction of a flour mill where Carroll Towers now stands. The house appears to be one of the first homes in St. Charles. The house shows signs of being part of the Underground Railroad, as there appear to be sleeping berths in the basement along with a well and tunnel that lead into*

*the basement. Many early settlers to St. Charles were abolitionists and the community as known to be a stop on the Underground Railroad route. The property was sold to Roger Marsden in 1852. Marsden was a shoe and boot maker and owned a business with partner Thomas Metcalf. The home remained in the Marsden family through the turn of the 20<sup>th</sup> century.*

3. Darwin Millington Homestead – 522 W. Main St.  
Built circa 1843  
National style with Greek Revival Influences  
Designated 2016  
*Darwin Millington and his father, Dr. Abel Millington, constructed the first water powered flour mill on the Fox River. Darwin donated the land on which the old St. Patrick's Church was constructed, as well as land for the West Town Park, now named Lincoln Park. Darwin was also instrumental in bringing the St. Charles Branch Railroad to town in 1850.*
4. Haines House – 521 W. Main St.  
Built 1866  
National style with Gothic Revival influences  
Designated 2015  
*Charles Haines inherited the home from his father, Robert. Charles Haines served as the sixth mayor of St. Charles from 1889-1891. He funded construction of the Charles Haines School (demolished in 1956) and donated the land on which the Haines and Thomason middle schools now sit.*
5. Dr. J.K. Lewis House – 19 S. 5<sup>th</sup> St.  
Built circa 1859  
Greek Revival  
Designated 1998  
*The house is considered to be the only true example of the Greek Revival style in St. Charles. Dr. Lewis was the first and third mayor of St. Charles and practiced medicine in St. Charles un 1892. His daughter Genevieve served as the City's first librarian. Dr. Lewis sold the home in 1862 to Catherine Easter. The property was sold to Winfield F. Osgood in 1863. Mr. Osgood was an important local merchant and owner of the Osgood Building located at 11-15 E. Main St.*

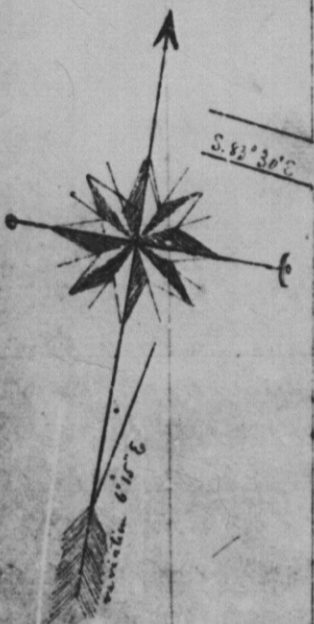
## **V. Attachments**

- Millington's Addition to St. Charles Plat of Subdivision
- District Map with Architectural Survey Information

# MILLINGTON'S

## Addition. To St. Charles.

266  
1366  
5232



State	St.	St.
66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	
Cedar	St.	St.
66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	
Walnut	St.	St.
66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	
Illinois	St.	St.
66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	66 66 66 66 1 2 3 4 5 6 7 8 9 10 11 12	

I do hereby certify that I have surveyed Millington's addition to the Town of Saint Charles in the County of Kane in the State of Illinois and that this map is a correct representation of the same. Blocks and lots in said addition.

John B. Patton  
Asst. Sur. J. J. Wagner  
County Surveyor for  
Kane County Illinois

