

NATIONAL REGISTER AND LOCAL LANDMARK EVALUATION

EVALUATION CRITERIA

Following the completion of fieldwork and research, each property was evaluated as eligible for listing as an individual City of St. Charles landmark or on the National Register of Historic Places, as well as its potential to contribute to a future historic district. All properties in the survey area were evaluated using the criteria established by the City of St. Charles Historic Preservation Ordinance (HPO) and the National Park Service under the Department of the Interior. Properties were first evaluated for their age and integrity. Under the National Park Service’s criteria, a property must be at least fifty years of age to first be considered eligible for listing in the National Register of Historic Places. Upon reviewing the City of St. Charles HPO, the city does not require the same age limitation, and thus all properties of any age were evaluated for local landmarking.

Following the determination of age eligibility, all properties were evaluated for their architectural integrity. Integrity consideration refers to the degree of original design and historic material remaining in place with specific consideration to the location, setting, design, and materials of the property being evaluated. Some properties built during the historic period of development for the Pottawatomie Neighborhood, but are too altered to decipher the original design intent, were listed as ineligible due to a lack of integrity. Properties that did not meet one of these first two criteria (age or integrity) were listed as ineligible.

Minor alterations that have occurred over time on a majority of properties include the replacement of windows, porch enclosures, and the re-siding of residences historically sided with wood clapboards or shingles. On an individual basis, these minor alterations are not identified as having a negative impact to the integrity of a property. Due to the study area’s nearly 190-year period of development, changes are expected to occur over time. Those properties identified as ineligible, that met the age criterion were found to not meet the required integrity criterion due to major alterations. These alterations include irreversible changes and additions such as the removal or inaccurate reproduction of architectural details or features and unsympathetic additions (visible from the street) that greatly compromised the historic character of a building.

CITY OF ST. CHARLES LANDMARK EVALUATION

After all properties were evaluated under the respective age and integrity criteria, properties were assessed for eligibility as an individual City of St. Charles landmark or as contributing to a potential historic district under one of the twelve criteria for designation established under the City of St. Charles Municipal Code Book Section 17.32.060 – Landmark designation procedures:

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.*

Of the eighty properties, two properties were found to possess significant architectural and historical significance to be eligible for individual designation. These properties were found to be eligible under Criteria 1, 4 and/ or 6. An additional nineteen properties were also found to be architecturally significant to the Pottawatomie Neighborhood as excellent examples of an architectural style, but do not rise to the level of landmarking.

While sixty-four individual properties were determined to have sufficient integrity and contribute to the broader character and sense of place for the Pottawatomie Neighborhood, the evaluation concluded that the study area was not eligible to be designated as a City of St. Charles historic district, as a whole. Though the neighborhood as a whole possesses a high degree of architectural integrity, it does not retain a shared history and architectural legacy for listing as a contiguous district due to the multiple development eras of the Pottawatomie Neighborhood and the intrusion of twenty-first-century construction. Thus, this report makes the recommendation to consider several Multiple Property Documentation (MPD) nominations for properties with a shared history and architectural legacy within the Pottawatomie Neighborhood and municipal boundaries of St. Charles, but not located within a contiguous boundary. This recommendation is further detailed below.

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

After the evaluation for City of St. Charles landmark designation eligibility, properties that meet the initial age and integrity criteria were then evaluated for significance based on one of the four National Register Criteria for Evaluation that:

- A. *are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *are associated with the lives of significant persons in or past; or*
- C. *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *have yielded or may be likely to yield, information important in history or prehistory.*

As previously discussed, the study area, as a whole, would not be eligible for designation as a City of St. Charles historic district or for listing in the National Register of Historic Places, though individual properties with a shared history may be eligible for listing in the National Register of Historic Places as part of a Multiple Property Documentation (MPD).⁴

The evaluation did conclude that nine properties would be individually eligible for listing on the National Register, and eighteen would be eligible for listing under an MPD. With an MPD, multiple properties can be listed under a common theme or historic context but are not required to be located within a contiguous boundary. This survey identified three themes that may be used to establish individual MPDs:

- St. Charles' Early Settlement Residences (ca. 1834-1864)
- Kit Homes of St. Charles
- Ranch Homes of St. Charles

An MPD nominates groups of related significant properties with shared themes, trends, and patterns of history that can be organized into historic contexts and associated property types that represent those historic contexts. The MPD form serves as a cover document and not a nomination in its own right but is a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register thematically-related historic properties simultaneously or to establish the registration requirements for properties that may be nominated in the future. Once an MPD has been approved by the National Park Service, individual nomination forms can be prepared for each building, site, district, structure, or object within a thematic group.

The MPD form streamlines the method of organizing the information collected in surveys and research for registration and preservation planning purposes. The form facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics and historical associations. Information common to the group of properties is presented in the MPD form, while

⁴ A Multiple Property Documentation (MPD) may also be utilized by the City of St. Charles for locally landmarking the properties identified.

information specific to each individual building, site, district, structure, or object is placed on an individual nomination form. As a management tool, the thematic approach can furnish essential information for historic preservation planning because it evaluates properties on a comparative basis within a given geographical area and because it can be used to establish preservation priorities based on historical significance.

