

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>	Review of Draft Pottawattamie Survey		
	<b>Significance:</b>			
	<b>Presenter:</b>	Rachel Hitzemann, City Planner		
	<b>Project Type:</b>	Survey		
	<b>PUBLIC HEARING</b>		<b>MEETING 2/1/22</b>	<b>X</b>
<b>Agenda Item Category:</b>				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation	X	Commission Business	
<b>Attached Documents:</b>		<b>Additional Requested Documents:</b>		
Survey Text Draft, Survey Report Drafts				
<b>Project Description:</b>				
<p>This is a review of a small portion of the Draft of the Survey Text and Draft of the Survey Pages. The Commission will continue to review pages of these drafts during the next few meetings. The Commission should make comments or recommend changes to the drafts that can be reviewed later with the consultant.</p>				
<b>Staff Comments:</b>				
<b>Recommendation / Suggested Action:</b>				
Provide comments regarding the draft survey pages.				

POTTAWATOMIE NEIGHBORHOOD

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HISTORIC RESOURCES SURVEY

PREPARED FOR:



BY:

MCGUIRE IGLESKI & ASSOCIATES, INC.

FEBRUARY 2023

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## INTRODUCTION

The Pottawatomie Neighborhood Historic Resources Survey is part of an initiative led by the City of St. Charles' Historic Preservation Commission to document the existing historic residences and structures and establish a neighborhood narrative on one of St. Charles' earliest sites of settlement. The study area represents a diverse range of cultures and traditions, and the survey seeks to document this heritage through the built environment.

The City of St. Charles selected McGuire Igleski & Associates, Inc. (MIA) to complete the Pottawatomie Neighborhood Historic Resources Survey. The purpose of this project is to document the individual buildings and structures in the neighborhood and prepare a detailed narrative on the history and development of the community.

This study was conducted to satisfy the City's desire for an accurate, current, and comprehensive survey. The field survey, conducted in winter 2021-2022, includes eighty properties within a thirty-one-acre area. Located in a portion of the areas historically platted as Ward's Addition, Grand View Addition, Riverview Highlands Addition, Clark & Meyers Addition, and Section 27 of St. Charles Township, the area encompasses approximately .94 square miles roughly bounded by Iroquois Avenue on the north, N. Fifth Avenue to the east, Park Avenue on the south, and Pottawatomie Park/N. Second Avenue on the west.

Nearly two centuries of residential development, beginning in St. Charles' early settlement period (1834-1864) through the mid-twentieth century, is depicted by a wealth of historic resources in the Pottawatomie Neighborhood study area. Specifically, well represented are the architectural styles and residential building typologies popular during the Progressive/Post-Victorian Era (1900-1917), Interwar Years (1918-1939), and Mid-Twentieth Century (1940-1975), representing the neighborhoods key periods of growth.

Research was compiled on the history of the development of the City and Pottawatomie Neighborhood. A survey report was then prepared to document the history and architecture of the study area, including identified building typologies and architectural styles. Recommendations for future initiatives to encourage the preservation of the neighborhood are also provided in the report. In addition to the survey report, an inventory of all properties within the study area is included in the 'Appendix' of this report and includes: the address; historic name/use; date of construction; current owner/use; architectural style; building typology; significant architectural features; changes over time; and historic designation evaluation. The historic resources survey and accompanying report will help inform future historic preservation planning efforts for the neighborhood and provide the foundation for National Register of Historic Places and local landmark designation reports, for historic resources within the neighborhood.

## DESCRIPTION OF THE SURVEY AREA

The City of St. Charles is located approximately forty-five miles west of downtown Chicago, on the eastern edge of Kane County. Located at the center of the southern portion of St. Charles Township, the city is approximately fifteen square miles and irregular in shape, predominately located in its namesake township though it does slightly extend into adjacent Campton Township for just over a mile. The core of the city is bifurcated by the Fox River. St. Charles is bordered by the communities of Campton on the west, Geneva on the south, West Chicago on the east, and the unincorporated community of Valley View to the north.

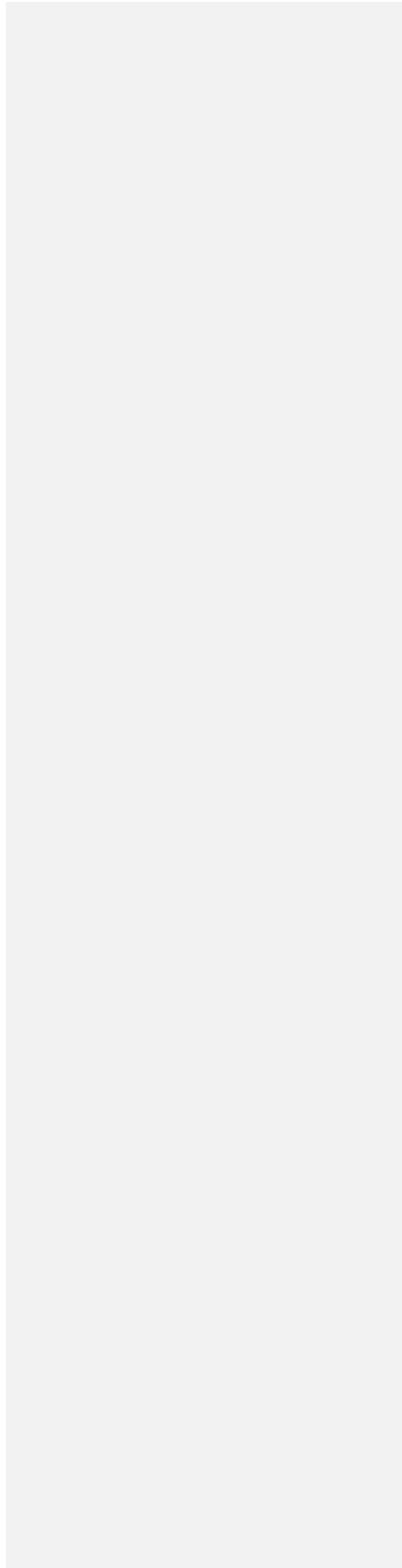
The Pottawatomie Neighborhood study area is approximately thirty-one acres, bounded by Iroquois Avenue on the north, Fifth Avenue to the east, Park Avenue on the south, and Pottawatomie Park on the west. The composition of this study area is entirely residential.