July 17th 1842

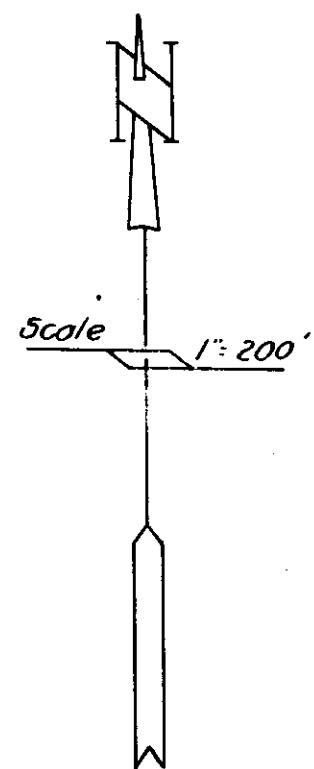
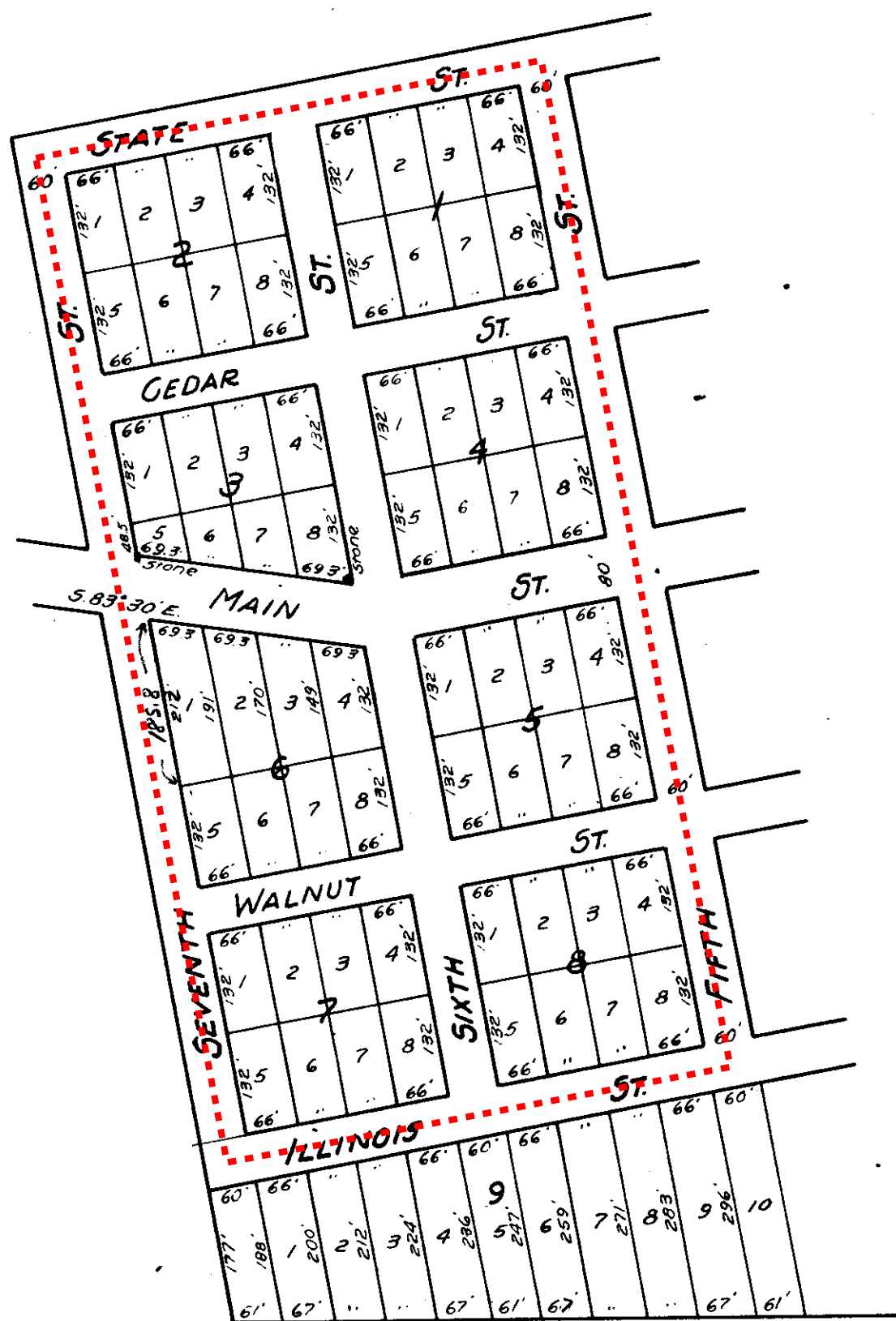
State of Illinois  
Kane county J. Leonard Howard a Justice of the Peace in and for the said county in the State of Illinois, Do hereby certify that Darius Millington is personally known appeared before me this day in person and acknowledged himself to be proprietor of the addition to the Town of St. Charles as above described and platting and that the said addition was laid off agreeable to the within plat. Given under my hand and seal at my office in St. Charles in the County aforesaid this Twenty first day of July A.D. 1842.