This survey has identified individual properties within the Pottawatomie Neighborhood that may be eligible for listing under one of the thematic groups identified above.

SUMMARY OF EVALUATION FINDINGS

Of the eighty properties surveyed, all contain one principal building. Just under fifty percent (39) of the properties have a secondary structure (e.g., auto garage, coach house), predominately consisting of one-story residential garages. Identifying and confirming historic secondary structures within the survey area was not possible, given the fact that many may have been resided or upgraded with a motorized garage door. The survey does identify historic garages if one was clearly visible through the use of a historic sliding or hinged door with historic glazing or wood clapboards. The following tabulations provide a breakdown of the evaluation findings of the principal buildings, including numbers and percentages for properties previously designated, individual evaluation, and district evaluation. The findings guided the future preservation recommendations located in the following ‘Conclusion and Recommendations’ section of this report.

	CITY OF ST. CHARLES	NATIONAL REGISTER OF HISTORIC PLACES
Previously Designated	8 (10%)	0 (0%)
Individual Evaluation	2 (2.5%)	9 (11.25%)
Multiple Property Documentation*		
Early Settlement Homes	4 (5%)	4 (5%)
Kit Homes	5 (6.25%)	5 (6.25%)
Ranch Homes	9 (11.25%)	9 (11.25%)
Neighborhood Character District		
Character Building	64 (80%)	N/A
Non-Character Building	16 (20%)	N/A
*The total number of properties and percentage will exceed eighty and 100%, respectively, as some properties may be eligible for individual listing and/or as part of a Multiple Property Documentation.		

CONCLUSION AND RECOMMENDATIONS

The history of St. Charles Township's early settlement and multi-generation residential development in the City of St. Charles is depicted by a wealth of historic resources in the Pottawatomie Neighborhood, representing the study area's diverse periods of growth. Specifically, well represented are the architectural styles and residential building forms from the Progressive/Post-Victorian Era (1900-1917), Interwar Years (1918-1939), and Mid-Twentieth Century (1940-1975).

Of the eighty principal buildings surveyed, approximately nine buildings with individual historic and/or architectural significance and high integrity have been designated as local landmarks or are eligible to be individually designated or listed in the National Register of Historic Places. Eighteen properties are also eligible for listing in the National Register of Historic Places or designated as a local landmark as part of a Multiple Property Documentation. Additionally, sixty-four buildings contribute to the broader historic development, sense of place, character, and architectural heritage of the Pottawatomie Neighborhood.

The following section provides recommendations for the future preservation of the individual buildings identified as historically and/or architecturally significant by this report and for the preservation of the overall neighborhood character and setting.

RECOMMENDATIONS

Based on field observations, archival research, and application of the City of St. Charles Municipal Code, City of St. Charles landmark criteria, and National Register of Historic Places criteria, this survey makes the following recommendation:

1. Work with the recommended private property owners to list their property **on the National Register of Historic Places or designate their property as a City of St. Charles local landmark**, if not previously landmarked. Recommended properties include:
 - Prosper and Harriet Helen Residence – 414 Park Avenue
 - John and Eva England Residence – 819 N. Fifth Avenue
 - Ernest F. and Abbie Goodell Residence – 506 N. Second Avenue
 - Sinton-Anderson Residence – 628 N. Second Avenue
 - August England Residence – 401 North Avenue
 - Almon Benedict Residence – 218 Park Avenue
 - Franklin Curtis House – 516 N. Third Avenue
 - Zook House – 317 Fulton Avenue
 - 412 Fulton Avenue - Charles S. McCornack House
 - Neumark-Hunt Residence – 630 N. Third Avenue

Beyond the honorific recognition of listing a property on the National Register of Historic Places or designating it as a local landmark, it enables certain financial incentives for qualified rehabilitation work, including:

Property Tax Assessment Freeze

The Property Tax Assessment Freeze Program freezes the assessed value of a historic, owner-occupied principal residence for eight years when the owner undertakes a substantial, approved rehabilitation. The assessed value is brought back to market level over a period of four years. The Program, administered by the Illinois State Historic Preservation Office (IL SHPO), is free to Illinois homeowners. To qualify, a property must be either listed in the National Register of Historic Places individually or in a district or by local landmark designation in a community with an approved historic-preservation ordinance. The property also must be a single-family, owner-occupied, principal residence. The scope of the rehabilitation must be in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and the budget must exceed twenty-five percent of the property's assessor's fair market value within a twenty-four-month period.

For more information: <https://www2.illinois.gov/dnrhistoric/Preserve/Pages/taxfreeze.aspx>

Facade Improvement Grant Program

The Facade Improvement Program is a reimbursement / matching grant program administered by the City of St. Charles to encourage the rehabilitation and restoration of the exterior of buildings of locally landmarked properties within the City of St. Charles.

Commercial and multi-family residential properties are eligible for a twenty-five percent reimbursement for maintenance work and fifty percent reimbursement for other improvements, not to exceed \$20,000 in a five-year period. Historic single-family residential buildings are eligible for fifty percent reimbursement for certain types of historic preservation projects, not to exceed \$5,000 over a five-year period. Architectural Services are reimbursable at one hundred percent or up to a certain limit.

