

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Eligibility of Property for Landmark Designation: Renaming of 304 N 2 nd Ave		
	Significance:	Landmark		
	Petitioner:	Dean Bemis		
	Project Type:	Landmark		
		PUBLIC HEARING 4/3/24	X	MEETING 4/3/24
Agenda Item Category:				
	Preliminary Review		Grant	
	Certificate of Appropriateness (COA)		Other Commission Business	
X	Landmark/District Designation		Commission Business	
Attached Documents:			Additional Requested Documents:	
Application				
Project Description:				
<p>A landmark nomination has been submitted for the structure located at 304 N. 2nd Ave.</p> <p>The property is already a local landmark, but the applicant is requesting a name change due to additional information that has been discovered.</p>				
Staff Comments:				
Recommendation / Suggested Action:				
<p>Conduct the public hearing and close if all testimony has been taken.</p> <p>The landmark recommendation is listed on the meeting agenda for consideration after the public hearing is closed.</p>				

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

Received Date

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Parcel Number(s): 09-27-336-007	
	Property Name (Historic or common name of the property): Hulburd-Ferson House	
	Property Site Address 304 North Second Avenue St. Charles, IL 60174	
2. Record Owner:	Name Claire L. and Dean F. Bemis	Phone 630-797-5169
	Address 304 North Second Avenue St. Charles, IL 60174	Email bemisd5@gmail.com
3. Applicant (if different from record owner):	Name Same	Phone
	Address	Email
4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary). Legal Description: PARCEL ONE: LOT 5 (EXCEPT THE NORHTERLY 13 FEET) AND LOT 6 (EXCEPT THE NORHTERLY 13 FEET AND EXCEPT THE EASTERLY 28 FEET) IN BLOCK 33 OF THE ORIGINAL TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS. PARCEL TWO; THE EASTERLY 28 FEET OF LOT 6 (EXCEPT THE NORTHERLY 6.5 FEET) IN BLOCK 33 OF THE ORIGINAL TOWN OF ST, CHARLES, KANE COUNTY, ILLINOIS (see attachment).		

I. Classification of Property (Check all that apply):

a) Ownership:

- private
 public-local
 public-state

b) Category:

- building
 district
 site

c) Integrity:

- original site
 moved: date _____
 unaltered

d) Function or Use:

Historic/Current

- / agriculture
 / commercial
 / educational
 / government
 / entertainment

Historic/Current

- / industrial
 / military
 / museum
 / private residence
 / park

Historic/Current

- / religious
 / scientific
 / transportation
 / other(specify

e) Architecture: (Based on "A Field Guide to American Houses")

National Folk Style
circa 1850-1930

Romantic Styles: circa 1820-1880
 Greek Revival
 Gothic Revival
 Italianate
 Exotic Revival

Victorian Styles: circa 1860-1910
 Second Empire
 Stick
 Queen Anne
 Shingle
 Richardsonian Romanesque
 Folk Victorian

Eclectic Styles: 1880-1940
 Colonial Revival
 Neoclassical, Classical Revival
 Tudor Revival
 Chateausque
 Beaux Arts
 French Eclectic
 Italian Renaissance
 Mission
 Spanish Revival
 Monterey
 Pueblo Revival

Modern Styles: circa 1900- present
 Prairie
 Craftsman
 Modernistic
 Minimal Traditional
 Ranch
 Split-Level
 International
 Contemporary
 Shed
 Other 20th Century Modern
 21st Century Modern

Styled Houses since 1935:
 Mansard
 Styled Ranch
 Millenium Mansion
 New Traditional
 American Vernacular

Other Architecture:

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building. Possible options are provided below.

Inventory of Original Architectural Elements

Item:	Original (yes only)	Material	Location if Required
Chimney	Yes	Brick	
Door(s)	Yes	Wood	
Exterior Walls	Yes	Wood Clapboard	
Foundation	Yes	Limestone	
Roof		Asphalt	
Trim	Yes	Wood	
Window (s)		6 over 6 true divided	

Materials List

Adobe	Aluminum	Asbestos	Asphalt	Brick	Bronze
Canvas	Cast Iron	Ceramic	Clapboard	Cloth	Concrete
Concrete Board	Copper	Dryvit	EIFS	Engineered	Fiberglass
Glass	Granite	Iron	Lead	Limestone	Log
Marble	Metal	Nickel	Plastic	Plywood	Rubber
Sandstone	Shake	Shingle	Slate	Steel	Stone
Stucco	Synthetics	Terra Cotta	Tin	Vinyl	Weatherboard
Wood	Other:				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: Joel Harmon Hulburd
- b) Architect/ Builder: Joel Harmon Hulburd
- c) Significant Person(s): George Ferson and Elmira (Butler) Ferson (wife—see attached)
- d) Significant Dates (i.e., construction dates): 1854 constructed
1857-Hulburd sells home to George Ferson

e) Criteria for Designation:

Please indicate which of the following criteria apply to the property and attach supporting documentation for each criteria. (check all that apply)

1. Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
Notes:
The Hulburd-Ferson House is situated on the highest hill in St. Charles on the main route into Pottawatomie Park (a hub of St. Charles activity).
2. Property is the site of a significant local, county, state, or national event.
Notes:
3. Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
Notes:
George Ferson played a key role in the emerging government of St. Charles and Kane County (see narrative).
4. Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
Notes:
The Hulburd-Ferson house is a pure and untouched example of Greek Revival architecture in St. Charles.
5. Property 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.
Notes:

6. Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Notes:

The Hulburd-Ferson House has important characteristics of Greek Revival architecture such as front door glass transoms, eyebrow windows and roof returns to name just a few!

7. Structure embodies design elements that make it structurally or architecturally innovative.

Notes:

8. Property has a unique location or physical characteristics that make it a familiar visual feature.

Notes:

This home is 3 blocks north of Main Street (prominent and accessible). The Hulburd-Ferson House is situated on the highest hill in St. Charles on the main route into Pottawatomie Park (a hub of St. Charles activity).

9. Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Notes:

10. Property is suitable for preservation or restoration.

Notes:

Properly restored and on the National Register of Historic Places.