The topography of the study area is characterized by the steep bluff rising from the Fox River on the west at Second Avenue, which gently slopes to meet Delnor Woods, a native oak-hickory woodland, on the east side of Fifth Avenue. West of Second Avenue is the neighborhood's namesake, Pottawatomie Park, located in the floodplain of the Fox River. Along the southern edge of the Pottawatomie Neighborhood is the former right-of-way for the Great Western Railroad which separated this area from the original town of St. Charles when it arrived in 1885.

The street pattern is a standard grid on a general north-south and east-west alignment following the curvature of the river between Park and North Avenues before straightening to follow a true north alignment. Blocks are rectangular, with most having street gutters, sidewalks, and landscaped parkways lined with mature, native trees. Parkways are located throughout the study area with the exception of the west side of Third Avenue between Fulton and Park Avenues, the full length of Fourth Avenue, the south side of North Avenue from Third to Fifth Avenues, and the length of Iroquois Avenue. There are no alleys in the study area, and in most instances, driveways cut across sidewalks to provide access to detached garages in the rear of lots or attached garages in the front or side of the lot.

The study area is further defined by N. Fifth Avenue / IL Route 25 along its eastern boundary. Historically known as the "The River Road," this trail ran between communities on the east and west sides of the Fox River from Oswego to Algonquin. The road often abruptly terminated at geographic or natural barriers in the landscape and traversed both sides of the river at fording locations until bridges were constructed. The road approximately follows what is now IL Route 25 (opened 1929) on the east and IL Route 31 (opened 1937) on the west side of the Fox River.

INSERT MAP OF STUDY AREA



## HISTORY AND DEVELOPMENT

### SETTLEMENT OF THE ILLINOIS TERRITORY: PRE-1832

The Pottawatomie Neighborhood resides on the ancestral lands of the Illiniwek (Illini or Illinois Confederation), who inhabited these lands for thousands of years as the rich forests, prairies, and rivers provided the hunting and fishing grounds for the First Nations.

Prior to the arrival of European explorers and missionaries, and American settlers, the area that is present-day Kane County was inhabited by the Illiniwek (Illini) or Illinois Confederation. The confederation was composed of approximately twelve independent tribes of the Algonkian speech family who lived in the central Mississippi River valley, including the Kaskaskia, Cahokia, Peoria, Tamaroa, Moingwena, Michigamea, Chepoussa, Chinkoa, Coiracoentanon, Espeminkia, Maroa, and Tapouara. In the first documentation of the Illini, by European explorers at the beginning of the seventeenth century, the confederacy's population was recorded at 10,000. This number would quickly dwindle over the next century as seven tribes, including the Chepoussa, Chinkoa, Coiracoentanon, Espeminkia, Maroa, Moingwena, and Tapouara, would disappear due to the fur trade conflicts of the Beaver Wars, also known as the Iroquois Wars or the French and Iroquois Wars.

Following the end of the Iroquois Wars at the end of the eighteenth century was the Revolutionary War (1775-1783) and, ultimately American expansion westward. Illinois joined the union in 1818, and the Illini met with Illinois Governor Ninian Edwards and the founder of St. Louis, Missouri, Auguste Chouteau, at Edwardsville in September. At this meeting, the Illini surrendered their last holdings in Illinois for about \$6,000 and agreed to move across the Mississippi River to St. Genevieve, Missouri. Unlike the Illini, the Potawatomi, which were located north of early American settlements, did not lose significant portions of their land until 1821. Through a series of treaties over only the next eight years, the Potawatomi lost seventy percent of their land. With the Indian Removal Act of 1830, the stage was set for their complete removal west of the Mississippi.

Implementation of the act was delayed while the United States government focused on the Sauk tribe at Rock Island, which denounced the 1804 treaty that stipulated their removal from western Illinois. The events which followed are commonly known as the Black Hawk War of 1832. Roughly 800 Sauks, led by Black Hawk, Sauk band leader and warrior, chose to stay on their native lands and resist the United States' westward expansion. They were determined to protect Saukenuk, but when his group returned to the village after their winter hunts in 1829-1831, they found their village increasingly occupied by (white) squatters. Their homes claimed by white settlers, their corn hills used as storage for wagons, and the bones of their ancestors disturbed and laid bare upon the ground by the plow.

United States officials were determined to force the Sauk tribe out of Illinois. Under General Edmund P. Gaines, a full assault was launched against Saukenuk on June 26, 1831, only to find that Black Hawk and his followers had abandoned the village and crossed the Mississippi River.

In April 1832, Black Hawk prepared to re-cross east of the Mississippi River, leading a faction of Sauks, Meskwakis, and Kickapoos, east of the Mississippi and into Illinois from Iowa, which was “Indian Territory.” While Black Hawk’s exact motives were unknown, the presence of children, women, and elders indicated that they were a peaceful party, only hoping to resettle in their native lands.

Convinced that the group was hostile, a frontier militia was organized and opened fire on the group on May 14, 1832. The group responded with a successful attack on the militia at the Battle of Stillman's Run. Black Hawk led his faction to a safe location in southern Wisconsin. Under the command of General Henry Atkinson, the U.S. troops tracked the group to Wisconsin. On July 21, they were defeated by Colonel Henry Dodge’s militia at the Battle of Wisconsin Heights. Weakened by starvation and death, survivors retreated toward the Mississippi River.

The Black Hawk War ended in September 1832 following the signing of the Treaty of Chicago. As part of the treaty, five million acres of First Nations homelands were ceded to the United States government and the people removed.

The Prairie Potawatomi were removed in 1834, with the Ojibwe and Ottawa of northern Illinois and southern Wisconsin, to land in present-day Council Bluffs in southwest Iowa before being relocated to a reservation north of Topeka, Kansas, in 1846.

An extended history of the settlement of the Illinois Territory from 1640 to 1832 has been provided in the ‘Appendix’ of this report.

## HISTORY AND DEVELOPMENT OF KANE COUNTY AND ST. CHARLES TOWNSHIP

While there were no battles of the Black Hawk War in Kane County, General Winfield Scott and his troops marched through the area on what is now Army Trail Road and forded the Fox River north of the present city of St. Charles near the Blackhawk Forest Preserve.

