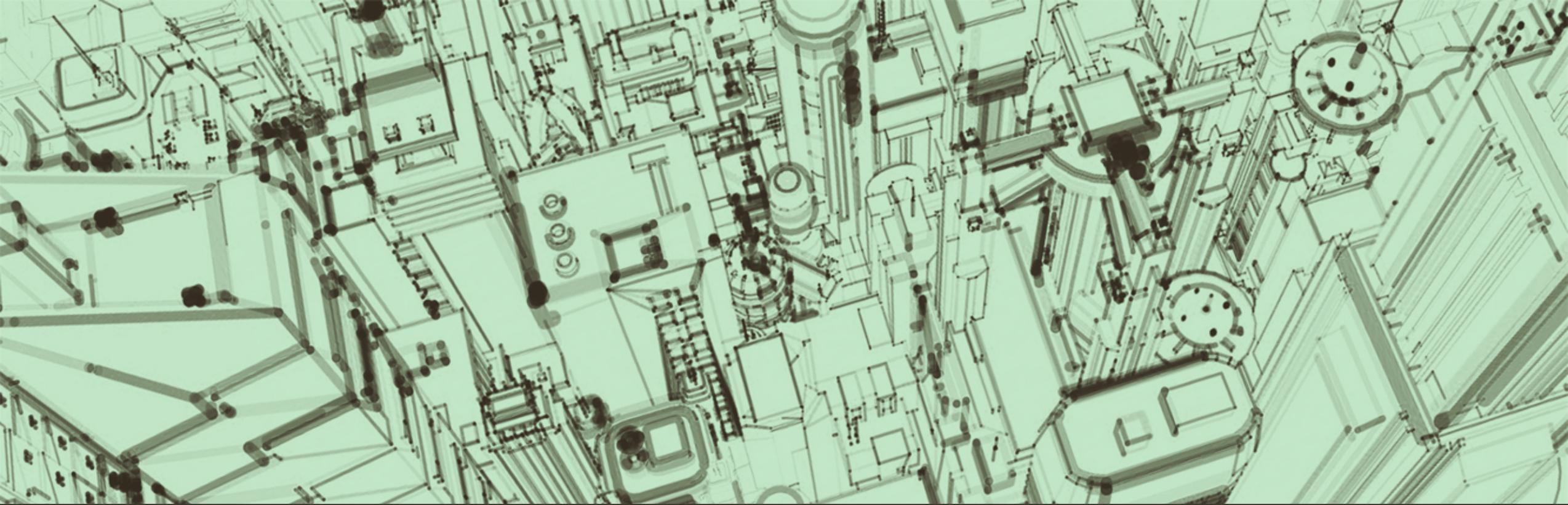


 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Preliminary Review: 18 S. 3 rd Ave.		
	Significance:	Significant		
	Petitioner:	Steven Kolanowski		
	Project Type:	Demo		
	PUBLIC HEARING		MEETING 5/20/20	X
Agenda Item Category:				
X	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Presentation, Architectural Survey, Library page			None	
Project Description:				
<ul style="list-style-type: none"> Applicant would like to demo the current structure and build a new duplex 				
Staff Comments:				
<p>This property is noted under the Library's Historic Properties list. See link below for more information. https://sites.google.com/site/stcharleshistoricbuildings/main_page/local-buildings---alphabetically/locke-house</p>				
Recommendation / Suggested Action:				
<ul style="list-style-type: none"> Provide feedback and comments on the proposed project 				