11. Property is included on the Illinois and/or National Register of Historic Places.

Notes:

12. Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

Notes:

IV. Attachments

- 1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property.
- 2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing.
- 3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required.
- 4. Chronological list of historical owners.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Jean F. Barnes 2/23/24
Applicant Date

If Owner authorizes application to be filed for their property:

Jean F. Barnes 2/23/24
Owner Date

Hulburd-Ferson House Historic Narrative

In the same year that the first settler, Evan Shelby, came from Vermont to the shores of the Fox River in Kane County to claim property in 1834, two sets of brothers also came to what was to become St. Charles. Ira and George Minard of Rockingham, Vermont and Read and Dean Ferson from Weathersfield, Vermont, had purchased land in Chicago at the junction of Clark and Lake Streets in 1833. Success in Chicago led them soon to the Fox River. With them came the Greek Revival style of architecture still extant in the domestic building stock of St. Charles and the Fox Valley area. Greek architecture, after the Greek war for independence from Turkey in 1821, symbolized the earliest democracy in history and engaged American sympathies, making Greek design a national fashion. When Evan Shelby explored the Fox River Valley in the fall of 1833 after the end of the Black Hawk War, he selected a claim on the site from which the town of St. Charles was to be developed. He persuaded others to join him in coming to the beautiful forested valley, ripe for settlement. After making money on real estate ventures in Chicago, Ira and George Minard and Read and Dean Ferson followed Evan Shelby to settle near his newly claimed area along the Fox River in 1834. Ira Minard and Read Ferson reached an agreement with Evan Shelby to build a dam on the Fox River, improve the water power, erect a saw mill and open a trading house in exchange for eight acres of property. These new partners christened the settlement Charleston, named after a town near their hometowns in Vermont. The name was changed to St. Charles in 1839 when it was discovered that a Charleston, Illinois, already existed. The Minard and Ferson families first built settlement cabins and, later, larger family homes in St. Charles. The historic Hulburd House is a pristine example of the Greek Revival style. The structure shows up on a plat drawing of the town of St. Charles dated April 28, 1855. Joel H. Hulburd, a half owner of Hulburd-Blaisdell Lumber Company, purchased lots 5 and 6 of Block 33 from Lorenzo Ward on March 15, 1853, for \$250. In that same year, Lorenzo Ward sold lots 3 and 4, block 33, to stone mason Andrew Weisel for \$110. As Weisel built his masonry home, Hulburd built a wood frame house next door to the south. Since both homes are clearly shown on the April 1855 plat, it follows that both homes were built in the summer of 1854. In 1857, Hulburd sold the home to George and Almira Ferson for \$1000. George Ferson was a brother to earlier settlers of St Charles Read and Dean Ferson. Actually, George and his five brothers were among the first settlers in the Fox Valley. All six became business owners and farmers in the St. Charles area. George Ferson was active in public service, having served two terms as Supervisor of St. Charles, was a village trustee, held several township offices and served on the Kane County Board of Supervisors in 1873 through 1876. It is important to note that George was married to Almira Butler, sister to Oliver M. Butler and Julius W. Butler, two very prominent businessmen in St. Charles. For the next 106 years (1857 until 1963) the home remained in the Ferson-Butler-Satterlee family, according to records from Chicago Title and Trust Company. Almira Butler Ferson's brother, Oliver M. Butler, had four children, three daughters and a son. He named the son after his brother Julius. In 1876, Almira sold the home to her nephew Julius W. Butler. For the next twenty-three years (1876 to 1899) Julius and his wife Julia lived in the home. In 1899, the Butlers sold the home to Emma Ferson Satterlee, the daughter of the original Ferson family who lived in the home from 1857 until 1876. Emma and her husband, George A. Satterlee, lived in the home for four years, until 1903, when it was passed on to their son George F. Satterlee and his wife Myrtle Crawford Satterlee. For the next sixty years (1903 until 1963) the home stayed in the Satterlee family.

During the sixty years the Satterlee family owned the home, the house developed a very colorful history. The home was auctioned on the courthouse steps to pay debts accumulated by the family, where upon it was purchased by Myrtle Satterlee's brother Harry A. Crawford and sold back to Myrtle the next day. From 1940 until 1963, Myrtle and her two daughters, Lillian and Vivian, mortgaged the home eight times, sold it between them eleven times and seven trust deeds were taken on the property. In 1963, the home was purchased by Glenn E. Craft, who was born and raised in St Charles just two blocks from the home. He was a respected Chicago architect who also owned the brick Greek Revival home to the north. Mr. Craft had successfully pursued National Register of Historic Places for that home, the Weisel Home, in 1982. Over the next twenty one years both homes were carefully restored with respect to the Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as overseen by the St. Charles Historic Preservation Commission. Upon Glenn Craft's death in 1984, both properties were passed to his business partner Seldon

Curry. In 1987 Mr. Curry sold the Hulburd Home to Claire and Dean Bemis, who completed the restoration. During its 156 year existence, besides its original builder, Joel Hulburd, the Hulburd-Ferson Home has been owned by only three families, the Ferson-Butler-Satterlee family, Glenn Craft and his partner Seldon Curry, and Claire and Dean Bemis.

Original Narrative

Historic Landmark Nomination

Descriptive Statement

Ferson-Butler-Satterlee Home

304 North Second Avenue

St. Charles, Illinois 60174

The importance of preserving this 1850's home cannot be overestimated. From the time the home was built in 1854, it has been a well known landmark to residents of the Fox Valley. Three major attributes point to the historical value of this home: (1) it was among the earliest residences to be built in St. Charles, Illinois; (2) continuous ownership of the home by the Ferson family, one of the founding families of St. Charles, from 1857 to 1963 (106 years) and (3) the home is a near perfect example of the Greek Revival architectural style that was prominent from 1825 to 1864 (see attachment A).

As the plat of St. Charles dated April 28, 1855 (see attachment B) shows, only 3 homes were present in the six blocks north of Chestnut, between first street (now first avenue) and sixth street (now sixth avenue) which includes blocks 31 through 36. Since this plat was drawn on April 28, 1855, and all 3 parts of the house are clearly shown (block 33 lots 5 & 6), it is highly unlikely that the home was built between January 1, 1855 and April 28, 1855. Because of the harsh winters and heavy spring rains in northern Illinois, the home was most likely built during the summer of 1854.

The arrival of Dean and Reed Ferson (brothers) in the summer of 1834 (see attachment C) marked the beginning of the settlement of Charleston, Illinois (soon to be renamed St. Charles, Illinois). Migrating from Weathersfield, Vermont, the Fersons were one of several families from Vermont to settle in the Fox Valley (see attachment D). In 1839 George Ferson, then 15 years old, relocated with his family to the Fox Valley (see attachment E). In 1848, George Ferson married Elmira Butler, who also relocated to the Fox Valley from Vermont. On July 28, 1857, George and Elmira (Butler) Ferson bought the home on block 33 lots 5 & 6 from Joel H. Hubbard, who had built the home (see attachment F). The Fersons remained in the home for the next 19 years, during which George Ferson was a very active member of the Kane County Board of Supervisors (see attachment G). On December 12, 1876 the home was sold to Julius W. Butler (son of Oliver M. Butler and nephew of Elmira Butler Ferson) and his wife Julia A. Butler (see attachment H). The Butlers lived in the home for the next 23 years and on February 27, 1899 they sold the home to the daughter of George and Elmira Ferson, Emma Louisa (Ferson) Satterlee and her husband George A. Satterlee (see attachment I). Upon Emma's death (November 21, 1903), the home is passed down to her son George F. Satterlee who was married to Myrtle (Crawford) Satterlee. On August 21, 1934, George F. Satterlee dies and the house is passed to Myrtle Satterlee Pearson (she had remarried). From 1934 until 1963

home was owned by Myrtle or one of her 2 daughters (Lillian and Vivian); on September 25, 1963, the home passed out of the hands of the original Ferson family when it was purchased by Glenn E. Craft, a native to St. Charles and a well known architect (see attachment J).