Within two years, Army Trail Road was followed by the first permanent white settlers west of Chicago, and on January 16, 1836, the Illinois legislature formed a new county. This county was named Kane in honor of Elias Kent Kane, a prominent attorney who helped draft the Illinois constitution and was the first Secretary of State. The new county historically included the area that is now DeKalb County and the northern portion of Kendall County, which subsequently separated as individual counties in 1837 and 1841, respectively. Geneva was selected as the county seat, as James Herrington's Tavern and Inn, located on N. State Street near the Fox River, had the only post office in the county. Herrington's Tavern served as the first county courthouse, and on June 4, 1836, 180 men gathered here to elect officials for the new county: three commissioners, a Sheriff, a Recorder of Deeds, a Coroner, and a Surveyor.

Under the Illinois Constitution of 1848, counties were provided the option to establish the county-township form of government, and thus sixteen townships were created: Hampshire, Jackson (Rutland), Dundee, Burlington, Washington (Plato), Elgin, Franklin (Virgil), Fairfield (Campton), St Charles, Royalton (Kaneville), Blackberry, Geneva, Batavia, Little and Big Rock, Sugar Grove, and Fox River (Aurora).

The young county faced growth and restraint in its first fifteen years. In the 1850s, the first railroad arrived in Kane County, as the Galena and Chicago Union Railroad (predecessor to the Chicago and North Western Railroad) crossed the county through Elgin (1849) and Geneva (1853) as it connected the lead mines of Galena with the burgeoning industrial corridors of Chicago. At the same time, Aurora also became a prominent railroad center with the arrival of the Aurora Branch Railroad the predecessor of the Chicago, Burlington, & Quincy Railroad (now the Burlington Northern). Railroads not only connected the flourishing industries of Kane County's river towns with Chicago's metropolitan area and eventually markets in the east, but they also established Kane County as a major dairy region. Railroads provided rapid transportation of fresh dairy products, which were shipped daily into Chicago's markets. In 1865, the county became a dairy center to the world when Gail Borden chose Elgin as the site of his company to produce condensed milk that could be shipped unrefrigerated.

In the 1860s, Kane County faced temporary setbacks due to the onset of the Civil War (1861-1865) which demanded a continual supply of money and men. This setback was short-lived as in the years following the Civil War, the county experienced a rapid increase in population as people immigrated west in search of a job in one of the county's mills and factories located along the Fox River. Renewed entrance in the railroad also contributed to the county's growth as the Chicago, Burlington, & Quincy acquired the Aurora Branch Railroad and pushed toward Minneapolis, while the Chicago, Milwaukee, St. Paul, and Pacific Railroad entered Elgin (1873) before pushing farther into the county's interior and reaching Hampshire in 1875. Additionally, the Illinois Central Railroad and the Chicago Great Western Railroad constructed new crossings over the Fox River at Elgin and St. Charles, respectively, and guaranteed Kane County farmers cheap and easy access to Chicago's markets.

Between 1860 and 1900, the county's population grew from 30,062 to 78,792, with growth predominately concentrated along the county's river towns. The county's population continued to prosper, nearly doubling to 130,000 by 1940. After World War II, led by the construction of the massive Meadowdale housing project east of Carpentersville and an increase in industries, medical centers, and education institutions, the county's population doubled again to 260,000 in 1970.

While the county lost several significant industries, including Aurora's steel industries and locomotive shops and the Elgin National Watch factory during the latter half of the twentieth century, new institutions, including the Fermi National Accelerator Laboratory east of Batavia (1968) and gambling boats on the Fox River at Elgin and Aurora brought an economic boost, alongside Kane County's longstanding and stable agricultural market. In the 1990s, approximately eighty percent of the county's 522 square miles were dedicated to agricultural pursuits.

Kane County's population has continued to grow in the county's urbanized centers of Elgin, Aurora, and Geneva, as development pushes west from the Chicago metropolitan area. New suburban development has pushed outward into the county's rural areas, causing a loss of agricultural lands and open spaces, which are consistently being rezoned to meet the demand for new housing. Today, Kane County

struggles with balancing the traditional beauty and open spaces of the county and increased pressure by continued population growth and the rapid development of the county's undeveloped land.

## ST. CHARLES TOWNSHIP

Located at the center of the eastern boundary of Kane County, St. Charles Township embraces Town 40, Range 8. The township is bifurcated by the Fox River, whose east bank was once defined by dense timber stands of oak, hickory, maple, ash, black walnut, aspen, sycamore, willow, wild cherry, butternut, and crab apple, giving the area its nickname of "The Little Woods." At the northern end of the township, the river makes a broad, sweeping curve to the west and then a second curve to the northwest before heading south through the center of the township. In the vast channel of the river's northwestward course are the five islands which created a striking bluff, densely covered with sugar maples and white oaks. An open prairie then stretched to the eastern border and into DuPage County, while just south from the center of the township was an open woodland known as "Round Grove," half encircled by the two branches of Norton's Creek. Lewis Norton built a sawmill on this stream ca. 1845, but it was soon abandoned following his enlistment in the Mexican-American War (1846-1848). Further north, the prairie drained in a series of small streams that feed Brewster Creek, on which Charles Brewster, son of "Father" B. W. Brewster, operated a sawmill in the early days of the township's history.

The western part of the township is defined by a fertile rolling prairie that terminated at an open woodland along the west bank of the Fox River and Ferson Creek. The creek watered and drained the farms along its winding course from its entry into the township at its northwestern corner to where it meets the Fox River near the center of township. The land is underlaid with Niagara limestone, which proved valuable in later years for the production of lime for building construction and gravel for road construction. At the surface, the soil is rich black loam with clay loam in the timbered areas

The township's beauty and fruitful lands drew settlers from the east within just a few years of the Black Hawk War of 1832, and when a public land sale was held on June 6, 1842, a stake had been laid on nearly all land.

The first permanent white settlers to be drawn to the area were brothers-in-law Evan Shelby and William Franklin in 1833 of Indiana. They followed the former army trail to the Fox River, where they staked their claim, and returned in the spring of 1834 with their families, and constructed a log cabin one block north of the northwest corner of Pottawatomie Park. Shelby's claim would later cover the present site of St. Charles on the east side of the Fox River.

