

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		605-619 W. Main St. & 622 Walnut St.	
	<b>Proposal:</b>		Discuss redevelopment of properties	
	<b>Petitioner:</b>		Millington Square LLC	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING</b>			<b>MEETING 10/4/17</b>	<b>X</b>
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
X	Preliminary Review		Landmark/District Designation	
	Discussion Item		Commission Business	
<b>ATTACHMENTS:</b>				
Aerial image of properties Conceptual site plan Architectural Surveys				
<b>EXECUTIVE SUMMARY:</b>				
<p>The Commission conducted a preliminary review of redevelopment alternatives for 619 W. Main St. and 622 Walnut St. in August 2017.</p> <p>A new concept for redevelopment of the properties, including neighboring 605 W. Main St., is now being proposed. The applicant has provided a sketch layout of the buildings on the property. He will be in attendance to explain the proposal.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Provide feedback and recommendations.				

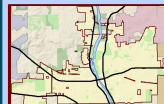


# City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - [www.stcharlesil.gov](http://www.stcharlesil.gov)

## 605-619 W Main St. & 622 Walnut St.

RAYMOND ROGINA *Mayor*  
MARK KOENEN *City Administrator*



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: October 2, 2017 02:33 PM



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# ALTA / NSPS Survey of Part of Lots 1 and 2 and Lots 5 and 6 in Block 6 of Millington's Addition to St. Charles City of St. Charles, Kane County, Illinois



Property Description: Part of Lots 1 and 2 and Lots 5 and 6 in Block 6 of Millington's Addition to St. Charles, all in the City of St. Charles, Kane County, Illinois and containing 0.908 acres more or less.

Certification to: Chicago Title Insurance Company

This is to certify that this map or plot and survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 11 of Table A thereof. The field work was completed on December 5 2016.

Date of plot or map: December 8, 2016.

Carol A. Sweet-Johnson  
Illinois Professional Land Surveyor No. 3342  
License Expiration Date: November 30, 2016  
Illinois Professional Design Firm No. 164-005518

Ordered by & Prepared for:  
State Bank of Geneva



## Notes

Overlays shown herein are assumed bearings based upon XXXXX  
XXX Subdivision, recorded XXXXX.  
Descriptions, easements, and servitudes indicated herein, are based upon Chicago  
Title Insurance Company Order Number: XXXX having an effective date of XXXXX.  
Planned identification reported as XXXX in Title Policy XXXXX issued by Chicago Title Insurance Company,  
effective XXXXX.  
Subject Parcel appears to be subject to XXXXXXXXX.  
Common Address: 819 West Main Street, St. Charles, Illinois 60174  
822 Walnut Street, St. Charles, Illinois 60174  
If appears all buildings are currently vacant.  
At the time of survey 6' to 8' of snow was present.  
At time of survey conventional parking spaces were observed by snow  
and one handicapped space was marked with a portable sign.  
The property described is located within its Special Flood Hazard "Zone 1" (area determined to be outside  
the 100-year flood plain boundary) as identified by NFP Flood Insurance Rate Map No. 17080V0228H with  
a map revision date of August 3, 2008.  
Underground utilities structures and routes indicated herein are based upon field observations along  
with City of St. Charles Utility Maps and are believed to be correct, but not warranted.  
The maximum relative positional precision of the survey does not exceed that which is specified therein.  
All distances are given in feet and decimal parts thereof.

Field Book/Plot No. 164  
File Name: 2016-294 ALTA  
Inventory: Projects/2016-294  
S-T-R:  
Drawn by: MTZ  
Job No.: 2016-294



# ARCHITECTURAL SURVEY

## NEAR WEST HISTORIC DISTRICT

### ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

#### Primary Structure

ADDRESS 605 West Main Street

ROLL-IMAGE # 3178 - 5

CD-IMAGE # 032D - 5



#### ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

#### BUILDING CONDITION

- ☐ Excellent
- ☒ Good
- ☐ Fair
- ☐ Poor

#### ARCHITECTURAL INFORMATION

Architectural Style/Type:	<u>National Gable front &amp; wings</u>	Exterior Walls (Current):	<u>Aluminum</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Clapboard</u>
Date of Construction:	<u>1873</u>	Foundation:	<u>Concrete</u>
Source:	<u>Township Assessor's Office</u>	Roof Type/Material:	<u>Cross gable/Asphalt shingle</u>
Overall Plan Configuration:	<u>Compound</u>	Window Material/Type:	<u>Alum/Wd. Double hung</u>

**ARCHITECTURAL FEATURES:** This is an unusual front elevation featuring two front porches that are supported by shallow arches springing from simple full height square column. Classically detailed fluted pilasters flank both of the front entrances.