From the personal files of Architect Glenn E. Craft we find a detailed architectural description of the Greek Revival style (see attachment K). The following are the stated attributes of the Greek Revival style and all can be seen on this home:

- (a) Gabled roof of a low pitch (see photo L).
- (b) Symmetrical facade (see photo M).
- (c) Wide band of trim under eaves (see photo N).
- (d) Front door surround with transom and side lights (see photo O).
- (e) Porch with Doric style columns (see photo P).
- (f) Attic windows in frieze on side (see photo Q).
- (g) Pediment over windows and doors (see photo R).
- (h) Cresting on door and window crowns (see photo S).
- (i) Very simple interior design (see photo T).

Based on the age of his home (156 years old this year), the importance of the Ferson family that owned the home continuously from 1857 to 1963 (106 years), and the home's near perfect Greek Revival style, we respectfully submit our home for the designation of Historic Landmark in the city of St. Charles, Illinois.

Claire L. Bemis

Dean F. Bemis

The Ferson-Butler-Satterlee Home

This wonderful and pristine example of the Greek revival architectural style was first shown on a plat drawn on April 28, 1855 (see attachment A). But the story of this home begins March 15, 1853 when carpenter Joel H. Hubbard (1860 census) purchases lots 5 and 6 from Lorenzo Ward for \$250.00 (Chicago Title). In the same year, Lorenzo Ward sells lots 3 and 4, block 33, to a local stone mason, Andrew Wisel for \$110.00. Working side by side, Hubbard the carpenter and Wisel the stone mason built two perfect Greek revival homes... one of brick (lots 3 & 4) and one of wood frame (lots 5 & 6). Since both homes are clearly shown on the April 1855 plat, it is logical that both homes were built in the summer of 1854. In 1857, Hubbard sells the home to George and Almira Ferson for \$1,000.00 and in 1867 Wisel sells the brick home to Mary Morgan for \$2,000.00.

George Ferson, who owned the home for the next 19 years, was a very important figure in St. Charles. George and his 5 brothers were among the first settlers in the Fox Valley. All 6 became business owners and farmers in the St. Charles area. George was active in public service, having served two terms as a Supervisor of St. Charles, a village trustee several times, held several minor township offices, and served on the Kane County Board of Supervisors in 1873, 1875, and 1876 (obituary attached and the record of proceedings for the Kane County Board of Supervisors, Kane County Clerk's office, Geneva IL.). It is important to note that George was married to Almira Butler, sister to Oliver M. Butler and Julius W. Butler, two very prominent businessmen in St. Charles. For the next 106 (1857 to 1963) years the home remained in the Ferson-Butler-Satterlee family (Chicago Title).

Almira Butler Ferson's brother, Oliver M. Butler, had 4 children... 3 daughters and one son; he named the son after his own brother, Julius W. Butler. In 1876 Almira Butler Ferson sold the home to her nephew Julius W. Butler. For the next 23 years (1876 to 1899), Julius and his wife Julia lived in the home (Chicago Title).

In 1899 the Butlers sold the home to Emma Ferson Satterlee, the daughter of the original Ferson family that lived in the home from 1857 to 1876. Emma and her husband George A. Satterlee only lived in the home 4 years (1899 to 1903) when it passed to their son George F. Satterlee and his wife Myrtle Crawford Satterlee. For the next 60 years (1903 to 1963) the home stayed in the Satterlee family (Chicago Title).

During the 60 years the Satterlee family owned the home, the house developed a very colorful history. The home was auctioned on the courthouse steps to pay debts accumulated by the family, where upon it was purchased by Myrtle's brother Harry A. Crawford and sold back to Myrtle the next day! From 1940 to 1963, Myrtle and her two daughters (Lillian and Vivian)

mortgaged the home 8 times, sold it between them 11 times, and 7 trust deeds were taken on the property.

In 1963 the home was purchased by Glenn E. Craft (born and raised in St. Charles just 2 blocks from the home!), prominent Chicago Architect who also owned the brick home on lots 3 and 4. From the moment Craft owned the homes, he began a careful and authentic restoration of both homes. Over the next 21 years, both homes were restored to their original condition. Upon Craft's death in 1984, the properties were passed to his business partner Seldon Curry.

In 1987 Curry sold the home to us (Dean and Claire Bemis) and the restoration was completed. We have lived in the home continuously for 23 years. For the last 156 years, the dwelling has been home to only 3 families (Ferson-Butler-Satterlee, Craft, and Bemis).





Greek Revival Style: Gabled roof of a low pitch.