The following year Solomon Dunham, Mark W. Fletcher, and Calvin Ward arrived. Together these three men would be some of the most active and enterprising men to have contributed to the progress of the township and county in its formative years. The year 1835 was one of "firsts" with the arrival of Daniel Marvin, the first blacksmith, the first school was opened in a part of Warren Tyler's double log house, and Friend Marks completed the first roadwork in Kane County by marking and improving a wagon track past his cabin (which was the first tavern) to Herrington's Ford.

At the center of the township soon developed the village of “Charleston.” Together they quickly became an important part of the early development of Kane County, and separately the village served as the center of activity for the northern part of the county.

## THE SETTLEMENT OF ST. CHARLES AND THE POTAWATTOMIE NEIGHBORHOOD

The future site of St. Charles was a site of civilization for several generations. Prior to the arrival of the first white settlers, the Potawatomi had established two summer camps near the shallows where they forded the Fox River and fished. Following the removal of the Native Americans in the early 1830s, white settlers moving west were also attracted by the Fox River, the woodlands which lined its banks, and the vast prairie to the west.

Following the arrival of Evan Shelby and William Franklin in early 1834, an influx of settlers arrived over the next two years on the Chicago-Rockford Trail, which crossed the Fox River at the present site of St. Charles. They traveled from Indiana, New York, and New England, staked their claims, registered them with the land office in Naperville, and settled into their new home.

By 1836 a trestle bridge and dam across the river had been built to replace a ferry, and a small “frontier” town was growing on its east and west banks. That same year Ira Minard, Dean Ferson, and Calvin Ward formed a company and began platting the town. Shelby sold all of his land north of Main Street to Ward for seventy-five dollars, and Ward then sold a portion of the land to the company for a town site. Ira Minard bought Shelby’s land south of Main Street and contributed a portion of this to the town site. Gideon Young, with the help of Samuel and Joel Young and Robert Moody, laid out the west side. Surveyor Mark Fletcher laid out the plan on both sides of the river. The town was first named “Charleston,” but at the suggestion of S.S. Jones, the name was changed to “St. Charles,” and the village reincorporated in 1839, as not to be confused with the existing Charleston, Illinois, in the southern part of the state, founded five years earlier. By the close of 1836, St. Charles saw the construction of its first sawmill, located on the present site of the Municipal Building, the first building constructed solely for education purposes, and the first store, which served as the town’s first post office, was opened by Minard, Person & Hunt at the corner of East Main Street and First Avenue, built of lumber from Batavia as the town’s sawmill had not yet opened.

Over the next three decades, St. Charles blossomed through its early settlement period (1834-1864). By the close of the 1830s, St. Charles had a carding mill (1837) located north of the sawmill, a grist mill (1837) built by Dr. Millington on the present site of Hotel Baker, a blacksmith shop, a hotel known as the Burchell House (1837) located at the southeast corner of East Main Street and First Avenue, which also served as the social center of the town, and Joseph Keyser’s pottery works which manufactured earthenware for butter crocks, pickle jars, and vinegar jugs.

St. Charles started off the 1840s strong. As a main point on the Chicago-Rockford Trail, St. Charles served as a stopover between DeKalb and Chicago, where men and cattle could be fed, watered, and rested.

Within a few years, there were four additional hotels in town, including James Mead's "Western Enterprise," the Howard House, the Franklin House, and the Tremont House.

Commerce and professional services continued to flourish as Elisha Freeman opened the first drug store on the west side and Dr. Collins opened the first doctor's office. In 1841, the first newspaper, "Better Covenant," ran, and soon was followed by the "Fox Valley Advocate," the "St. Charles Patriot", and the "The Prairie Messenger." Early log cabins were being replaced by substantial frame and brick houses.

During this time the community's earliest church organizations were founded including the Congregationalists, Methodists, Universalists, Baptists, and Catholics, in 1837, 1852, and ca. 1840, ca. 1850, and 1840, respectively. Additionally, Swedish Lutherans, Free Methodists, Episcopalians, African Methodists, and Spiritualists have organized in St. Charles.

St. Charles' thriving industries and rich farmland brought many new settlers through the 1840s. During the decade new industries included: two large paper mills had been constructed on either side of the river; an oil mill manufacturing castor oil and linseed oil by S.B. Flint; Isbon Barnum opened a factory for spinning wheels and farm rakes; Farnsworth and Harris started a cooperage; and Clark and Bennett established an iron foundry in 1844.

In 1849, St. Charles received an economic push into the 1850s with the arrival of the St. Charles Branch Railroad which handled large quantities of grain, lumber, and pork from the surrounding agricultural areas. The 1850s in St. Charles began with the opening of a plank road between the community and Sycamore and the establishment of the public school system and the first bank in 1853 - but a compounding series of unfortunate events would place the community in a temporary downtrodden state.

First, in 1849, the trestle bridge across the Fox River was washed out. In the 1850s, malaria, typhoid, and cholera swept through the young community, and by the close of the decade only three miles of the plank road had been completed and what had been built had deteriorated so badly that the planks were hauled into town and burned in the factories. The 1860s, further left St. Charles with little hope for prosperity as the branch railroad was abandoned in 1860, followed by the loss of the west side paper mill due to fire in 1866. A glimmer of hope for the downcast community in 1865 may have come with the Union's victory in the Civil War (1861-1865). Prior to the war, abolitionists were active in St. Charles. Lead abolitionists were Valentine Randall, who had an Underground Railroad stop in town, John Farnsworth, Isaac Preston, and Calvin Ward. Additional stops included the Wheelers Farm at 4N262 Route 31, and a commercial building previously at the southwest corner of Third and Main Streets.

St. Charles' luck began to turn around at the beginning of the 1870s with the opening of a branch line to Geneva on the Chicago and North Western Railroad in 1871. The following year, the St. Charles Dairymen's Association opened on the east side of the river, followed by the Co-operative Creamery on the west side. Farmers for miles sent in their milk to supply the butter and cheese factories, which could now be quickly transported to Chicago's markets by the new rail line, making St. Charles one of the most prosperous dairy districts in the county. In 1874, St. Charles was officially incorporated as a city. By the

end of the 1870s, St. Charles had recovered from the previous decade, as new industries opened on the banks of the Fox River including the file factory owned by Doig & Gallagher in 1877.