Filed August 15th 1842 at 9 o'clock A.M.  
David Buchanan  
Recorder

J. R. King  
J. F. L.

This Indenture, in year of our Lord 1842, between John R. King of St. Charles the first part and State of Illinois of the first hundred dollar of the second paragraph have been aliened and bargain, sell and assign for the said parties and assigns for ever piece or parcel of in the County of Kane in the State of Illinois Township 3rd Principal Meridian commencing at Twenty five (25) thirty links (30.3m) as east (E) links (34.8m) 50 fifty seven li chains and the containing in hundredths of an together with a and appurtenances appertaining, a der and some and all the es demand wha first part, in above bargain and appurtenances premises abo appurtenances, part his heirs parties of the excentis and bargain, and of the second

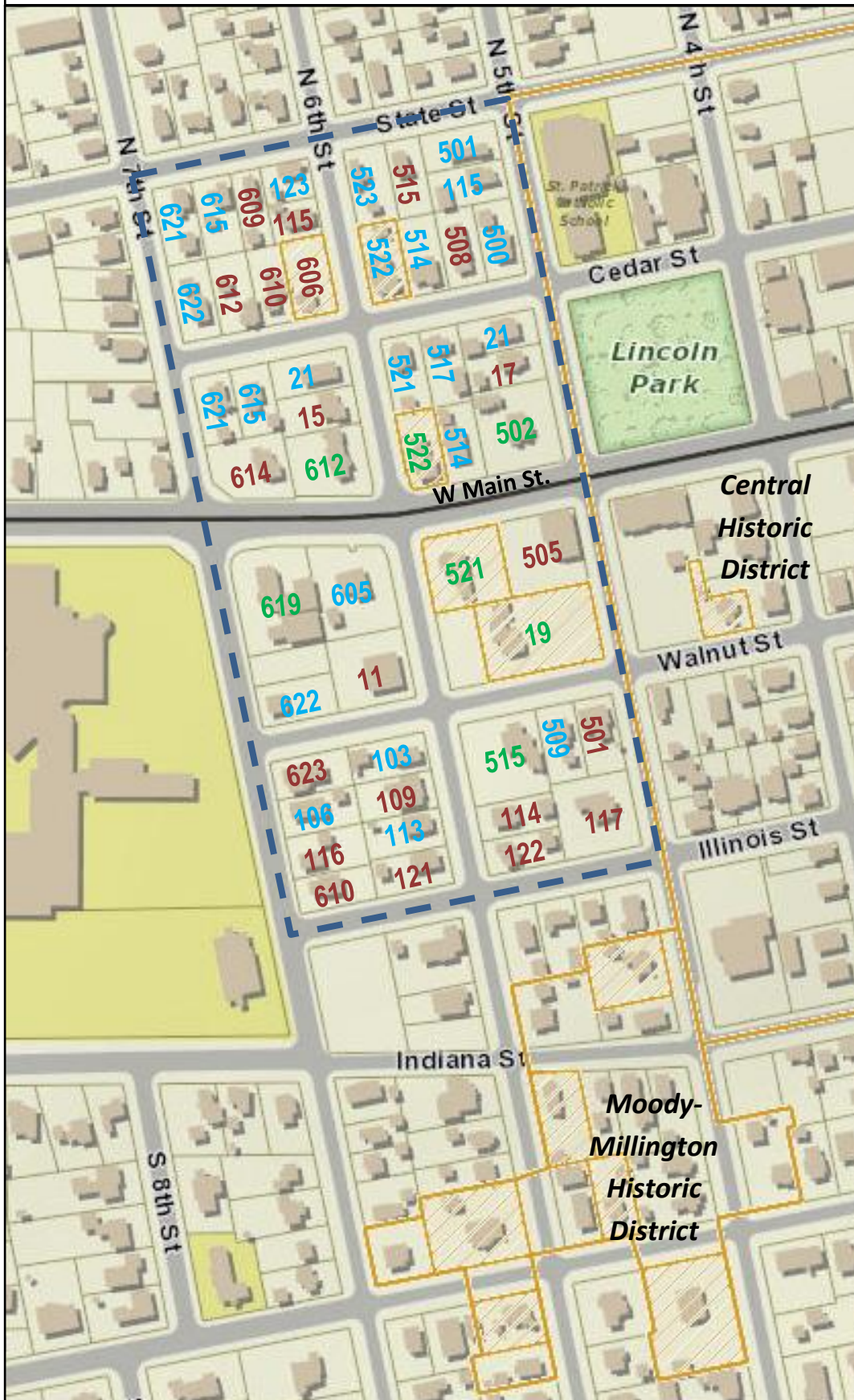
# MILLINGTON'S ADDITION TO ST. CHARLES



FILED - AUGUST 15, 1842  
RECORD BOOK 2 PAGE 498

JOHN B. PRESTON  
SURVEYOR

# Millington Historic District Architectural Survey Information



- District Boundary
  - Existing Historic District
  - Historic Landmark
- Architectural Significance Rating:
- Significant (7)
  - Contributing (23)
  - Non-Contributing (21)

Survey information taken from the Near West Side Survey conducted in 2003 and updated as necessary in 2016

## LIST OF PROPERTY OWNERS

The following is a list of the registered owners and their mailing addresses, **as they appear in the tax records of the Kane County Recorder of Deeds Office**, of all real estate within the boundary of the proposed Historic District.

[illegible]