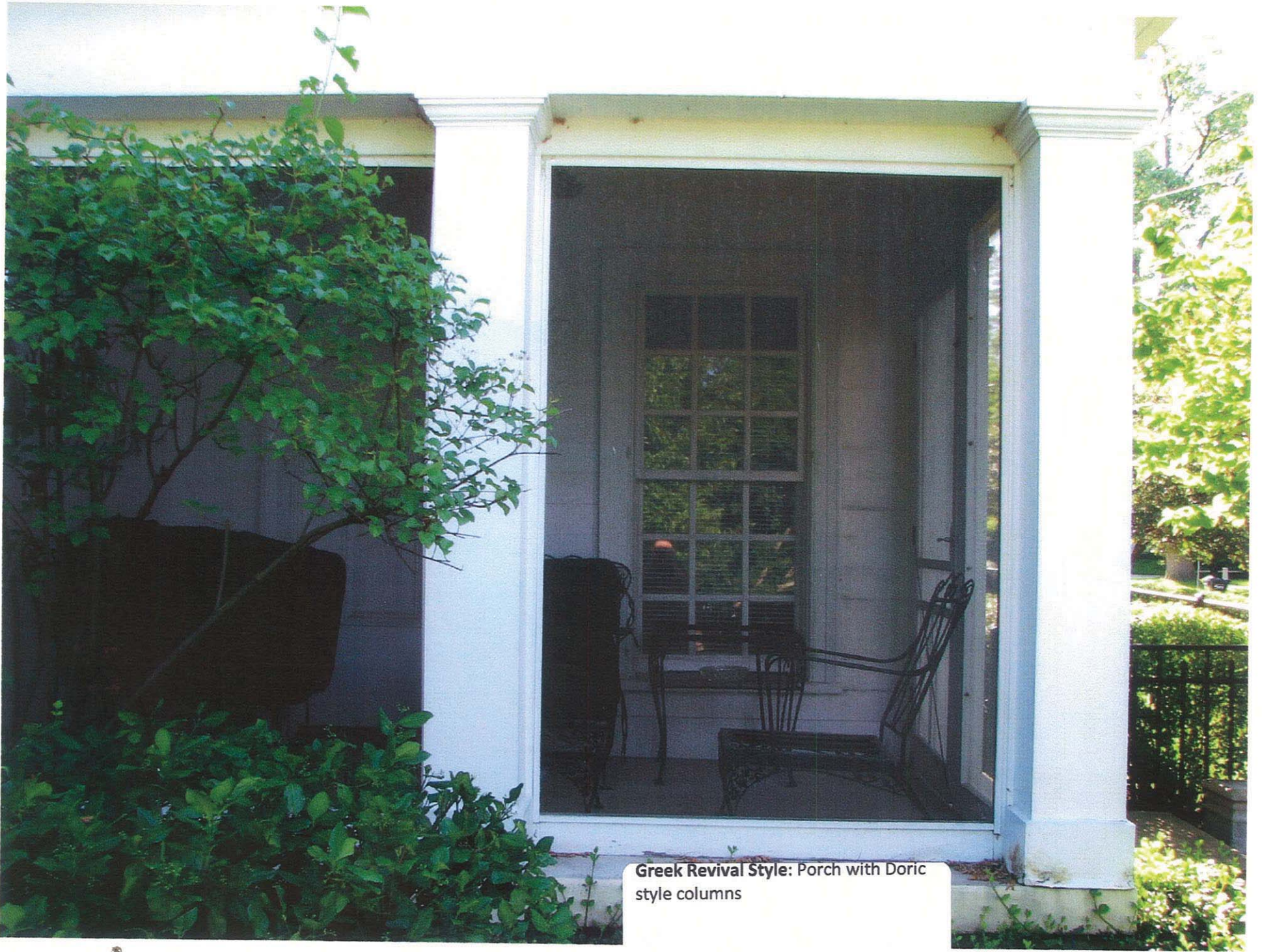
Greek Revival Style: Symmetrical facade



Greek Revival Style: Wide band of trim under eaves



Greek Revival Style: Front door surround with transom and side lights



Greek Revival Style: Porch with Doric style columns



Greek Revival Style: Attic windows in frieze on side



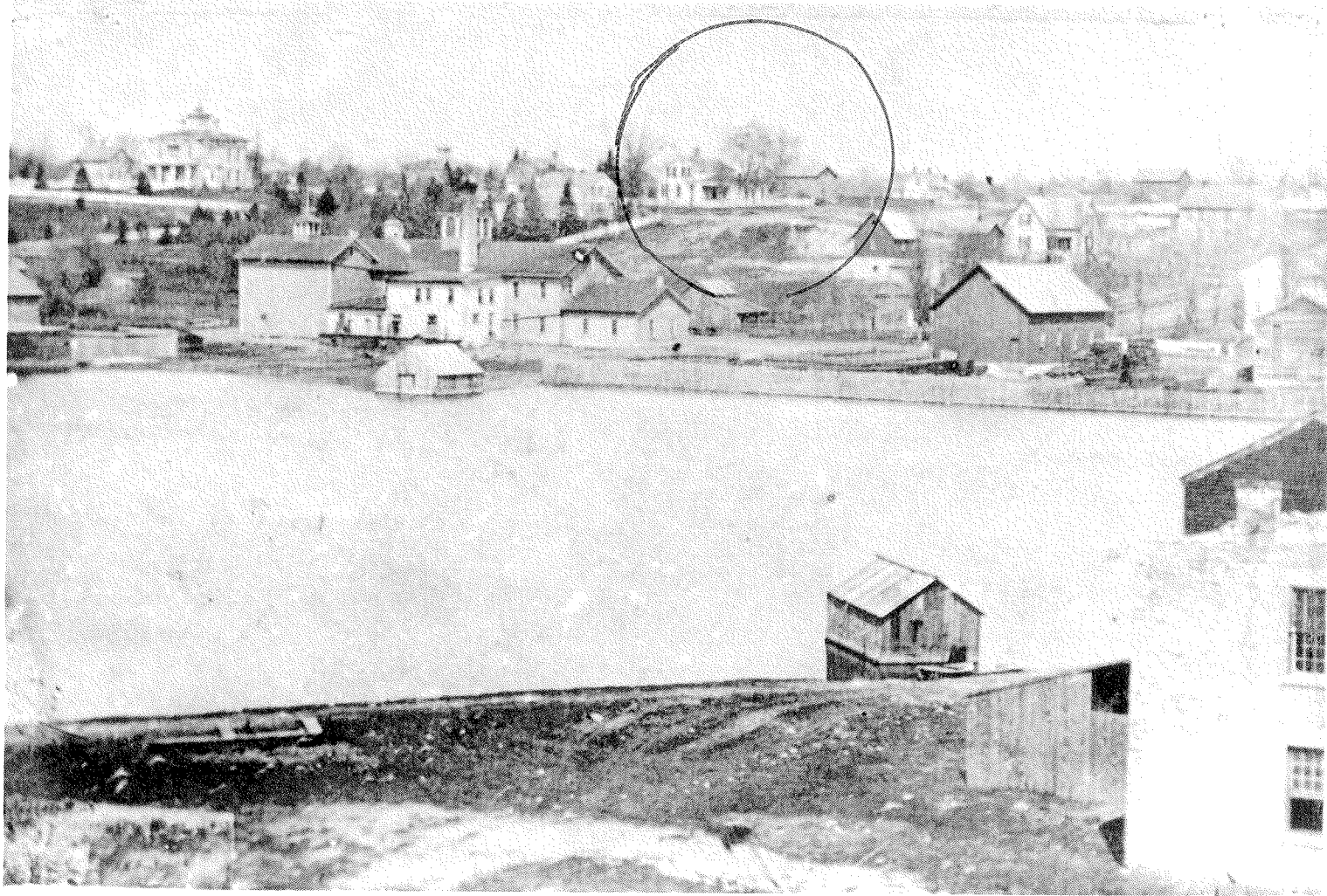
Greek Revival Style: Pediment over window and doors



Greek Revival Style: Cresting on door and window crowns



Greek Revival Style: Very simple interior design





ARCHITECTURAL SURVEY
CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

ST. CHARLES HISTORIC PRESERVATION COMMISSION

Primary Structure

ADDRESS 304 N 2nd Ave

1994 Photo
 Roll: 15, 4
 Negative: 9, 22

Photo: Aug. 2003



ARCHITECTURAL SIGNIFICANCE

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

BUILDING CONDITION

- Excellent
- Good
- Fair
- Poor

ARCHITECTURAL INFORMATION

Architectural Style/Type: <u>Greek Revival</u>	Exterior Walls (Current): <u>Clapboard</u>
Architectural Features: _____	Exterior Walls (Original): <u>Clapboard</u>
Date of Construction: <u>1850-1870</u>	Foundation: _____
Source: _____	Roof Type/Material: _____
Overall Plan Configuration: _____	Window Material/Type: _____

ARCHITECTURAL FEATURES: Two-story gable front with one story side wing and porch. Classical details at entry. Front door has side and transom lights. George Ferson was original owner.

