

	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Landmark Nomination for 502 S. 4 th Ave. – Long House		
	Proposal:	Landmark 502 S. 4 th Ave.		
	Petitioner:	Joseph Stuart		
Please check appropriate box (x)				
	PUBLIC HEARING 5/6/15		MEETING 5/6/15	X
AGENDA ITEM CATEGORY:				
	Certificate of Appropriateness (COA)		Façade Improvement Plan	
	Preliminary Review	X	Landmark/District Designation	
	Discussion Item		Commission Business	
ATTACHMENTS:				
Ordinance Criteria for Landmarking				
Landmark nomination form and attachments				
Excerpt from 3/18/15 meeting minutes				
EXECUTIVE SUMMARY:				
<p>A landmark nomination has been submitted for the structure located at 502 S. 4th Ave.</p> <p>The Commission discussed the property with the applicant at the 3/18/15 meeting.</p>				
RECOMMENDATION / SUGGESTED ACTION:				
Review the landmark nomination and provide a recommendation to set a public hearing date.				

St. Charles Zoning Ordinance – Criteria for Landmark Designation

17.32.060.C

The Commission shall evaluate the property's eligibility for landmark designation based on its historic and/or architectural significance, the integrity of its design, workmanship, materials, location, setting and feeling, and the extent to which it meets one (1) or more of the following criteria:

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.

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

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.

Received Date
RECEIVED
St. Charles, IL

MAY - 4 2015

CDD
Planning Division

1. Property Information:	Parcel Number(s): <i>09-34-217-001</i>	
	Property Name (Historic or common name of the property): <i>Long House</i>	
2. Applicant:	Name <i>Joseph Stuart</i>	Phone <i>630-723-4330</i>
	Address	Fax
	<i>502 South 4th Ave. St. Charles, IL</i>	Email <i>jstuart@elginacademy.org</i>
3. Record Owner:	Name <i>Joseph Stuart</i>	Phone
	Address	Fax
	<i>502 South 4th Ave. St. Charles, IL</i>	Email <i>jstuart@elginacademy.org</i>
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).		
<i>The northerly 50 ft. of the west half of Block 8 in Minard, Ferson and Hunt's Second Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.</i>		

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:

Early Republic

- Federal
- Early Classical Revival

Mid-19th Century

- Greek Revival
- Gothic Revival
- Italian Villa
- National

Late 19th/20th Century Revivals

- Beaux Arts
- Colonial Revival
- Classical Revival
- Tudor Revival
- Late Gothic Revival
- Dutch Colonial Revival
- English Cottage
- Italian Renaissance
- French Renaissance
- Spanish/Mission

Regional Origin

- Vernacular (describe)

- Other (describe)

Late Victorian

- 2nd Gothic Revival
- Italianate
- Second Empire
- Queen Ann
- Stick/Eastlake
- Shingle Style
- Romanesque
- Renaissance
- Folk Victorian

Late 19th and Early 20th Century
(American Movements)

- Princess Ann
- Homestead
- (Amer. Arts & Crafts Movement)
- Craftsman
- Bungalow
- Foursquare
- Prairie School

Modern Movement

- Modern
- Art Deco
- International Style
- Ranch

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building.

	Foundation	Walls	Roof	Others
Wood				
Weatherboard, Clapboard				
Shingle			✓	✓
Log				✓
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone	✓	✓		
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			✓	
Asbestos				
Concrete				
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				

III. Significance of Property:

Please indicate source of documentation, if available.

- a) Original Owner: Demmis Long
- b) Architect/ Builder: Demmis Long
- c) Significant Person(s): Long family
- d) Significant Dates (i.e., construction dates): 1852

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

- Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
- Property is the site of a significant local, county, state, or national event.
- Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
- Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
- 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.
- Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.
- Structure embodies design elements that make it structurally or architecturally innovative.
- Property has a unique location or physical characteristics that make it a familiar visual feature.
- Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.
- Property is suitable for preservation or restoration.
- Property is included on the ___ Illinois and/or ___ National Register of Historic Places.
- Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

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.

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.

Record Owner Date

Applicant or Authorized Agent Date



502 South 4th. Ave. St. Charles, Illinois

Descriptive Statement for 502 South 4th. Ave.