The grant year runs from May 1 to April 30. The program budget is set at a specific amount each year by the City Council. Grants are awarded on a first-come, first-served basis. Grants cannot be provided for work that has been completed prior to City Council approval of the Grant Agreement. The final grant amount will be based on the actual cost of work and cannot exceed the total amount of the grant as specified in the Grant Agreement. The application review process requires an approval recommendation by the Historic Preservation Commission and approval of a Grant Agreement by the City Council.

For more information: www.stcharlesil.gov/documents/fa%C3%A7ade-improvement-grant-program

2. Neighborhood Character District

Consideration may be given to the creation of a **Neighborhood Character District (NCD) Ordinance**, with a potential pilot district focused on the Pottawatomie Neighborhood. This is only recommended for

consideration at this time as it would require an amendment to the City of St. Charles zoning ordinance to permit the use of NCDs.

An NCD is a special zoning overlay that can be used as a tool for preserving existing neighborhood character and protection against incompatible development, and is tailored to the specific needs of the community residents. It focuses on the unique combination of neighborhood characteristics, including development patterns, architectural features, open spaces, streetscapes, etc., rather than simply individual building and architectural features. NCDs are utilized in major municipalities across the country, though, unlike traditional historic preservation or planning tools, each city tailors their NCD ordinance - the criteria, administration, and enforcement - to their own unique needs. NCDs can be used for neighborhoods that are a cohesive traditional neighborhood, commercial area, or public activity center and are characterized by residential or commercial buildings which are not architecturally significant or have experienced a loss of architectural integrity that does not qualify it for local landmarking or for listing in the National Register of Historic Places.

An NCD seeks to encourage the rehabilitation of existing buildings, promote sensitive new development / construction, and preserve the character of the neighborhood for those areas which do not meet the City of St. Charles landmark designation criteria. To achieve this goal, the NCD should establish neighborhood-specific design guidelines. The three primary goals of the design guidelines are the following:

1. Provide residents with more input on the future growth of the area via district-specific design guidelines.
2. Provide additional regulations for areas bordering a local historic district through the use of “buffer zones” and encourage a transition between existing historic districts.
3. Guide and encourage appropriate new construction, rehabilitation, and preservation of existing structures.

An initial step to establishing an NCD is to complete a survey of the neighborhood to identify character buildings and develop a written narrative on the neighborhood’s character-defining features as a basis for establishing the boundary and producing the design guidelines for the NCD. This survey has already completed this first step and has identified approximately sixty-four of the eighty properties surveyed which would be considered character buildings within an NCD. Character buildings possess those features which define the physical attributes of a neighborhood. Those defining physical attributes include use, architectural style, building typology, massing, scale, height, building orientation, setting, landscaping, and materials.

The next step to establishing an NCD would be to review comparable NCD’s across the country and develop the type of NCD that would work best for the City of St. Charles (e.g., historic preservation, planning oriented, or a hybrid of the two) and develop the selection criteria for NCDs. The selection criteria may include:

- Located within a specific zoning district.

- Contains a specific number of contiguous acres of land area.
- Does not meet the local landmark designation criteria or the National Register of Historic Places criteria.
- The majority of its building stock must be over a certain age.

This selection of example criteria would be for a hybrid NCD, with the first two criteria focused on community planning and the latter two criteria oriented toward historic preservation.

Once the NCD selection criteria are established, the neighborhood-specific boundary can be delineated, the illustrated design guidelines document prepared, and the NCD zoning overlay finalized.

The design guidelines should, at a minimum, include the following sections:

**Sections already begun or completed as part of this study.*

- Introduction
 - NCD Boundary Justification
 - Selection Criteria
- Neighborhood Overview*
 - History*
 - Neighborhood Pattern*
 - Neighborhood Characteristics (Zoning/Land Use, Lot Characteristics, Building Typologies, Public Realm/Streetscape Characteristics) *
 - Description of Character Buildings *
- Design Guidelines
 - Building Orientation and Entries
 - Setbacks
 - Height and Scale
 - Massing, Articulation, and Fenestration
 - Materials
- Appendix
 - Glossary
 - Zoning Map
 - Lot Area Map
 - Residential Building Typologies Map*
 - Character-Defining Building Database*

Throughout the development of an NCD, thought should be given to how the NCD will be managed to ensure the design guidelines are being met (e.g., Certificate of Appropriateness application) and how additional NCDs will be identified (e.g., community-led proposal or by city-led planning studies).

BIBLIOGRAPHY

Commented [ER1]: Erica add additional sources.

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Walker, Lester. *American Homes, An Illustrated Encyclopedia of Domestic Architecture*. New York: Black Dog & Leventhal Publishers, 2002.

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- Sanborn Fire Insurance Maps of Joliet, IL: 1923, 1928, 1946
- Historic Atlas Maps of St. Charles Township, Illinois: 1860, 1871, 1872, 1892, 1904, 1928, and 1954.
- Aerial Maps: 1946, 1963, 1972, 1983, 1984, 1994, 1996, 1999, 2002, 2005, 2007, 2009, 2010, 2011, 2012, 2014, 2015, 2017, and 2019.

CITY DIRECTORIES (PROVIDED THROUGH ANCESTRY.COM):

- St. Charles, Illinois, City Directory: 1950, 1956, 1958, 1and 1960.