ALTERATIONS: None



ST. CHARLES
SINCE 1834

ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

CENTRAL HISTORIC DISTRICT
ST. CHARLES, ILLINOIS

Continuation Sheet

HISTORIC INFORMATION:

ARCHITECT: _____

Source _____

BUILDER: _____

Source _____

ASSOCIATED EVENTS, PEOPLE & DATES: _____

Source _____

George Ferson, original owner

REPRESENTATION IN EXISTING SURVEYS:

FEDERAL: _____

STATE: _____

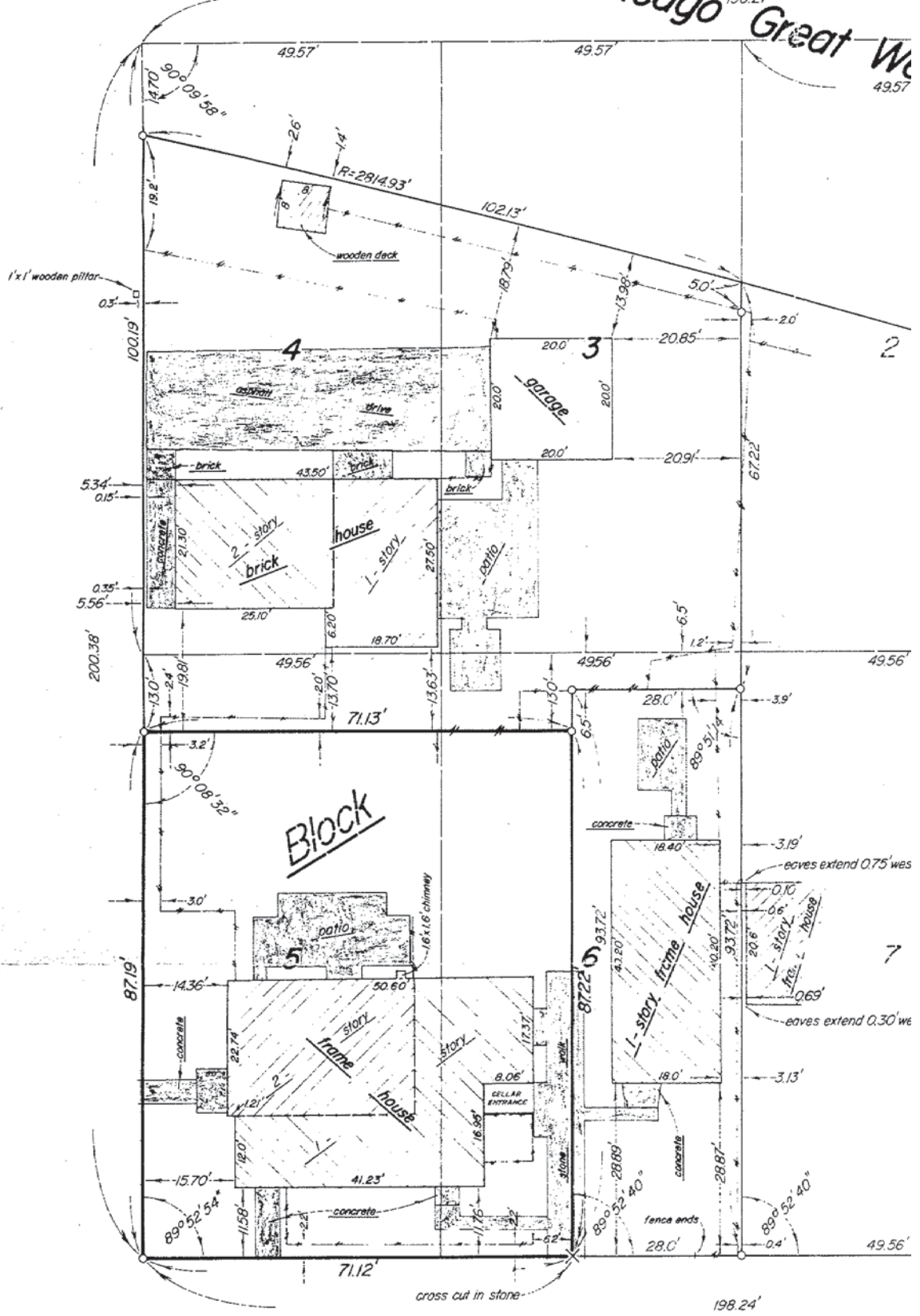
COUNTY: _____

LOCAL: Yes



60'
North
Avenue

60'
Second

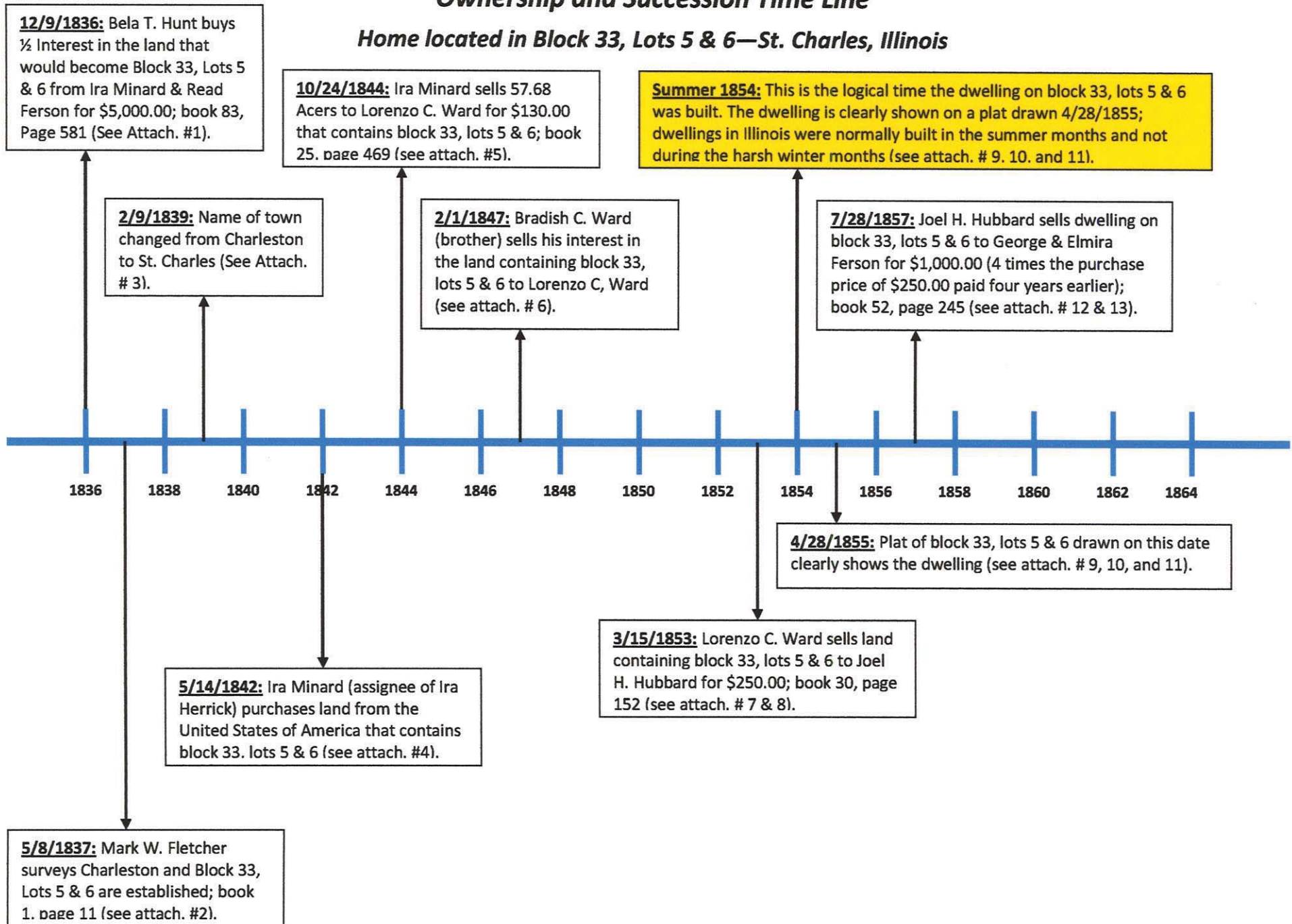


1855 - J. H. HULBURD

60'
Chestnut

Ownership and Succession Time Line

Home located in Block 33, Lots 5 & 6—St. Charles, Illinois