The 1880s saw continued advancement for St. Charles with the arrival of the Great Western Railroad and a new stagecoach line between Geneva and St. Charles in 1885. The following year the Chicago Telephone Company was permitted to operate within the city, and by the close of the decade the St. Charles Library was founded, and the St. Charles Condensing Factory was opened by Lorenzo C. Ward.

A glimpse of St. Charles in 1890 depicts a flourishing community with two park squares, a paper mill, three flour mills, a file factory, a foundry, a windmill factory, two creameries, and the condensed milk factory, a robust society and culture, at the heart of which is Minard's Hall at the southeast corner of Second Avenue and Main Street, public schools, and the city's first library.

By the end of the century, the urbanized area of St. Charles extended about a half mile in each direction from the Fox River, while the woodlands to the north, in the present-day Pottawatomie Neighborhood, were being cleared for farms and semi-rural residences.

St. Charles' prosperity continued into the twentieth century and is reflected by several improvements in the community's built environments including: the introduction of gas mains (1901); the installation of water mains and deep wells (1905-1906); the construction of the Carnegie Library, the main branch of the St. Charles Public Library today (1907); the arrival of interurban Chicago Aurora and Elgin Railroad in (1910); the installation of city sewers (1912); and the paving of Main Street (1915). Industry also continued to move to St. Charles during the first two decades of the twentieth century including the Cable Piano Company (1900), Glenn Manufacturing Company (1901), the Heinz Brothers, which was largest cut glass factory in the west (1905); the St. Charles Net and Hammock Factory (1905-1906); and the Globe Music Factory (1915).

Following World War I (1914-1918), St. Charles turned its attention to the construction of new institutional, educational, governmental, and recreational enterprises including a community high school (1926), Baker Memorial Community House (1926), Arcada Theatre (1926), Hotel Baker (1927), a new grade school (1929), a new federal post office (1937), and a new hospital and Municipal Building (1940).

The community saw continued growth into the latter half of the twentieth century. With the advent of the automobile in the 1920s, St. Charles was drawn into the expanding Chicagoland area. By 1950, the city's population had nearly tripled from the beginning of the century, but it was not until the 1980s and 1990s that St. Charles saw substantial new residential development. At the turn of the twenty-first century, the population of St. Charles had quadrupled to 27,896. While there have been several economic changes over the last few decades, as factories have given way to service-based enterprises, St. Charles retains its historic built environment through which the history of its settlement and development is told.

## POTTAWATOMIE NEIGHBORHOOD

The history and development of the Pottawatomie Neighborhood are deeply connected with the early days of St. Charles and the Township.

The earliest planned development in the Pottawatomie Neighborhood dates to 1853 with (Lorenzo C.) Ward's Addition to St. Charles. Prior to this time, farms dotted the area that would become the Pottawatomie Neighborhood owned by some of the pioneering families of St. Charles, including Sinclair, England, Webster, Fay, Mahon, Kirk, Elliot, and Moore. Residences connected with the England and Elliot families remain intact in the Pottawatomie Neighborhood at 402 Park Avenue (John and Sarah Elliott, ca. 1870), 819 N. Fifth Avenue (John and Eva England, 1866), and 401 North Avenue (August England, ca. 1860).

The addition encompassed the six blocks bounded by Pearl Avenue on the south (vacated for the Great Western Railroad), N. Second Avenue on the west, N. Fourth Avenue on the east, and one block north of Fulton Avenue. Development was slow, with only the Almon Benedict Residence being constructed in 1853, and only two additional residences constructed by the first decade of the twentieth century, 215 Fulton Avenue and 304 Park Avenue. By 1894, Ward had sold the undeveloped land to the St. Charles Hotel and Park Company, who vacated the northern two blocks of the addition at that time. These two blocks temporarily served as an eastward extension of Pottawatomie Park, first established in 1890.

The parkland had belonged to the Ward family since 1835 when Lorenzo's father, Calvin, purchased the land from Evan Shelby, the first permanent white settler in St. Charles. Lorenzo, a wealthy butter and cheese producer, then constructed a charming Carpenter Gothic residence at the top of the bluff prior to 1872. Ward continued to live here until the arrival of the Great Western Railroad in 1885, at which time he sold the land to Clinton Wing and Charles Haines who maintained an interest in the railroad and its subsidiary company, the St. Charles Hotel and Park Company. The subsidiary was incorporated in April 1889 to develop a summer resort hotel and picnic grounds along the Fox River, within immediate proximity of the rail line. They first constructed a pavilion on the river's edge, the existing pavilion is a replica of the original. Soon they added additional improvements, including picnic tables, playground equipment, and a refreshment stand.

The hotel was never built, and the company would eventually dissolve in April 1927, but prior to then the company's holdings east of the park were platted for residential development as the Grand View Addition in 1908. The addition encompassed approximately three-and-a-quarter blocks between Fulton Avenue on the south, N. Second Avenue on the west, N. Fourth Avenue on the east, and North Avenue on the north. Pottawatomie Park was then sold to St. Charles Township and became the first public park established in Illinois under the Illinois Park Act of 1911. Development was spurred by the creation of the Grand View Addition in the southern portion of the study area, as half of the remaining lots in Ward's Addition and sixteen of the twenty lots in the Grand View Addition were improved with residences over the next three decades. This increase in residential activity also catalyzed new development on the unincorporated lot at the southeast corner of the study area bounded by Park Avenue on the south, Fulton Avenue on the north, N. Fourth Avenue on the west, and N. Fifth Avenue

on the east. The block remained predominately undeveloped for nearly half a century following the construction of the John and Sarah Elliot Residence in ca. 1870. Once development began in the adjacent Grand View Addition, all existing residences had been constructed within two decades. The architectural styles of these homes express popular design preferences at the time of construction, including Tudor Revival, Craftsman, and Prairie. Of architectural significance on this block is the Prosper and Harriet Helen Residence, completed in ca. 1908 and only one of two examples of the Prairie style in the Pottawatomie Neighborhood.

Simultaneously, higher-density semi-rural residential development was occurring in the northern portion of the study area, as unincorporated land was subdivided into residential lots. Of the eight residences located on the stretch of N. Third Avenue between North Avenue on the south and just north of Iroquois Avenue on the north, five were constructed within the first decade of the twentieth century.