NEWSPAPER ARCHIVES (AVAILABLE THROUGH THE ST. CHARLES PUBLIC LIBRARY):

- *The Saint Charles Review* (1878-1880)
- *The Valley Chronicle* (1881-1883)
- *Valley Chronicle* (1883-1897)
- *St. Charles Chronicle* (1900-1980)
- *The St. Charles Chronicle* (1980-1990)
- *Kane County Chronicle* (1990-1998)

ADDITIONAL SOURCES:

- Bureau of Land Management
- Illinois State Archives: Federal Township Plats of Illinois
<http://idairillinois.org/digital/collection/IllinoisPlats/search/>
- St. Charles History Museum
- Municipal Code of St. Charles
- U.S. Census Records
- Kane County Assessor
- Kane County Recorder of Deeds

BUILDING INFORMATION

HISTORIC NAME/USE

Einar and Bertha Tolf Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

1923-1929

DECADE OF CONSTRUCTION

1920-1929

ERA OF CONSTRUCTION

Interwar Years (1918-1939)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL STYLE

Craftsman

ADDITIONAL ARCHITECTURAL DETAILS

Front-Gabled Roof (subtype)

BUILDING TYPOLOGY

Single-family Residence

CONDITION

Good

INTEGRITY

Medium

ARCHITECTURAL DESCRIPTION:

FOUNDATION/WALLS

FOUNDATION/BASE MATERIALS

Siding

WALL MATERIALS

Siding, Stucco

NUMBER OF STORIES

1



ARCHITECTURAL DESCRIPTION: ROOF

ROOF TYPE

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Main front-facing gable roof form with multiple roof planes; Projecting gable roof over alcove at the side (north) facade; All roofs have exposed purlins.

ARCHITECTURAL DESCRIPTION: WINDOWS

TYPE

Full-light windows, operation is difficult to see from public right-of-way.

MATERIALS

Vinyl

WINDOW FEATURES

N/A

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

Paneled.

MATERIALS

Aluminum

DOOR FEATURES

N/A

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

Semi-enclosed entrance porch at the northwest corner of the residence.

MATERIALS

Stucco

PORCH FEATURES

Corner porch with recessed main entry into the residence; Stucco-clad kneewall, piers, and stair railing; Porch columns which rest on the stucco-clad piers are composed of four battered columns.

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

See descriptions in Roofs and Porches. Additional character-defining features include the stucco cladding at the lower half of the exterior.

ALTERATIONS AND/OR ADDITIONS

Windows and doors have been replaced and window openings potential reconfigured; Upper half of the exterior has been re-sided and some areas stucco may have been removed and/or clad with siding; Front porch may have been partially enclosed.

OUTBUILDINGS/SECONDARY BUILDINGS

One-story front-facing gable garage clad in siding.

NOTES

Possible Sears Kit Home "Osborn."

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)

MPD: Kit Homes

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria C

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

Edward and Edith Thompson Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

1924

DECADE OF CONSTRUCTION

1920-1929

ERA OF CONSTRUCTION

Interwar Years (1918-1939)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL STYLE

Craftsman

ADDITIONAL ARCHITECTURAL DETAILS

Cross-gabled roof (subtype)

BUILDING TYPOLOGY

Single-family Residence

CONDITION

Good

INTEGRITY

Medium

ARCHITECTURAL DESCRIPTION: FOUNDATION/WALLS

FOUNDATION/BASE MATERIALS

Unknown (Not Visible)

WALL MATERIALS

Stucco

NUMBER OF STORIES

1.5

ARCHITECTURAL DESCRIPTION: ROOF

ROOF TYPE

Cross-gable

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Wide bracketed eave at the main cross-gable roof.

ARCHITECTURAL DESCRIPTION: WINDOWS

TYPE

Three-over-one double-hung; Four-over-one double-hung; Three-light awning or hopper at basement; Garden window near rear of the side (south) facade (aluminum).

MATERIALS

Aluminum, Wood

WINDOW FEATURES

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

MATERIALS

DOOR FEATURES

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

Covered front porch spans the full width of the front (west) facade.

MATERIALS

Stucco

PORCH FEATURES

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

ALTERATIONS AND/OR ADDITIONS

N/A

OUTBUILDINGS/SECONDARY BUILDINGS

Historic one-story garage with a gable roof, with wide eave overhangs, and clad in siding, the garage retains its historic wood automobile doors at the front (north) facade. A lean-to addition has been constructed along the side (west) facade of the garage.

NOTES

Possible "San Fernando" Kit Home by Lewis Homes.

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)

MPD: Kit Homes

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria C

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****CURRENT NAME/USE**

Residence

DATE OF CONSTRUCTION

1923-1928

DECADE OF CONSTRUCTION

1920-1929

ERA OF CONSTRUCTION

Interwar Years (1918-1939)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Craftsman

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Workers Cottage

CONDITION

Excellent

INTEGRITY

Medium

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

Concrete

WALL MATERIALS

Siding

NUMBER OF STORIES

1.5



ARCHITECTURAL DESCRIPTION: ROOF

ROOF TYPE

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Front-facing gable roof form with wide eave overhangs and triangular knee braces at gable ends; Shed roof wall dormers.