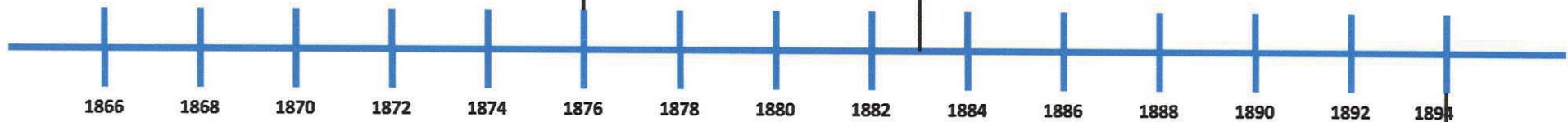


Ownership and Succession Time Line

Home located in Block 33, Lots 5 & 6—St. Charles, Illinois

12/12/1876: George and Almira B. Ferson sell the dwelling on Block 33, lots 5 & 6 and lots 7 & 8 to Julius W. and Julia A. (wife) Butler for \$1,000.00; book 179, page 335 (see attach. #14).

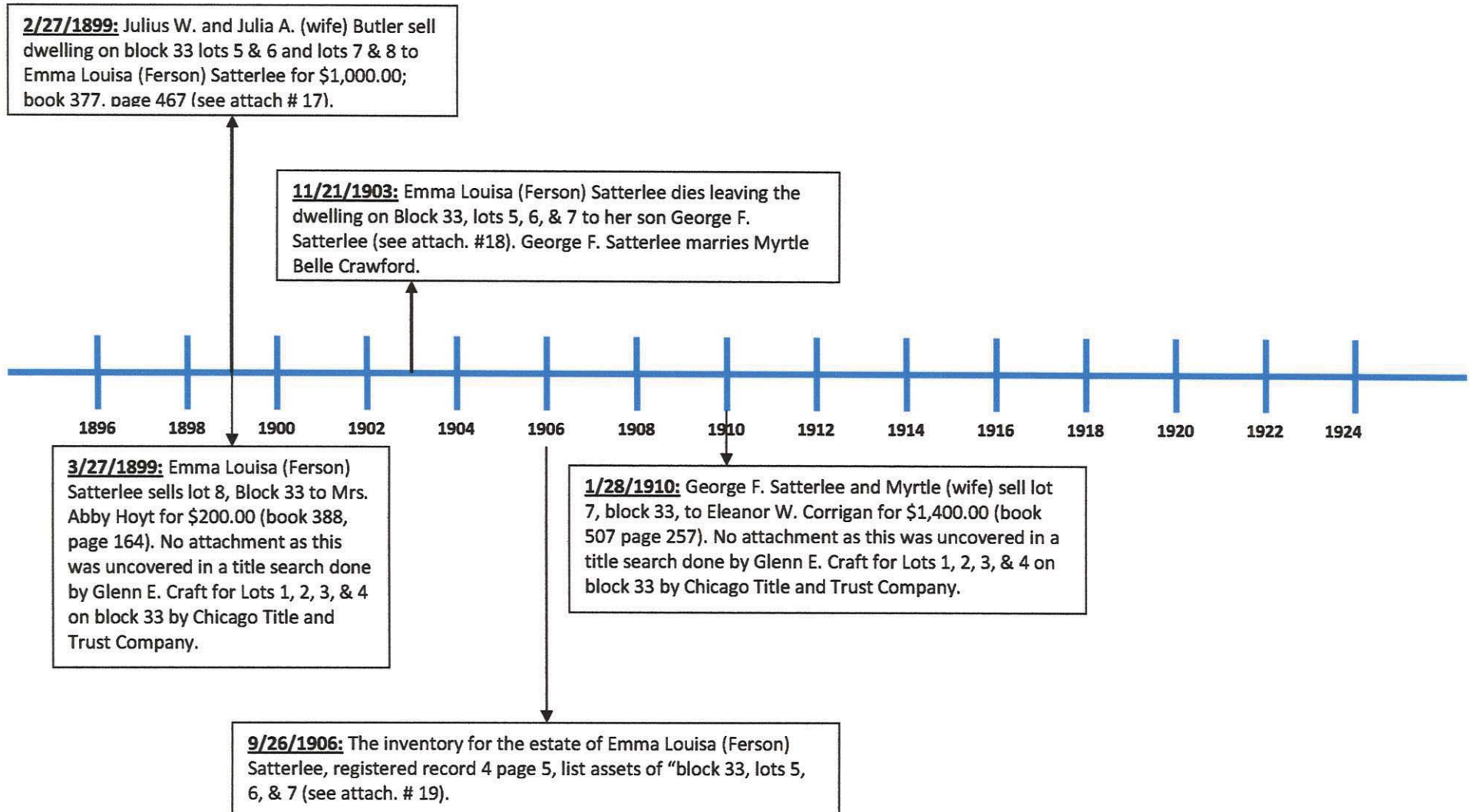
1883: the Evison barn which had served as the feed store and grain elevator for George Ferson was moved to block 33, lots 7 & 8 (see attach. #15) and was converted to a dwelling. It stands today as the Evison-Ferson-Satterlee Home (Historic Landmark Status).