<b>PIN</b>	<b>Property Address</b>	<b>Owner</b>	<b>Mailing Address</b>
927355003	501 State St.	Brian C. Comstock	501 W State St., St. Charles, IL 60174
927355002	515 State St.	Steven E. Mendel	707 Herra St. Unit H, Elburn, IL 60119-8439
927355001	523 State St.	Ardell V. & Shirley A. Christianson	523 W State St., St. Charles, IL 60174
928480003	609 State St.	Bruce & Sharon Janus	609 W State St., St. Charles, IL 60174
928480002	615 State St.	James J. Lederman Jr.	615 W State St. St. Charles, IL 60174
928480001	621 State St.	Daniel & Kristina Larsen	PO Box 26, LaFox, IL 60147
927355008	500 Cedar St.	David & Jhennifer Amundson	500 W Cedar St., St. Charles, IL 60174
927355007	508 Cedar St.	Craig Bobowiec, Dclrn of Trust, Trustee	508 Cedar St., St. Charles, IL 60174
927355006	514 Cedar St.	Wonder Properties LLC	PO Box 722 33W301 Brewster Creek Cir, Wayne, IL 60184-0722
927359008	517 Cedar St.	Jason & Rachel Warden	517 Cedar St., St. Charles, IL 60174
927359007	521 Cedar St.	Catherien DeLarche	521 Cedar St., St. Charles, IL 60174
927355005	522 Cedar St.	Craig Bobowiec, Declaration of Trust	508 Cedar St., St. Charles, IL 60174
928480009	606 Cedar St.	606 Cedar Fox LLC	606 Cedar St., St. Charles, IL 60174
928480010	610 Cedar St.	Catherine Turcotte & Richard Aguilar	610 Cedar St., St. Charles, IL 60174
928480007	612 Cedar St.	Donald & Beverly Akins	612 Cedar St., St. Charles, IL 60174
928481002	615 Cedar St.	Lee & Carleen Schwendner	615 Cedar St., St. Charles, IL 60174
928481001	621 Cedar St.	Barry & Karen Rose	621 Cedar St., St. Charles, IL 60174
928480006	622 Cedar St.	Antoine & Germaine Vanderheyden	622 Cedar St., St. Charles, IL 60174
927359006	502 W Main St.	Herman Langner	502 W Main St., St. Charles, IL 60174
934102002	505 W Main St.	MDW Properties LLC 505 W Main Street Series c/o Laura Binning	6N320 Crescent Ln., St. Charles, IL 60175-5457
927359003	514 W Main St.	Miguel Carrera	514 W Main St., St. Charles, IL 60174-1839
934102005	521 W Main St.	Robert & Susan McDowell	3N231 E Mary Ln., St. Charles, IL 60174
927359009	522 W Main St.	Eric & Joyce Larson	605 W Main St., St. Charles, IL 60174
934101003	605 W Main St.	Robert Mazanke & Eric Larson	605 W Main St., St. Charles, IL 60174
928481007	612 W Main St.	Top Flight Properties	612 W Main St., St. Charles, IL 60174
928481008	614 W Main St.	Kenneth Krutz Trust, Trustee	PO Box 1115, Wayne, IL 60184-1115