ARCHITECTURAL DESCRIPTION: WINDOWS

TYPE

Four-over-one wood double-hung windows (historic); Three-over-one wood double-hung windows (historic); Full-light awning or hopper window at basement (historic); One-over-one double-hung window at dormers (material is difficult to see from public right-of-way).

MATERIALS

Wood

WINDOW FEATURES

Wide, rectilinear wood window trim; Original/historic windows.

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

Paneled door with four arched top lights across the top of the door. Material is difficult to see from the public right-of-way.

MATERIALS

N/A

DOOR FEATURES

Wood entrance surround designed as a stylized classical entablature.

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

N/A

MATERIALS

N/A

PORCH FEATURES

N/A

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

Overall gable-front form; See features under roofs, windows, and doors.

ALTERATIONS AND/OR ADDITIONS

Door may have been replaced; Exterior may have been re-sided.

OUTBUILDINGS/SECONDARY BUILDINGS

One-story gabled garage clad in siding (historic).

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**

Theodore and Agnes Johnson Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

1930-1939

DECADE OF CONSTRUCTION

1930-1939

ERA OF CONSTRUCTION

Interwar Years (1918-1939)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Craftsman

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Single-family Residence

CONDITION

Good

INTEGRITY

Medium

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

Unknown (Not Visible)

WALL MATERIALS

Stucco

NUMBER OF STORIES

1.5



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

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Low-pitched side-gabled roof with wide eave overhangs and triangular knee braces; Front-facing gable roof dormer with wide eave overhangs, triangular knee braces, and exposed rafter tails.

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

Nine-over-nine vinyl double-hung windows (non-historic); Nine-over-one vinyl double-hung windows (non-historic); Two-light wood awning or hopper windows at the basement (historic); One-over-one vinyl double-hung (non-historic); Full-light vinyl casement windows (non-historic).

MATERIALS

Vinyl, Wood

WINDOW FEATURES

N/A

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

Wood stile and rail door detailed with two lower vertical panels and three small upper lights with a stylized geometric leaded glass/stained glass design, below the upper lights is a dentillated faux-sill (non-historic) at the main (east) facade.

MATERIALS

Wood

DOOR FEATURES

Flanking the main entrance is a pair of leaded glass/stained glass sidelights which are flanked by fluted wood panels; The entrance area is protected by the wide eave overhang of the main roof.

ARCHITECTURAL DESCRIPTION: PORCHES**TYPE**

N/A

MATERIALS

N/A

PORCH FEATURES

N/A

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

See feature descriptions under roofs and doors; Use of stucco at exterior; Projecting alcove at the center of the side (north) facade; Brick exterior chimney.

ALTERATIONS AND/OR ADDITIONS

Windows and doors have been replaced; Second floor added at the rear (west) face of the main roof; Attached garage addition added at the side (south) facade.

OUTBUILDINGS/SECONDARY BUILDINGS

N/A

NOTES

Sears Kit Home "Hazelton."

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)

MPD: Kit Homes

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria C

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**

Andrew and Theodore Johnson Families
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**

Craftsman

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Single-family Residence

CONDITION

Good

INTEGRITY

High

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

Brick

WALL MATERIALS

Brick

NUMBER OF STORIES

2



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

Hip-on-gable/Jerkinhead

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Overall hip-on-gable roof with wide eave overhangs; Jerkinhead and gabled wall dormers.

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

Six-over-one wood double-hung windows (historic).

MATERIALS

Wood

WINDOW FEATURES

Original/historic windows; Limestone window sills; Wide, rectilinear wood trim at the second floor windows.

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

The main entrance door is a wood stile and rail door with a pair of vertical decorative panels and six upper light (the door may be historic, but it is difficult to confirm from the public right-of-way).

MATERIALS

Wood

DOOR FEATURES

N/A

ARCHITECTURAL DESCRIPTION: PORCHES**TYPE**

Partially enclosed front entrance porch.

MATERIALS

Brick

PORCH FEATURES

The front entrance porch is centered at the front (east) facade and projects from the main plane of the facade. It is crowned by a Jerkinhead roof and clad in matching brick to the main facade. The entrance to the porch is set within a round arch opening and detailed with a faux keystone and springers completed in limestone. Brick retaining walls crowned with a simple, rectilinear limestone coping flank the concrete stair up to the raised entrance porch.

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

See feature descriptions under roofs, windows, and porches; Exterior brick chimney; Juxtaposition of brick and stucco exterior materials.

ALTERATIONS AND/OR ADDITIONS

N/A

OUTBUILDINGS/SECONDARY BUILDINGS

One-story garage with a hipped roof with wide eave overhangs and clad in brick (historic).