5/5/1894: George A. Satterlee and Emma Louisa (Ferson) Satterlee are divorced (see attach. #16)

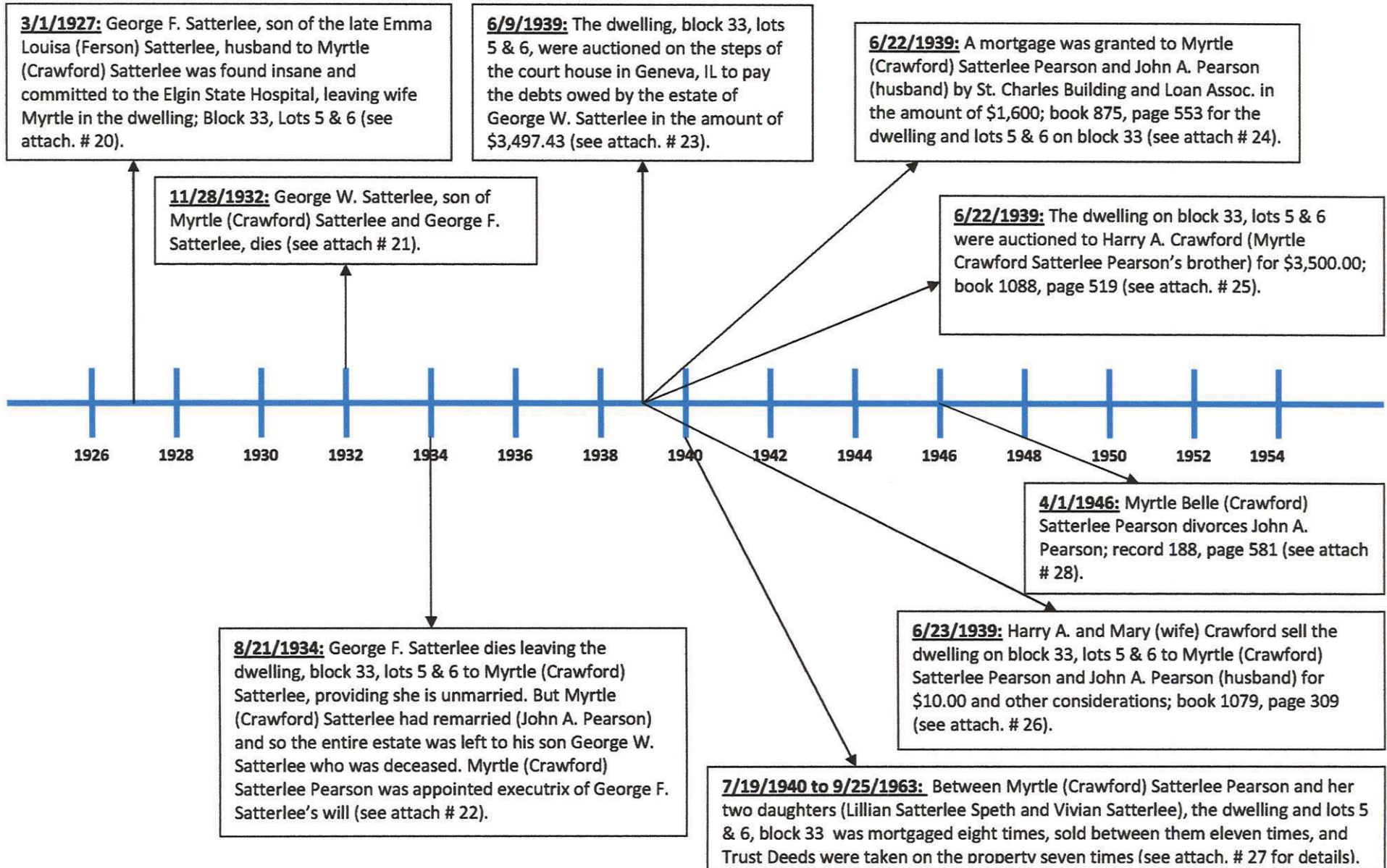
Ownership and Succession Time Line

Home located in Block 33, Lots 5 & 6—St. Charles, Illinois



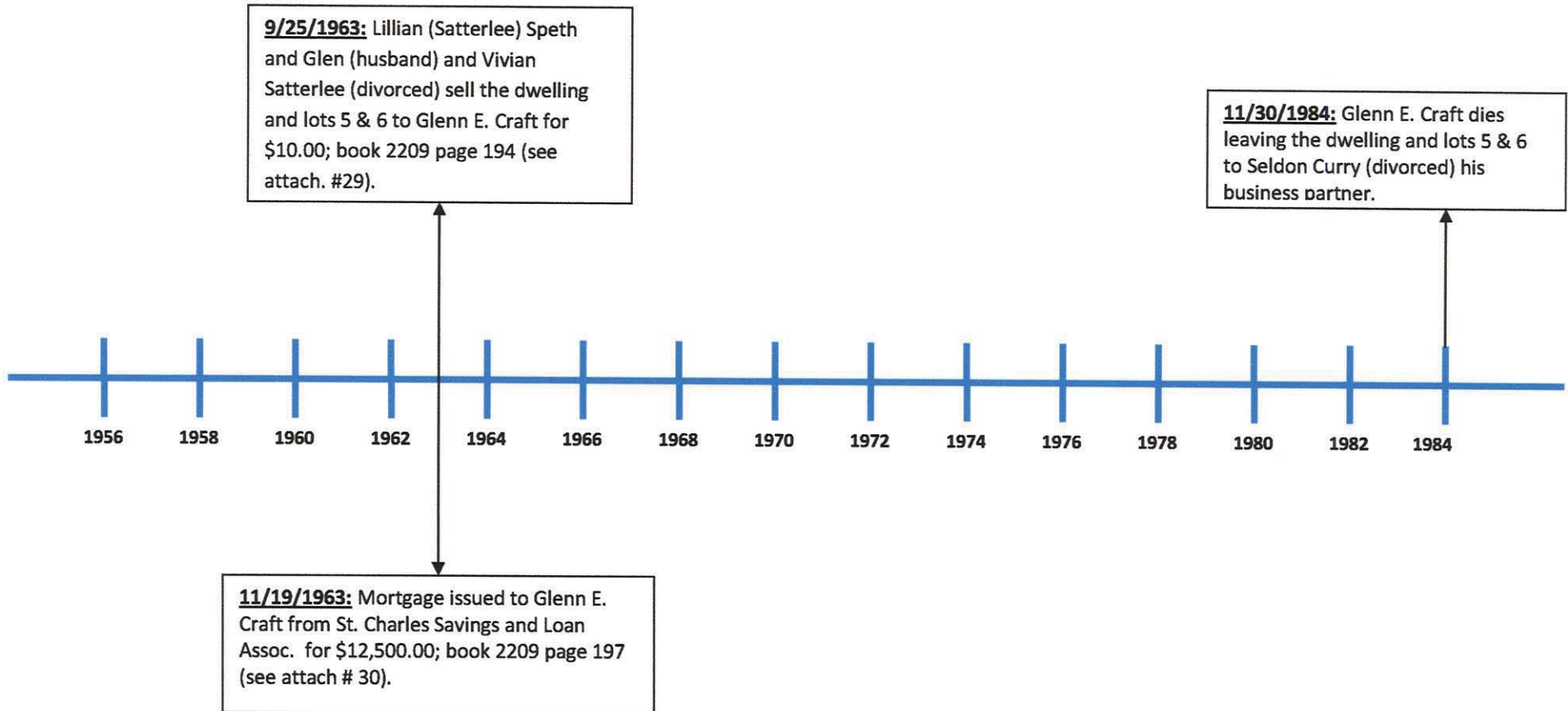
Ownership and Succession Time Line

Home located in Block 33, Lots 5 & 6—St. Charles, Illinois