COA Preliminary Review: 18 S. 3rd Ave

May 20, 2020 - Hosted by Steven J. Kolanowski, REM Enterprises



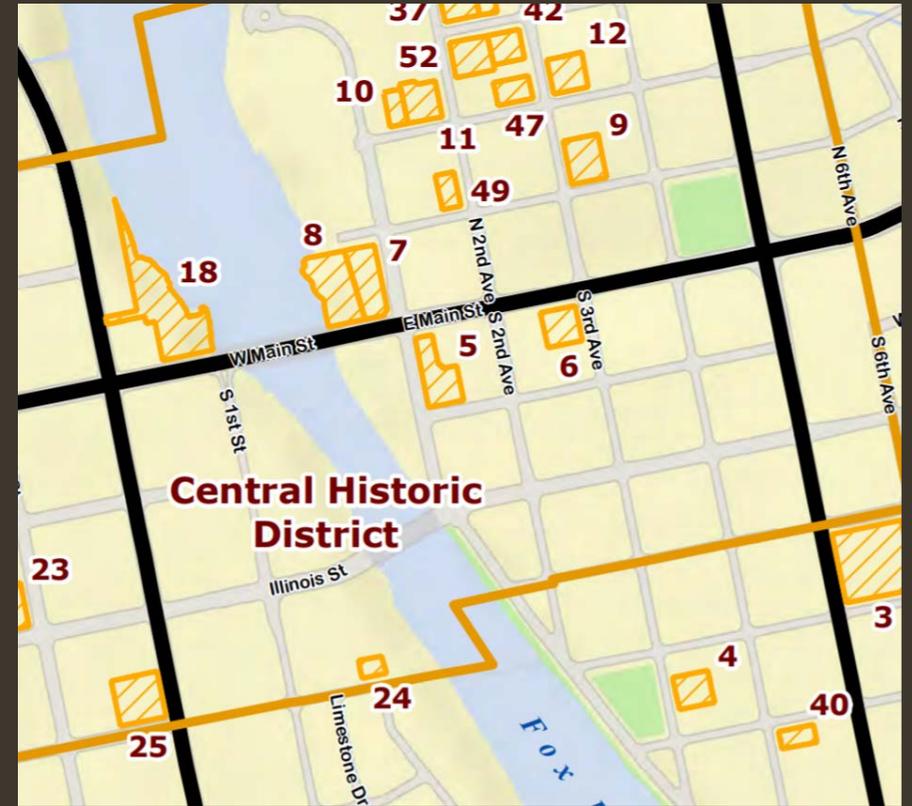
Proposed Agenda

- Personal Introductions
- Introduction to 18 S. 3rd Avenue and preliminary historic significant to St. Charles
- Review of site and current building condition
- Discuss high level redevelopment strategy for 18 S. 3rd Avenue site
- Open discussion around building, site, and redevelopment options

Introductions



Kickoff Historic Discussion around 18 S. 3rd Ave.



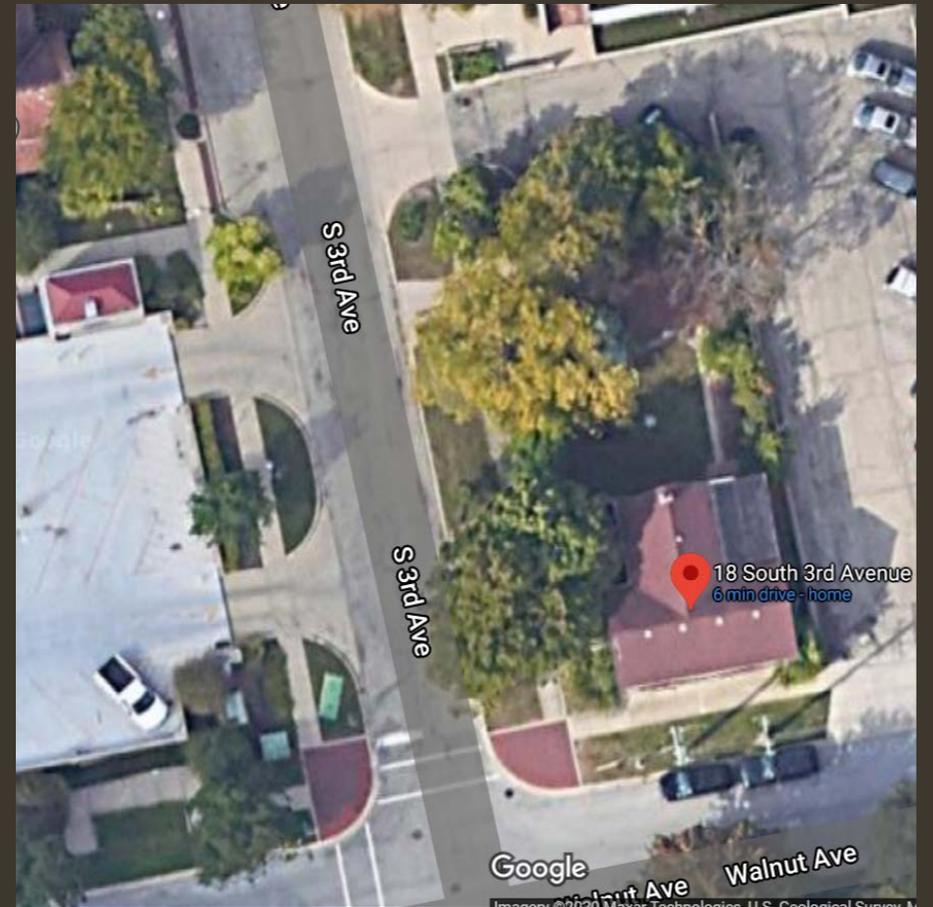
Review of Site: 18 S. 3rd Ave, St. Charles, IL