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)

Yes

CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)

Architecturally Significant

BUILDING INFORMATION**HISTORIC NAME/USE**

Harry G. and Georgia E. Hempstead
Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

1922

DECADE OF CONSTRUCTION

1920-1929

ERA OF CONSTRUCTION

Interwar Years (1918-1939)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Craftsman

ADDITIONAL ARCHITECTURAL DETAILS

New Traditional

BUILDING TYPOLOGY

Single-family Residence

CONDITION

Excellent

INTEGRITY

Low

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

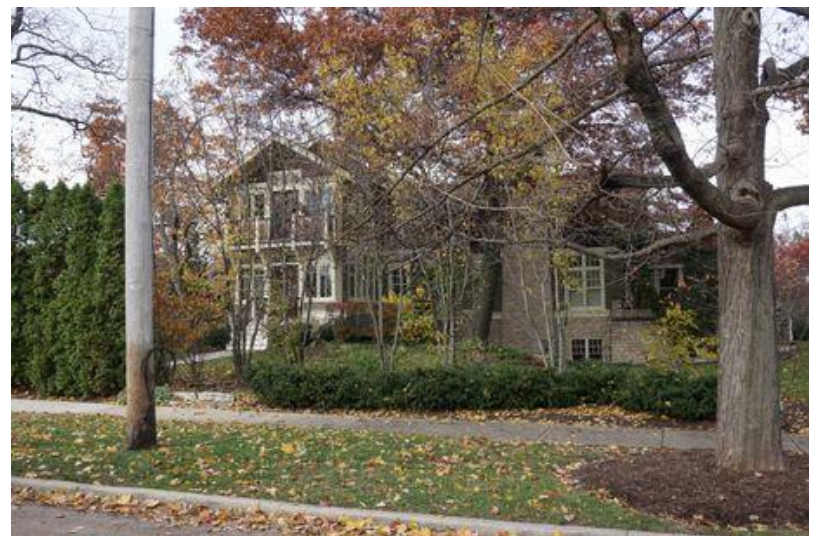
Limestone

WALL MATERIALS

Siding, Stucco

NUMBER OF STORIES

2.5



ARCHITECTURAL DESCRIPTION:

ROOF

ROOF TYPE

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

The original main roof is composed of several side-gabled roofs with wide eave overhangs and exposed rafter tails with triangular knee braces at the gabled ends, the center original roof is accentuated by a gabled dormer with a low-pitched front-gabled roof with triangular knee braces, the secondary main roof to the north features a shed roof dormer with wide eave overhangs and exposed rafter tails.



ARCHITECTURAL DESCRIPTION:

WINDOWS

TYPE

Six-over-one wood double-hung windows (non-historic); Four-over-one wood double-hung windows (non-historic); Four-light wood casements (non-historic); Four-light wood awning or hopper windows (non-historic).



MATERIALS

Wood

WINDOW FEATURES

Windows appear to be new, but may follow the original design (e.g., mullion/muntin design); Wide, rectilinear window trim.

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

The main (west) entrance door is a wood stile and rail door with an upper stained glass light (non-historic).

MATERIALS

Wood

DOOR FEATURES

The main entrance door is flanked by sidelights that are solid wood with the exception of an upper stained glass window.

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

Covered, open-air front entrance porch.

MATERIALS

Wood

PORCH FEATURES

The entrance porch is covered by a low-pitched front-facing gable roof with exposed rafter tails and triangular knee braces; The roof is partially supported by battered wood columns which sit on battered piers clad in stone veneer.

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

See features descriptions under roofs, windows, doors, and porches; Use of a variety of exterior materials including stone veneer at the base, siding at the first floor; stucco at the second floor; and wood shingles at the attic dormers.

ALTERATIONS AND/OR ADDITIONS

A large addition has been constructed at the rear of the residence that dwarfs the original residence due to the size, the addition mimics the original residence in materials and design details and makes it difficult to discern the original residence from the new addition and has caused a significant loss of integrity along with the other alterations to the residence; Windows and doors have been replaced; Stone veneer at the base of the residence may be new; Exterior siding is new.

OUTBUILDINGS/SECONDARY BUILDINGS

Two-story carriage house at the rear of the lot that copies the design details and architectural features of the main residence (non-historic).

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

Non-contributing

SIGNIFICANT WITHIN THE POTTAWATOMIE NEIGHBORHOOD DISTRICT (LL)

No

CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)

N/A

BUILDING INFORMATION**HISTORIC NAME/USE**

John and Eva England Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

1866

DECADE OF CONSTRUCTION

1860-1869

ERA OF CONSTRUCTION

Early Settlement (1834-1869)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Greek Revival

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Upright and Wing

CONDITION

Good

INTEGRITY

Medium

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

Limestone

WALL MATERIALS

Brick

NUMBER OF STORIES

2(Upright); 1 (Wing)



ARCHITECTURAL DESCRIPTION: ROOF

ROOF TYPE

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Front-facing gable roof over Upright; Side-gable roof over Wing; Raking cornice at gable ends.

ARCHITECTURAL DESCRIPTION: WINDOWS

TYPE

One-over-one double-hung.

MATERIALS

Difficult to see material due to storm windows.

WINDOW FEATURES

Smooth limestone headers and sills; Shutters.

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

Paneled door with large upper light.

MATERIALS

Wood

DOOR FEATURES

Smooth limestone header.

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

Full-width front porch at front (east) facade of Wing section.

MATERIALS

Wood

PORCH FEATURES

Shed roof extends out from the side-gable roof to cover the porch and is supported by either pairs or triplets of cylindrical Doric columns.

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

Overall Upright and Wing form; See descriptions under Roofs, Windows, Doors, and Porches.

ALTERATIONS AND/OR ADDITIONS

Windows have been replaced.