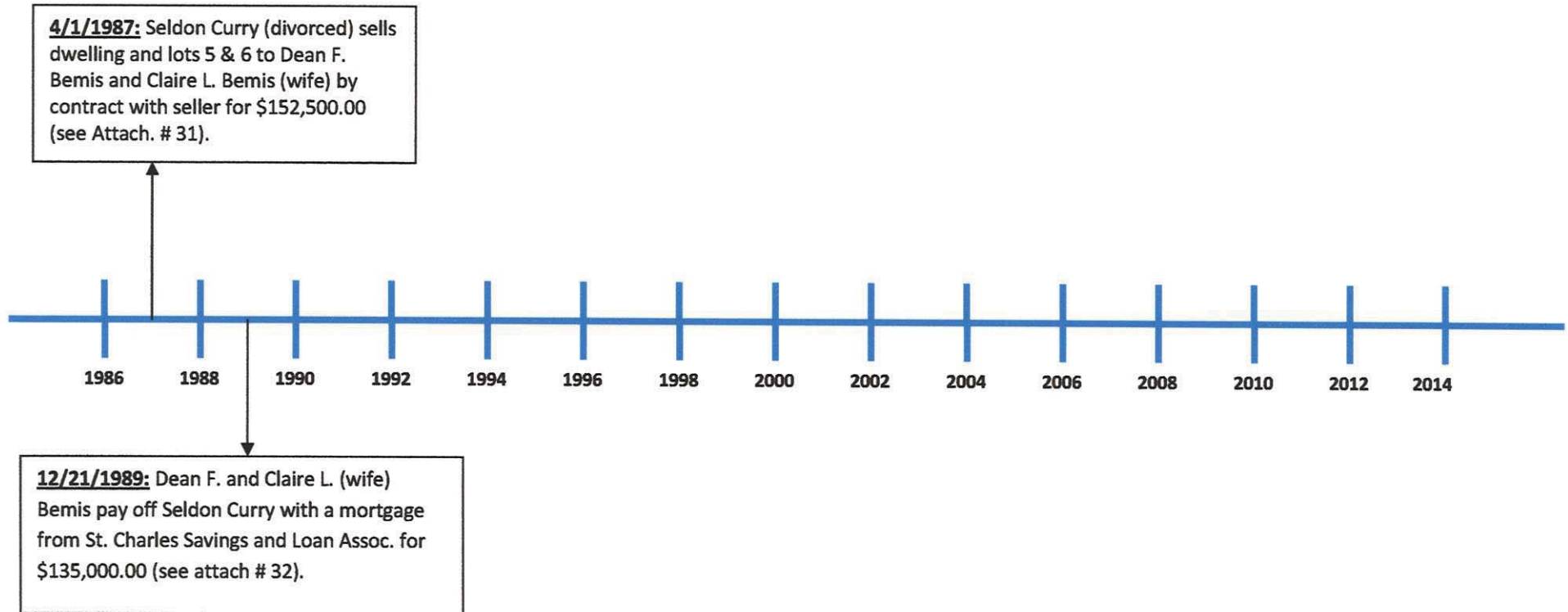
Ownership and Succession Time Line

Home located in Block 33, Lots 5 & 6—St. Charles, Illinois

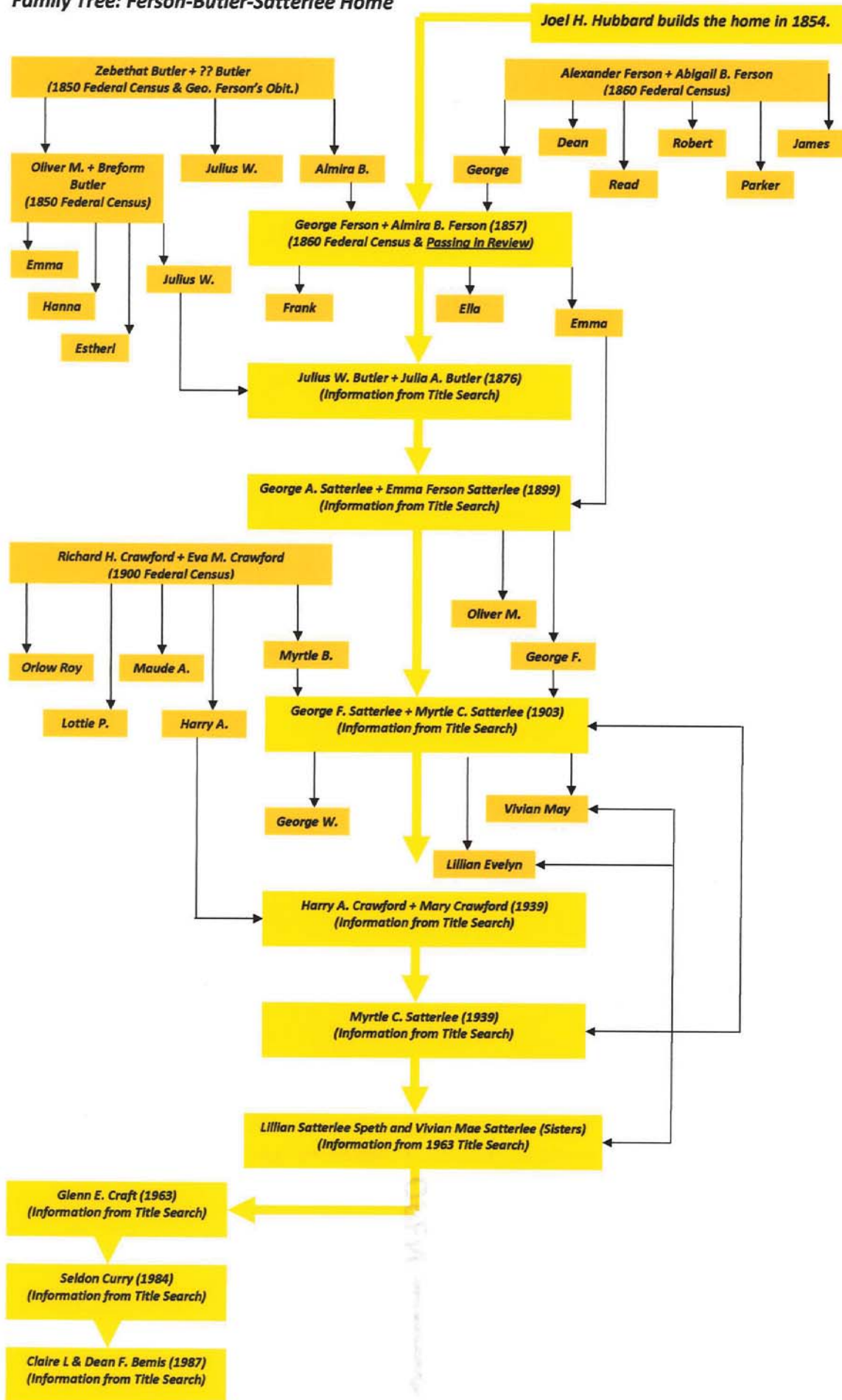


Ownership and Succession Time Line

Home located in Block 33, Lots 5 & 6—St. Charles, IL



Family Tree: Ferson-Butler-Satterlee Home



ST CHARLES.

*Map of St. Charles, Mo. drawn by
H. C. Beck, Apr. 20th 1855*