Development continued into the mid-1920s, with the Riverview Highlands Addition annexed to the City of St. Charles by Sidney and Susan Drinkwater. The Drinkwaters had acquired a sizeable farm around the turn of the century that had been owned by a long line of prominent St. Charles residents, including L.G. Sinclair, Samuel Bentley, and Henry Swaby. The Drinkwaters constructed their residence at 907 N. Third Avenue in ca. 1909 (extant) and continued to farm before subdividing a portion of their land to create the Riverview Highlands Addition. The addition was approximately bounded by present-day Shabbona Avenue on the west, one-half block south of Iroquois Avenue on the south, one-half block east of N. Second Avenue on the east, and approximately one block north of Iroquois Avenue on the north. Only two lots were ever developed in the addition, including 834 and 832 N. Second Avenue, constructed in 1924 and 1942, respectively, by Edward Thompson. The remaining land was purchased by Lester Norris, who then sold most of it to St. Charles Township in 1938 for the expansion of Pottawatomie Park. As part of a Works Progress Administration (WPA) grant, the Township constructed a golf course, swimming pools, and recreation building and improved the original park with new tennis courts, a baseball diamond, an amphitheater, and parking.

Two years after the creation of the Grand View Addition, the Clark & Meyers Addition was platted to the west of N. Third Avenue in 1926. The addition is bounded by present-day N. Third Avenue on the west, Iroquois Avenue on the south, N. Fifth Avenue on the west, and Delnor Glen Drive to the north, with the exception of the residence and lot at 917 N. Third Avenue. Development of the lots did not begin until 1947 and stalled after 1954, with most of the addition remaining undeveloped, except for 911 N. Fourth Avenue constructed in 1986. In the early 2000s, most of the remaining land was sold to the River Glen retirement community to the north and the last two lots, fronting N. Third Avenue, were developed in 2007-2008.

While development did not take off in the Clark & Meyers Addition, it did spur improvements on the last unincorporated block to the south bounded by N. Third Avenue on the west, North Avenue on the south, N. Fifth Avenue on the east, and Iroquois Avenue on the north. In the southeast corner of this block is a grouping of four early 1900s buildings constructed on lots carved out of the John and Eva England homestead, whose residence remains intact at 819 N. Fifth Avenue (1866). Approximately fifty percent of the remaining lots were constructed between ca. 1942-1968 and reflect the popular Ranch

residential style at the time of construction. A near perfect line of Ranch style homes flank Iroquois Avenue giving a glimpse in time of St. Charles during the mid-twentieth century. The remaining three residences on this block were constructed in the 1990s-early 2000s.

While new residential development in the Pottawatomie Neighborhood has remained relatively low since the end of the mid-twentieth century, the study area has experienced an increase in new residences in the last decade as smaller, earlier historic homes have been demolished and replaced with New Traditional-style mansions.

## SURVEY METHODOLOGY

An initial list of addresses was provided by the City of St. Charles. From the initial list, MIA developed a digital building inventory which includes address, architectural style, building typology, historic information such owner, architect and/or builder, and construction date, and architectural information. Working with ArcGIS, MIA then prepared a base map of the survey area which has been utilized in the appended illustrations. Sites were surveyed from adjacent public property, walkways, or roads. Data was entered in the field, into the building inventory database. Photographs of overall street views and examples of building forms and architectural styles were taken. The main source used to determine architectural styles and building typologies was *A Field Guide to American Houses* by Virginia Lee McAlester (2013).

After completion of the field survey, research for additional information on each property was conducted as the survey progressed. Materials researched included land records at the Kane County Recorder of Deeds, local histories, newspaper articles, maps, survey plats, and historic photographs. When a definitive date of construction could not be located, buildings were circa dated based on maps, style/type, materials, and field observation. Architect/builder, dates and style/typology were entered onto the forms along with information about associative people, events, and dates when this type of information could be located.

Buildings were then evaluated against the City of St. Charles' Landmark designation criteria and the National Register of Historic Places criteria for individual listing or as part of a potential future historic district. Evaluations were also based on age of the building and integrity. Additional information on the evaluation criteria and process is provided in the 'Evaluation Criteria' section of this report.

Following the completion of fieldwork, data entry, and archival research, recommendations were prepared to support the future preservation of the Pottawatomie Neighborhood's identified historic resources. Those recommendations are provided in the 'Conclusion and Recommendations' section of this report.

**BUILDING INFORMATION****HISTORIC NAME/USE**

Ernest F. and Abbie Goodell Residence

**CURRENT NAME/USE**

Residence

**DATE OF CONSTRUCTION**

c. 1916

**DECADE OF CONSTRUCTION**

1910-1919

**ERA OF CONSTRUCTION**

Progressive/Post-Victorian Era

**ARCHITECT AND/OR BUILDER**

N/A

**ARCHITECTURAL DESCRIPTION****ARCHITECTURAL STYLE**

Prairie

**ADDITIONAL ARCHITECTURAL DETAILS**

Hipped roof, symmetrical, with front entry (subtype)

**BUILDING TYPOLOGY**

Single-family Residence

**CONDITION**

Excellent

**INTEGRITY**

High

**ARCHITECTURAL DESCRIPTION: FOUNDATION/WALLS****FOUNDATION/BASE MATERIALS**

Brick

**WALL MATERIALS**

Brick, Stucco

**NUMBER OF STORIES**

2



**ARCHITECTURAL DESCRIPTION:****ROOF****ROOF TYPE**

Hipped

**ROOF MATERIAL**

Asphalt Shingles

**ROOF FEATURES**

The low pitch of hipped roofs with wide overhangs.

**ARCHITECTURAL DESCRIPTION:****WINDOWS****TYPE**

Full-light casements; Three-light awning or hopper windows at basement.

**MATERIALS**

Wood, Window material is difficult to see due to storm windows, but may be wood.

**WINDOW FEATURES**

Wide bands of casement windows at the primary facades of the first floor.

**ARCHITECTURAL DESCRIPTION:****DOORS****TYPE**

Predominately full-light wood door with a short, lower panel; The glazing is divided into six lights with a large center light flanked by two narrow lights and three small lights across the top.

**MATERIALS**

Wood

**DOOR FEATURES**

Door is flanked by full-light sidelights with a matching lower panel.

**ARCHITECTURAL DESCRIPTION: PORCHES****TYPE**

Semi-enclosed front entry porch.