OUTBUILDINGS/SECONDARY BUILDINGS

N/A

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

N/A

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**

August England Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

c. 1860

DECADE OF CONSTRUCTION

1860-1869

ERA OF CONSTRUCTION

Early Settlement (1834-1869)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Greek Revival

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Upright and Wing

CONDITION

Good

INTEGRITY

Medium

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

Unknown (Not Visible)

WALL MATERIALS

Brick

NUMBER OF STORIES

2 (Upright); 1 (Wing)



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

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Raking cornice at the eave side of the Upright and at the gable end of the Wing; Greek Revival cornice returns at the gable end of the Upright.

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

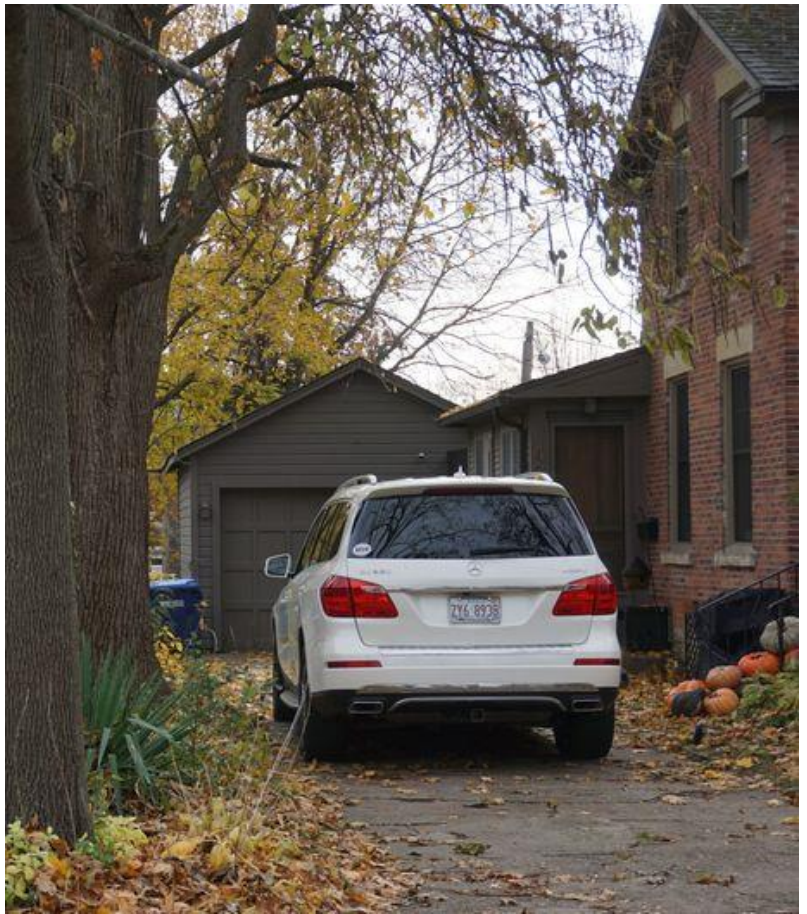
Six-over-one double-hung.

MATERIALS

Wood

WINDOW FEATURES

Smooth limestone headers and sills.

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

Doors are wood-paneled with and without upper lights.

MATERIALS

Wood

DOOR FEATURES

Smooth limestone headers.

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

N/A

MATERIALS

N/A

PORCH FEATURES

N/A

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

Upright and wing form; Features previously described under roofs, windows, and doors.

ALTERATIONS AND/OR ADDITIONS

Windows and doors have been replaced; Chimney has been rebuilt; Entrance stair rebuilt at Wing section; Porch enclosed or added at the southeast corner of the residence.

OUTBUILDINGS/SECONDARY BUILDINGS

One-story garage with a 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)

Individually

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria A, Criteria C

ELIGIBLE FOR DESIGNATION AS A LOCAL LANDMARK (LL)

Yes

LOCAL LANDMARK CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria 1, Criteria 4, Criteria 6

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****CURRENT NAME/USE**

Residence

DATE OF CONSTRUCTION

Pre-1937

DECADE OF CONSTRUCTION**ERA OF CONSTRUCTION****ARCHITECT AND/OR BUILDER**

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Greek Revival

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Pyramidal Cottage

CONDITION

Good

INTEGRITY

Medium

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

Limestone

WALL MATERIALS

Siding

NUMBER OF STORIES

1



ARCHITECTURAL DESCRIPTION: ROOF

ROOF TYPE

Hipped

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Pyramidal hipped roof with projecting gabled wing at the east face of the main roof.

ARCHITECTURAL DESCRIPTION: WINDOWS

TYPE

One-over-one vinyl double-hung windows (non-historic); Six-over-one vinyl double-hung windows (non-historic); Full-light wood casement windows (historic).

MATERIALS

Vinyl, Wood

WINDOW FEATURES

N/A

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

Doors are not visible due to storm doors.

MATERIALS

N/A

DOOR FEATURES

The main entrance door is flanked by three paneled sidelights, the uppermost panel is composed of clearing glazing while the lower two panels are solid wood; Covering the entrance area is a gabled canopy supported by two triangular brackets, the fascia and eave at the face of the gable was designed to mimic a classical pediment.