**ALTERATIONS:** The addition to the rear is one story and has a roof that has a shallower pitch than the main house. The aluminum siding is typically horizontal, but is vertical at the addition. There is another addition that has a shed roof that is accessed by an exterior site built wooden stair. This addition has horizontal aluminum siding. There is currently a commercial tenant occupying the building.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
MILLINGTON HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS  
Date of Survey: 2003

**Primary Structure**

ADDRESS 619 West Main Street



**ARCHITECTURAL SIGNIFICANCE**

- ☒ Significant  
☐ Contributing  
☐ Non-Contributing  
☐ Potential for Individual National Register Designation

**BUILDING CONDITION**

- ☐ Excellent  
☒ Good  
☐ Fair  
☐ Poor

**ARCHITECTURAL INFORMATION**

Architectural Style/Type:	<u>Colonial Revival</u>	Exterior Walls (Current):	<u>Brick</u>
Architectural Features:	<u></u>	Exterior Walls (Original):	<u>Brick</u>
Date of Construction:	<u>1900</u>	Foundation:	<u>Stone(orig.), Conc.(Additions)</u>
Source:	<u>Township Assessor's Office</u>	Roof Type/Material:	<u>Hipped/Wood shingle (orig.)</u>
Overall Plan Configuration:	<u>Simple w/ additions</u>	Window Material/Type:	<u>Alum/Wd./Dbl. hung</u>

**ARCHITECTURAL FEATURES:** This is a large imposing façade accentuated by being elevated above the street level and by being located on a very prominent site. The roof is a simple hip with a long ridgeline and is articulated with large triangular roof dormers on the north, east, and west elevations. The east and west dormers crown a two story brick projection serving to break up what could have been an uneventful façade. The top of the stone foundation stops vertically at the first floor line and adds visual interest and character to the massive looking house.



**ARCHITECTURAL SURVEY**  
MILLINGTON HISTORIC DISTRICT  
ST. CHARLES, ILLINOIS  
Date of Survey: 2003

ST. CHARLES HISTORIC PRESERVATION COMMISSION

619 West Main Street - Continuation Sheet

**ALTERATIONS:** The front porch is an important element of the front façade and has recently been rebuilt using modern materials. The detailing is good and the design appears to be compatible with the main house. Several additions have been made to the west, south, and east sides of the original house. None of these are sympathetic with the original design in any way. There is no sense of scale, material, or detail references in any of these additions. An adjacent one - story house is connected to the main house at the rear.

**HISTORIC INFORMATION:**

**ARCHITECT:**

Source

**BUILDER:**

Source

**ASSOCIATED EVENTS, PEOPLE & DATES:**

This is sometimes referred to as the Nelson House. Dr. Nelson, a psychologist, ran a school here in the 1940's. Marshall Field's son was among those who resided here during its operation.

Source

Owner

**REPRESENTATION IN EXISTING  
SURVEYS:**

**FEDERAL:**

**STATE:**

**COUNTY:**

**LOCAL:**

Yes



ST. CHARLES HISTORIC PRESERVATION COMMISSION

## ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

### Secondary Structure

ADDRESS 619 West Main Street



### ARCHITECTURAL SIGNIFICANCE

- ☒ Significant
- ☐ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

### BUILDING CONDITION

- ☐ Excellent
- ☐ Good
- ☒ Fair
- ☐ Poor

### ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Colonial revival</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1890 est.</u>	Foundation: <u>Stone?</u>
Source: <u>Owner</u>	Roof Type/Material: <u>Hipped/Wood shingle</u>
Overall Plan Configuration: <u>Simple square</u>	Window Material/Type: <u>Wood</u>

**ARCHITECTURAL FEATURES:** The hipped pyramidal roof together with the lone eyebrow dormer and hayloft doors has an eccentrically interesting overall appearance.

**ALTERATIONS:** This appears to have been a barn that was adaptively reused as a garage. Overhead garage doors have replaced the original doors and are not sympathetic with the original barn design.





ST. CHARLES HISTORIC PRESERVATION COMMISSION

## ARCHITECTURAL SURVEY

MILLINGTON HISTORIC DISTRICT

ST. CHARLES, ILLINOIS

Date of Survey: 2003

Survey Updated: Dec. 2016

### Primary Structure

ADDRESS 622 Walnut Street



### ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing
- ☐ Potential for Individual National Register Designation

### BUILDING CONDITION

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☒ Poor

### ARCHITECTURAL INFORMATION

Architectural Style/Type: Folk Victorian

Architectural Features: \_\_\_\_\_

Date of Construction: 1900

Source: Township Assessor's Office

Overall Plan Configuration: Compound L

Exterior Walls (Current): Clapboard

Exterior Walls (Original): Clapboard

Foundation: Parged Masonry

Roof Type/Material: Cross gable/Asphalt

Window Material/Type: Aluminum/Double hung

**ARCHITECTURAL FEATURES:** The front gable has distinct vertical proportions & steep roof slope. There is a partial width front porch that has a shed type roof that is supported by turned columns. All of the windows have simple wood trim. The siding has relatively wide trim @ the eaves and corners. There is a small rear entry that retains the detail character of the front porch. The eaves are open by are soffited in line w/ the roof slope.

**ALTERATIONS:** This roof probably had wood shakes or shingles originally.