**MATERIALS**

Brick, Limestone

**PORCH FEATURES**

N/A



## ARCHITECTURAL DESCRIPTION: GENERAL

### SIGNIFICANT/CHARACTER-DEFINING FEATURES

Overall form including the low pitch of hipped roofs with wide overhangs; Wide bands of casement windows at the primary facades of the first floor; Original/historic windows and doors; Mix of brick and stucco materials at the exterior.

### ALTERATIONS AND/OR ADDITIONS

Some windows may have been replaced.

### OUTBUILDINGS/SECONDARY BUILDINGS

One-story hipped roof garage, the roof extends over an open-air carport supported by two square columns.

## NOTES

N/A

## DESIGNATION EVALUATION

### DESIGNATED A LOCAL LANDMARK (LL)

Yes

### LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

No

### ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

Individually

### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria A, Criteria C

### ELIGIBLE FOR DESIGNATION AS A LOCAL LANDMARK (LL)

Designated

### LOCAL LANDMARK CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria 1, Criteria 3, Criteria 4, Criteria 5, Criteria 7, Criteria 10

### POTTAWATOMIE NEIGHBORHOOD CHARACTER EVALUATION

Contributing

### SIGNIFICANT WITHIN THE POTTAWATOMIE NEIGHBORHOOD DISTRICT (LL)

Yes

### CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)

Historically Significant, Architecturally Significant

**BUILDING INFORMATION****HISTORIC NAME/USE**

Amanda Barnum Residence

**CURRENT NAME/USE**

Residence

**DATE OF CONSTRUCTION**

c. 1906

**DECADE OF CONSTRUCTION**

1900-1909

**ERA OF CONSTRUCTION**

Progressive/Post-Victorian Era

**ARCHITECT AND/OR BUILDER**

N/A

**ARCHITECTURAL DESCRIPTION****ARCHITECTURAL STYLE**

Colonial Revival/Dutch Colonial Revival

**ADDITIONAL ARCHITECTURAL DETAILS**

Cross Gambrel (subtype)

**BUILDING TYPOLOGY**

Single-family Residence

**CONDITION**

Excellent

**INTEGRITY**

Medium

**ARCHITECTURAL DESCRIPTION: FOUNDATION/WALLS****FOUNDATION/BASE MATERIALS**

Concrete

**WALL MATERIALS**

Siding

**NUMBER OF STORIES**

2



**ARCHITECTURAL DESCRIPTION: ROOF****ROOF TYPE**

Gambrel

**ROOF MATERIAL**

Asphalt Shingles

**ROOF FEATURES**

Prominent front-facing gambrel roof with cross gambrel roof wall dormers.

**ARCHITECTURAL DESCRIPTION:****WINDOWS****TYPE**

One-over-one double-hung; Nine-over-nine double-hung; Two-light awning or hopper at basement (historic, wood)

**MATERIALS**

Vinyl, Wood

**WINDOW FEATURES**

Projecting hexagonal bay window at the west end of the south facade and center of north facade.

**ARCHITECTURAL DESCRIPTION: DOORS****TYPE**

Paneled door.

**MATERIALS**

Aluminum

**DOOR FEATURES**

N/A

**ARCHITECTURAL DESCRIPTION: PORCHES****TYPE**

N/A

**MATERIALS**

N/A

**PORCH FEATURES**

N/A

**ARCHITECTURAL DESCRIPTION: GENERAL****SIGNIFICANT/CHARACTER-DEFINING FEATURES**

See previous feature descriptions under Roofs and Windows.

**ALTERATIONS AND/OR ADDITIONS**

Full-width front porch has been enclosed; Doors and most windows have been replaced; Residence has been re-sided.

**OUTBUILDINGS/SECONDARY BUILDINGS**

One-story garage with gable roof and clad in siding.

**NOTES**

N/A

**DESIGNATION EVALUATION****DESIGNATED A LOCAL LANDMARK (LL)**

No

**LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)**

No

**ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)**

No

**NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY**

N/A

**ELIGIBLE FOR DESIGNATION AS A LOCAL LANDMARK (LL)**

No

**LOCAL LANDMARK CRITERIA FOR INDIVIDUAL ELIGIBILITY**

N/A

**POTTAWATOMIE NEIGHBORHOOD CHARACTER EVALUATION**

Contributing

**SIGNIFICANT WITHIN THE POTTAWATOMIE NEIGHBORHOOD DISTRICT (LL)**

No

**CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)**

N/A

**BUILDING INFORMATION****HISTORIC NAME/USE**

Leroy W. and Emma E. Rehm Residence

**CURRENT NAME/USE**

Residence

**DATE OF CONSTRUCTION**

1940

**DECADE OF CONSTRUCTION**

1940-1949

**ERA OF CONSTRUCTION**

Mid-Twentieth Century (1940-1975)

**ARCHITECT AND/OR BUILDER**

N/A

**ARCHITECTURAL DESCRIPTION****ARCHITECTURAL STYLE**

Colonial Revival

**ADDITIONAL ARCHITECTURAL DETAILS**

Side Gable (subtype)

**BUILDING TYPOLOGY**

Single-family Residence

**CONDITION**

Good

**INTEGRITY**

High

**ARCHITECTURAL DESCRIPTION: FOUNDATION/WALLS****FOUNDATION/BASE MATERIALS**

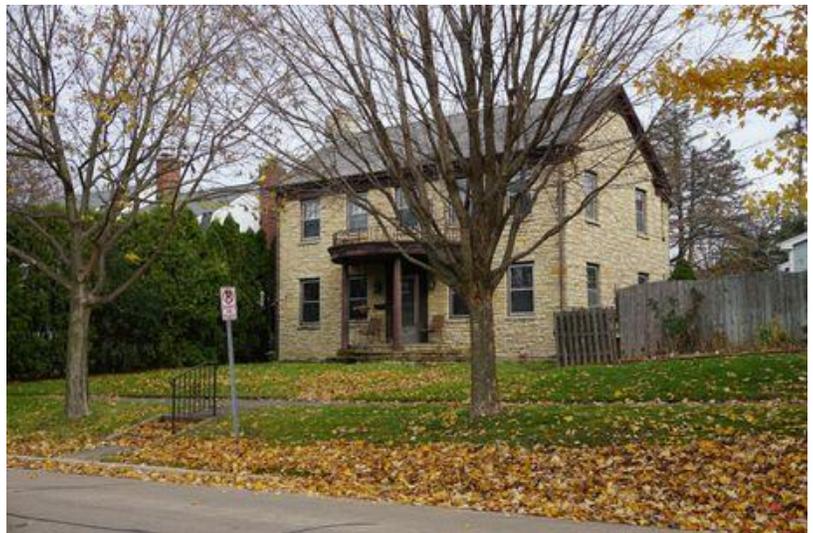
Limestone

**WALL MATERIALS**

Limestone

**NUMBER OF STORIES**

2

**ARCHITECTURAL DESCRIPTION: ROOF**

#### ROOF TYPE

Gabled

#### ROOF MATERIAL

Asphalt Shingles

#### ROOF FEATURES

Side gable roof form with a simple, unadorned cornice.