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

N/A

MATERIALS

N/A

PORCH FEATURES

N/A

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

Overall form and pyramidal hipped roof; Wide fascia board wraps the exterior of the building and terminates at the cornice returns of the gabled projecting wing to mimic a classical triangular pediment.

ALTERATIONS AND/OR ADDITIONS

The exterior has been re-sided; Windows have been replaced; Entrance canopy may be a later (historic) addition.

OUTBUILDINGS/SECONDARY BUILDINGS

One-story gabled garage.

NOTES

Update architectural style and building typology to reflect date of construction. Update significant within the neighborhood.

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**

John and Sarah Elliott Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

c. 1870

DECADE OF CONSTRUCTION

1870-1879

ERA OF CONSTRUCTION

Early Settlement (1834-1869)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Greek Revival

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Upright and Wing

CONDITION

Good

INTEGRITY

Medium

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

Foundation/base appears to be parged and may be limestone underneath parge coat.

WALL MATERIALS

Siding

NUMBER OF STORIES

1; 2



ARCHITECTURAL DESCRIPTION: ROOF

ROOF TYPE

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Gable roof forms with wide eave overhangs; Raking cornice.

ARCHITECTURAL DESCRIPTION: WINDOWS

TYPE

Two-over-two wood double-hung (historic); Three-light wood awning or hopper windows at the basement (historic); Six-over-six vinyl double-hung (non-historic); One-over-one wood double-hung (historic).

MATERIALS

Vinyl, Wood

WINDOW FEATURES

Wide, rectilinear wood window trim; Classical wood window hoods; Original windows; Wood storm windows.

ARCHITECTURAL DESCRIPTION: DOORS

TYPE

Main entrance door is difficult to see from the public right-of-way due to storm door.

MATERIALS

N/A

DOOR FEATURES

Wood storm door (historic).

ARCHITECTURAL DESCRIPTION: PORCHES

TYPE

One-story covered open-air entrance porch at the front (south) facade.

MATERIALS

Wood

PORCH FEATURES

Overall the porch is very simple in design, it features a shed roof supported by two cylindrical Doric wood columns at the exterior corners of the porch.

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

See feature descriptions under roofs, windows, doors, and porches.

ALTERATIONS AND/OR ADDITIONS

N/A

OUTBUILDINGS/SECONDARY BUILDINGS

One-story gabled garage clad in siding, the garage is simple in design and only features a nine-light octagonal window below the peak of the gable at the front (west) facade.

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)

MPD: Early Settlement Homes

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR INDIVIDUAL ELIGIBILITY

Criteria C

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)

Yes

CRITERIA FOR DESIGNATION AS SIGNIFICANT (LL)

Architecturally Significant

BUILDING INFORMATION**HISTORIC NAME/USE**

Almon Benedict Residence

CURRENT NAME/USE

Residence

DATE OF CONSTRUCTION

1853

DECADE OF CONSTRUCTION

1850-1859

ERA OF CONSTRUCTION

Early Settlement (1834-1869)

ARCHITECT AND/OR BUILDER

N/A

ARCHITECTURAL DESCRIPTION**ARCHITECTURAL STYLE**

Greek Revival

ADDITIONAL ARCHITECTURAL DETAILS

N/A

BUILDING TYPOLOGY

Upright and Wing

CONDITION

Excellent

INTEGRITY

High

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

Concrete, Portions of the foundation are concrete, while other portions may be limestone with a parge coat.

WALL MATERIALS

Siding, Stucco

NUMBER OF STORIES

1.5; 2



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

Gabled

ROOF MATERIAL

Asphalt Shingles

ROOF FEATURES

Gabled roofs with wide eave overhangs; Raking cornice at the gable face of the side-gabled wing.

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

Six-over-six vinyl double-hung windows (non-historic); Six-over-six wood double-hung windows (historic); Four-over-four wood double-hung windows (historic); Three-light wood awning or hopper (historic)

MATERIALS

Vinyl, Wood

WINDOW FEATURES

Wide, rectilinear wood trim and window hoods which mimic a classical entablature at the windows at the wing section of the residence.

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

The main entrance door is not visible behind the historic wood stile and rail storm door.

MATERIALS

N/A

DOOR FEATURES

Historic stile and rail wood storm door with a lower solid wood panel and fifteen upper lights; The entrance is flanked by five-light sidelights.

ARCHITECTURAL DESCRIPTION: PORCHES**TYPE**

Covered open-air porch which spans the full-width of the front (south) facade and the south half of the east facade.

MATERIALS

Wood

PORCH FEATURES

The porch features a low-pitched hipped roof, supported by a series of square columns.

ARCHITECTURAL DESCRIPTION: GENERAL

SIGNIFICANT/CHARACTER-DEFINING FEATURES

See features under roofs, windows, doors, and porches; Overall Upright and Wing form.

ALTERATIONS AND/OR ADDITIONS

Some windows have been replaced; Porch has been partially screened-in.

OUTBUILDINGS/SECONDARY BUILDINGS

Non-historic two-story gabled garage.

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 8, 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

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

See features under roofs, windows, and doors.

ALTERATIONS AND/OR ADDITIONS

Windows and doors have been replaced; Exterior has been re-sided; Shutters added.

OUTBUILDINGS/SECONDARY BUILDINGS

One-story gabled garage clad in siding (non-historic).

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