General Site Photos

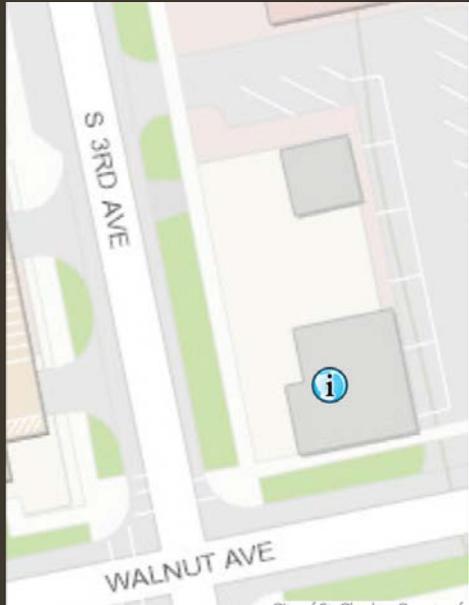
<https://www.redfin.com/IL/St-Charles/18-S-3rd-Ave-60174/home/16989439>

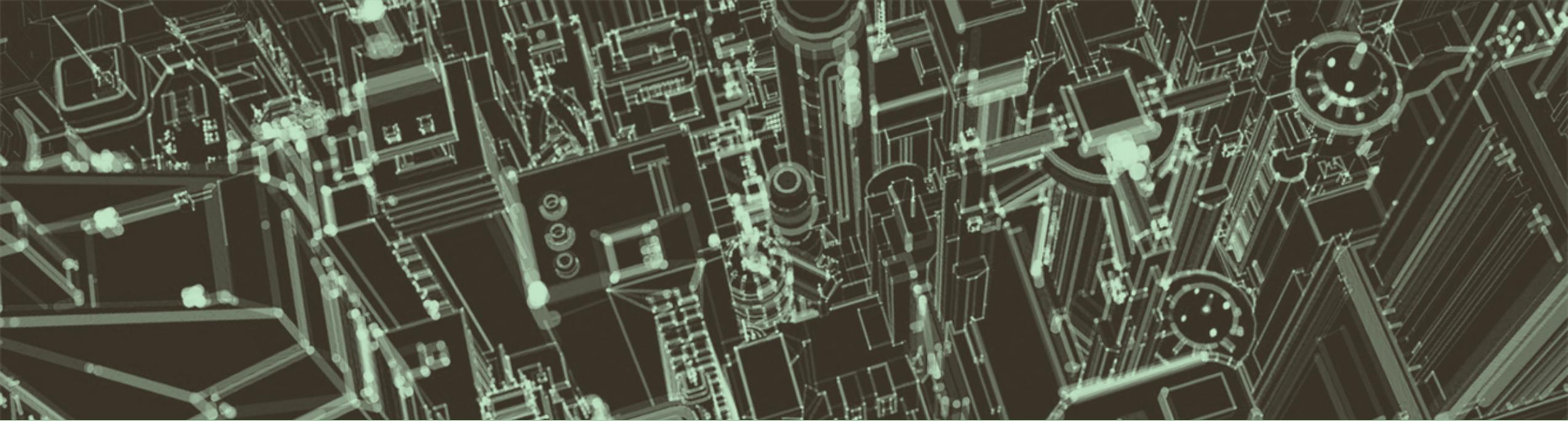
Video of basement and interior

<https://photos.app.goo.gl/mgyS8WwK26AQfAFE9>



Redevelopment Strategy Conversation: Duplex Home - Site Review





Open Discussion & Thank You





ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Minor Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Additions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- Significant
- Contributing
- Non-Contributing