933227007	619 W Main St.	SBG Real Estate LLC	22 S 4th St., Geneva, IL 60134-2140
934106003	501 Walnut St.	Andrew Jacobsen	501 Walnut St., St. Charles, IL 60174-2728
934106002	509 Walnut St.	Deborah Berenschot & Thomas Mulrooney	509 Walnut St., St. Charles, IL 60174
934106001	515 Walnut St.	Yvonne M. Mitchell Trust c/o Yvonne M. Mitchell Trustee	515 Walnut St., St. Charles, IL 60174
933227005	622 Walnut St.	SBG Real Estate LLC	22 S 4th St., Geneva, IL 60134-2140
934105001	623 Walnut St.	Timothy Rickerson & Kathleen Panek	623 Walnut St., St. Charles, IL 60174
934105004	610 Illinois St.	Brian & Marisa Zirlin	610 W Illinois St., St. Charles, IL 60174
927359005	17 N 5th St.	Robert & Carol Meitl	17 N 5th St., St. Charles, IL 60174
927359004	21 N 5th St.	James & Elizabeth Walsh	21 N 5th St., St. Charles, IL 60174
927355004	115 N 5th St.	Dennis & Nancy Regole	41W119 Colson Dr., St. Charles, IL 60175
934102004	19 S 5th St.	Steven & Heather Rooney	19 S 5th St., St. Charles, IL 60174
934106006	117 S 5th St.	Steven & Kathryn Mendel	707 Herra St. Unit H, Elburn, IL 60119-8439
928481004	15 N 6th St.	CTLTC 008002365795	10 S LaSalle St. Ste 2750, Chicago, IL 60603-1108
928481003	21 N 6th St.	Ronnie & Martha Phelps	21 N 6th St., St. Charles, IL 60174
928480005	115 N 6th St.	Craig Bobowiec, Dclrn of Trust, Trustee	508 Cedar St., St. Charles, IL 60174
928480004	123 N 6th St.	Barbara & Kevin Penzato	123 N 6th St., St. Charles, IL 60174

934101002	11 S 6th St.	La Salle Trust c/o Chicago Title Land Trust Company
934105005	103 S 6th St.	Ellen Skok
934105006	109 S 6th St.	Brian & Carol McEnany
934105007	113 S 6th St.	Catherine Wheeler
934106004	114 S 6th St.	Anthony & Sheryl Emralino
934105008	121 S 6th St.	Christopher Jaehyun Burns, Trustee
934106005	122 S 6th St.	Royal Builders of Illinois Inc.
934105002	106 S 7th St.	Deborah Craig Trust
934105003	116 S 7th St.	Andrew Jared Elsner & Allison Joyce Ihrie
933227006	N/A	SBG Real Estate LLC
934102003	N/A	Robert & Susan McDowell

10 S LaSalle St. Ste 2750, Chicago, IL 60603-1108
103 S 6th St., St. Charles, IL 60174
109 S 6th St., St. Charles, IL 60174
113 S 6th St., St. Charles, IL 60174
114 S 6th St., St. Charles, IL 60174
121 S 6th St., St. Charles, IL 60174
1003 W Main St., St. Charles, IL 60174
106 S 7th St., St. Charles, IL 60174
116 S 7th St., St. Charles, IL 60174
22 S 4th St., Geneva, IL 60134-2140
3N231 E Mary Ln., St. Charles, IL 60174