



Eric M. Larson & Associates

To: St Charles Historic Commission
From: Eric M Larson
Subject: Millington Historic District
Date: January 13, 2017

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I'm writing this letter because I am unable to attend the city planning meeting but would like to show my full support for the proposed Millington Historic District. I own two properties within that area, 522 W. Main Street, recently landmarked and 605 W. Main Street, not a significant structure.

This western gateway is incredibly important to the preserving our quaint downtown district. I feel very strongly that preserving historically significant structures in this district is incredibly important. More importantly, any future development to our western gateway needs to be overseen by the architectural integrity infused by the historic commission.

If you have any questions please contact me directly.

Eric M. Larson, President
Larson Properties Group
630.669.5101

Johnson, Ellen

From: Sheryl Emralino <sae14@sbcglobal.net>
Sent: Monday, January 16, 2017 10:13 AM
To: Johnson, Ellen
Subject: Historic Preservation Commission meeting - Millington Historic District 1/18/17

Ms. Johnson,

My husband and I are homeowners at 114 S 6th St. I'd like indicate that my husband and I are AGAINST creating the Millington Historic District. Our reasons are:

1. The 11 S 6th property is an orthodontic office.
2. The 103 S 6th property is plaqued, but renovated without commission supervision.
3. The 109 S 6th property is new construction in 2006 that completely doesn't fit with the neighborhood. The home is 3 stories tall.
4. The 113 S 6th property is a rental that has 2 apartments. The landlord has been cited multiple times for poor maintenance of the property and there is a lien on the property from the City for violations. If a Historic District was approved, the landlord would certainly do nothing - she is collecting \$1000/mo on each apartment.
5. The 121 S 6th property is a rental property with 4 units. He maintains the property well enough but hasn't changed the outside in the 12 years we have lived here. I doubt he will go to a commission for permission on altering the outside.
6. The 122 S 6th property has been under the ownership of Royal Builders for over 6 years and has been used as a rental property. They haven't performed any outdoor maintenance in those 6 years. It is up for sale yet again and they did clean the front yard of the weeds and painted the trim. Since he is a recognized builder in the neighborhood, I would have thought the property would be immaculate.
7. And lastly, 515 Walnut. Ms. Mitchell has been a wonderful neighbor and landlord of 4 apartments. She recently has fallen ill and her property is up for sale. Her property is also plaqued. I have no idea who will purchase it and their intent on use. However, given our street's track record I am not hopeful that our new neighbor will be very compliant.

I am sure that other streets in the proposed area are worthy of the designation. Our section is NOT. We have too many homes with multiple units that are in disrepair and on the Code Enforcement Officer's radar for many years.

I urge the commission to reject the Millington Historic District. On our street, I cannot see that the designation would be an asset.

Sheryl & Tony Emralino

114 S 6th Street
St. Charles, IL 60174
Cell: 630.479.0136
email: sae14@sbcglobal.net

Colby, Russell

From: Wendy Mosier <wsmosier@comcast.net>
Sent: Monday, January 16, 2017 1:32 PM
To: Colby, Russell
Subject: Millington Historic District

We support the Millington Historic District proposal.

Wendy & Fred Mosier
423 S. 7th Street

Wendy Mosier
wsmosier@comcast.net
cell phone: 630-464-5578

Colby, Russell

From: Laura Rice <lrice.provenance@gmail.com>
Sent: Wednesday, January 18, 2017 11:18 AM
To: Colby, Russell
Cc: Adam D. Gibbons
Subject: Support of proposed Millington Historic District

Mr. Russell Colby,

Unfortunately, I am not able to attend the Public Hearing scheduled to take place Wednesday, January 18. I am writing this letter to express my support for the establishment of the new Millington Historic District on the near west side of the downtown area. Our downtown area is graced with wonderful 19th and early 20th Century structures. These structures are architecturally diverse and help preserve the history of our community.

Over the past several years, we have seen several homes demolished in the Pottawatomie neighborhood. These homes, some modest in design and size, represented the early days of our city and offered a wide range of home prices for families with diverse economic circumstances. I currently live in an Historic District. I know many individuals are concerned that this designation may be limiting where home improvements are concerned. We have never felt limited in what we have been able to do to improve our home and have appreciated the guidance and input received on projects that we have presented to the Historic Preservation Commission.

I appreciate the leadership of the St. Charles Historic Preservation Commission in preserving the history and architecture of our community. It is the diversity of the architecture and families that will make our community a desirable destination for residents and businesses.

Sincerely,

Laura Rice

St. Charles Resident (201 Chestnut Avenue)

St. Charles Home Renovation Enthusiast (215 North 3rd Avenue)

Preservation Partners of the Fox Valley Volunteer Board Member (Vice President)

Colby, Russell

From: Laura Binning <laurabinning@gmail.com>
Sent: Wednesday, January 18, 2017 1:19 PM
To: Colby, Russell
Cc: Tim Binning
Subject: Historic District public hearing

Good afternoon,

In reference to the public hearing for the expansion of the Historic District in St. Charles, we are officially petitioning to be removed or exempt from the Historic District in the event the expansion is passed. Our building is brand new and we believe it does not constitute being part of the Historic District regulations.

We will try to attend tonights meeting to voice our concern.

Regards,

Laura Binning

Managing Member

MDW Properties, LLC

Direct Number [630-240-1000](tel:630-240-1000)



January 18, 2017

Mr. Russell Colby
Community and Economic Development
Planning and Development, City of St. Charles
2 E. Main St.
St. Charles, IL 60174

Dear Mr. Colby,

I am writing this letter in support of the proposed establishment of the Millington Historic District. I am a business and property owner in the proposed Millington Historic District (Kelly Orthodontics, 11 South Sixth Street).

I enthusiastically recommend this proposed district to preserve the varied and significant architecture vital to the character of St. Charles. This district is the entry way to our wonderful downtown. It would be a shame to alter this area which is so historically and culturally significant to our city.

Please let me know if you have any questions for me or require any further input. Thank you very much for your consideration.

Respectfully yours,

Dr. Daniel Kelly

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Members American Association of Orthodontists





PRESERVATION PARTNERS

of the Fox Valley

Dear members of the St. Charles Historic Preservation Commission,

Thank you! This brief letter is to express my wholehearted support of your current effort to expand the historic district in St. Charles, to include the Millington area in the western portion of your city. As a member of the Preservation community, and someone interested in local history, I greatly appreciate your advocacy for the creation of the new district. Not only will you be helping to preserve irreplaceable historic structures, some of which are over 170 years old, you will also be increasing property values for the entire neighborhood, and protecting the investments of owners there. You will also be promoting education, as historic structures serve as a window to the past. As a high school history teacher and tutor, I know first-hand the benefits of seeing historic buildings in their original environment. The new historic district will also help to protect the environment, since historic districts encourage using existing resources, help keep building materials out of landfills, and discourage demolition of well-built structures. The Millington District is a rich resource for St. Charles and the entire Fox Valley, and I would love to help put together a walking tour of the area as soon as the designation is approved, so that the community can better know the wonderful architectural and historic resources that may be "right around the corner" from them. I wish that I could be there to express my support in person, but previous commitments prevent it. Again, thank you, and please know that I am willing to help your efforts in any way I can.

Sincerely,

Adam D. Gibbons
Board President, Preservation Partners of the Fox Valley

1/18/17