BUILDING CONDITION

- Excellent: Well-maintained
- Good: Minor maintenance needed
- Fair: Major repairs needed
- Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

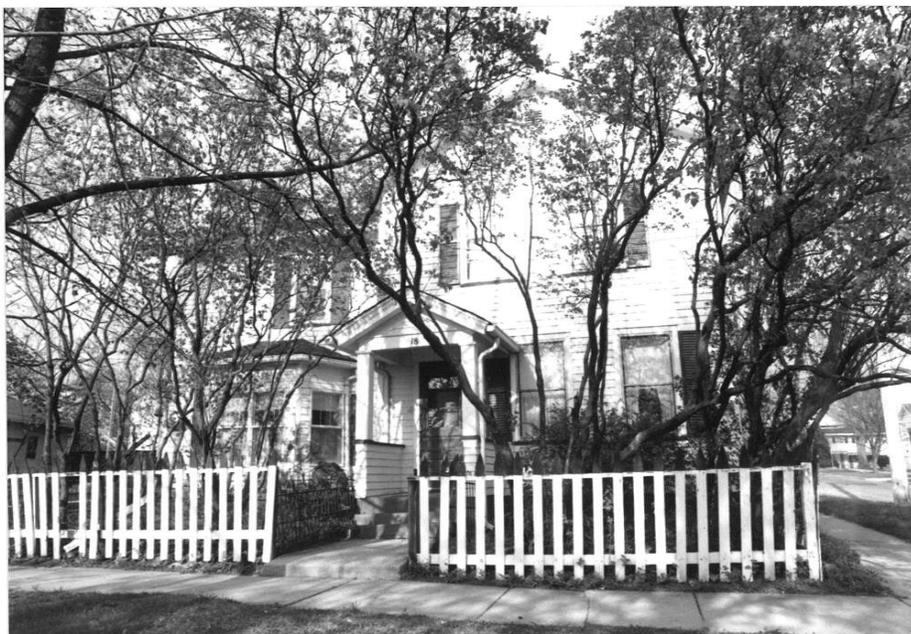
Style: Greek Revival

Date of Construction: 1837

Source: St. Charles Historical Museum

Features:

Cross gable two story wood frame house with front gable porch at entry. Six over six windows at second floor, one over one at first floor. Bay window at first floor of north section.



Address:

18 South 3rd Avenue

Representation in Existing Surveys:

- Federal
- State
- County
- Local

Block No. 49

Building No. 6

SURVEY DATE:

MAY 1994

ROLL NO. 16

NEGATIVE NO. 20



St. Charles Historic Buildings

[SCPL Historic Buildings Page](#)

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Locke House

Welcome

[Buildings with Historic Landmark Documentation](#)

[Library Resources](#)

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[Map](#)

18 S. Third Avenue ([View on map](#))

Constructed by Amos Locke in 1837, this Greek Revival house is thought to be the oldest frame building in St. Charles. Amos N. Locke visited St. Charles, then known as Charleston, in 1834. He returned to take up residence in St. Charles in 1836 and built a woolen mill on the Fox River in 1838.



Image credit: St. Charles Public Library

Comments

[Email](#) or Call 630-584-0076 x1

After Eugene A. Brownell purchased the Locke House, it became known as the Brownell Farm House. Born in Somerfield, Wisconsin, Eugene A. Brownell came to St. Charles in 1857 at the age of sixteen and began working in the local paper mill. Brownell enlisted as a machinist in the 13th Regiment, H company, of the Illinois Volunteers on May 24, 1861, and served until June 18, 1864. After the Civil War, he returned to St. Charles and became a business partner with Charles A. Miller in paper manufacturing. He married Etta Baker in 1867 and had four children. Brownell also served as postmaster of St. Charles from 1880-1886.

The Loren Thomas family purchased the Brownell Farm House in the 1940s, and reported in an interview in 1967 that the house was originally built on stone pilings without a basement. Pigs and chickens reportedly found shelter from the weather under the house. When the kitchen was remodeled by the Thomas' they found that the house was originally constructed using handmade square nails.