### ARCHITECTURAL DESCRIPTION: WINDOWS

#### TYPE

Six-over-six double-hung windows.

#### MATERIALS

Wood

#### WINDOW FEATURES

Rough-faced limestone sills.

### ARCHITECTURAL DESCRIPTION: DOORS

#### TYPE

Door is not visible due to storm door.

#### MATERIALS

Unknown

#### DOOR FEATURES

Door is embellished with a classical entablature and fluted pilaster surround.

### ARCHITECTURAL DESCRIPTION: PORCHES

#### TYPE

Covered entrance porch.

#### MATERIALS

Wood

#### PORCH FEATURES

Three exterior limestone steps lead to a semi-circular covered entrance porch, the roof of the porch is supported by two cylindrical Doric columns and features an unadorned frieze and dentillated cornice, the roof also serves as a second floor balcony.

## ARCHITECTURAL DESCRIPTION: GENERAL

### SIGNIFICANT/CHARACTER-DEFINING FEATURES

See descriptions under Roof, Windows, Doors, and Porches. An additional character-defining features of the residence is the rough-faced limestone exterior.

### ALTERATIONS AND/OR ADDITIONS

N/A

### OUTBUILDINGS/SECONDARY BUILDINGS

There is a rear gabled section, possibly attached garage, but it is not visible from the public right-of-way.

## NOTES

N/A

## DESIGNATION EVALUATION

### DESIGNATED A LOCAL LANDMARK (LL)

No

### LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

No

### ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

No

### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

### ELIGIBLE FOR DESIGNATION AS A LOCAL LANDMARK (LL)

No

### LOCAL LANDMARK CRITERIA FOR INDIVIDUAL ELIGIBILITY

### POTTAWATOMIE NEIGHBORHOOD CHARACTER EVALUATION

Contributing

### SIGNIFICANT WITHIN THE POTTAWATOMIE NEIGHBORHOOD DISTRICT (LL)

Yes

### CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)

Architecturally Significant

**BUILDING INFORMATION****HISTORIC NAME/USE**

Harry C. Hansen Residence

**CURRENT NAME/USE**

Residence

**DATE OF CONSTRUCTION**

1923

**DECADE OF CONSTRUCTION**

1920-1929

**ERA OF CONSTRUCTION**

Interwar Years (1918-1939)

**ARCHITECT AND/OR BUILDER**

N/A

**ARCHITECTURAL DESCRIPTION****ARCHITECTURAL STYLE**

Colonial Revival/Dutch Colonial Revival

**ADDITIONAL ARCHITECTURAL DETAILS**

Gambrel Roof (subtype)

**BUILDING TYPOLOGY**

Single-family Residence

**CONDITION**

Excellent

**INTEGRITY**

Medium

**ARCHITECTURAL DESCRIPTION:****FOUNDATION/WALLS****FOUNDATION/BASE MATERIALS**

Brick, Concrete

**WALL MATERIALS**

Brick, Siding

**NUMBER OF STORIES**

2



## ARCHITECTURAL DESCRIPTION: ROOF

### ROOF TYPE

Gambrel

### ROOF MATERIAL

Asphalt Shingles

### ROOF FEATURES

Gambrel roof form; Shed roof wall dormer spans the full width of the west face of the main roof; Shed roof over the full-width front porch with a centered projecting gable over the entrance to the porch.

## ARCHITECTURAL DESCRIPTION: WINDOWS

### TYPE

Six-over-one double-hung; Full-light casements at garden window at the north facade; Four-light casement at attic (historic, wood).

### MATERIALS

Vinyl, Wood

### WINDOW FEATURES

Attic window is set within a triangular arch opening; Shutters at standard double-hung window openings.

## ARCHITECTURAL DESCRIPTION: DOORS

### TYPE

Wood-paneled door with three upper lights.

### MATERIALS

Wood

### DOOR FEATURES

Simple class entablature with fluted pilasters at entrance surround.

## ARCHITECTURAL DESCRIPTION: PORCHES

### TYPE

Semi-enclosed full-width porch at the front (west) facade.

### MATERIALS

Wood

### PORCH FEATURES

The entrance to the porch is set within a round arch opening below the projecting centered gable roof, which mimics a classical pediment; The roof is supported by cylindrical Doric columns and the is adorned with a simple frieze; The railing for the porch features slender turned spindles.

## ARCHITECTURAL DESCRIPTION: GENERAL

### SIGNIFICANT/CHARACTER-DEFINING FEATURES

See descriptions under roof, windows, doors, and porches. Additional character-defining features include the use of brick and siding at the first and second floor of the exterior, respectively.

### ALTERATIONS AND/OR ADDITIONS

Windows and doors have been replaced; Residence has been re-sided.

### OUTBUILDINGS/SECONDARY BUILDINGS

One-story gabled garage.

## NOTES

N/A

## DESIGNATION EVALUATION

### DESIGNATED A LOCAL LANDMARK (LL)

No

### LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

No

### ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

No

### NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

N/A

### ELIGIBLE FOR DESIGNATION AS A LOCAL LANDMARK (LL)

No

### LOCAL LANDMARK CRITERIA FOR INDIVIDUAL ELIGIBILITY

N/A

### POTTAWATOMIE NEIGHBORHOOD CHARACTER EVALUATION

Contributing

### SIGNIFICANT WITHIN THE POTTAWATOMIE NEIGHBORHOOD DISTRICT (LL)

No

### CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)

N/A