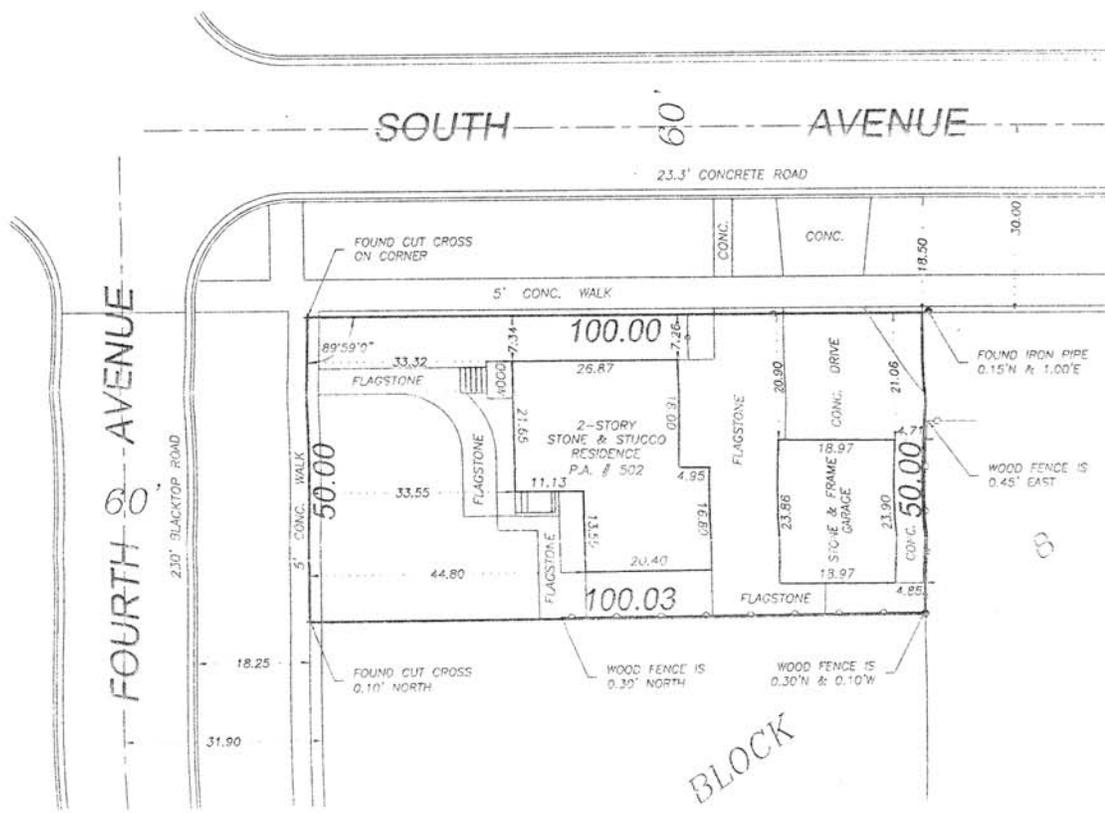
Emigrating from Ireland in 1839 and arriving in St.Charles in 1843, Dennis Long and his wife Margaret were the first recorded purchasers of this property in 1852. There is research that suggests the property may have had this structure already on it due to the relative amount of money Dennis Long paid for it at the time of purchase. The building was constructed on the northerly half of block eight in the Minard, Ferson and Hunt second addition to St.Charles.

Dennis Long was a mason who worked on the Illinois and Michigan Canal and after it's completion moved to St.Charles to continue to work on masonry structures including the first St.Patrick's Church. Dennis Long lived in this house until his death around 1860. His son, John was also a mason and was deeded the house in 1855 where he lived with his wife and four daughters until his death in 1918. John lived most of his life at this residence with the exception of when he enlisted in the Indiana Infantry during the American Civil War. The house stayed in the Long family until the late 1940's passing on to John's daughter Anges and then to her son John. The building has stayed as a private residence through out its history.

The stone structure has a shallow gabled roof and was originally a simple rectangular footprint in layout. The building is of National style consisting of two stories over a high English basement. The south wing was added sometime before 1892 and very possibly by 1875. It is also of stone construction with a unique decorative red brick border of two courses width surrounding the addition.

PLAT OF SURVEY

THE NORTHERLY 50 FEET OF THE WEST HALF OF BLOCK 8 IN MINARD, FERSON AND HUNT'S SECOND ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 28TH DAY OF APRIL, A.D., 2010.

ILLINOIS LAND SURVEYOR NO. 1863
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

• = FOUND IRON STAKE
○ = SET IRON STAKE

ORDERED BY: BENDILL, RICK ORDER NO. 10-0-021 FILE
LAMBERT & ASSOCIATES
LAND SURVEYORS
320 SOUTH REFER ST. WHEATON, ILL. 60
PHONE: (630) 653-6331 FAX: (630) 653-6332

Mr. Corbin said his father had a guitar store in this same location 30 years ago.

Chairman Smunt noted the storefront brick has Art Deco design, so some type of Art Deco light fixture could be used instead of a typical gooseneck light fixture.

Mr. Norris asked about the sign band material and if it is wood. Mr. Corbin said the existing wood panel would be covered with an aluminum panel per the sign proposal.

A motion was made by Mr. Bobowiec and seconded by Ms. Malay with a unanimous voice vote to approve the COA.

6. Discussion Item: 502 S. 4th Ave.

Joseph Stuart, owner of 502 S. 4th Ave., was present. Mr. Stuart said he appeared before the Commission before and received positive direction about landmarking his house, but he wanted to wait to complete some changes to the building.

Mr. Stuart said there is some ambiguity related to the age of the house. He said he has evidence that suggests it may be older than 1852. He provided research from previous owners and Adam Gibbons. He circulated photos of several houses from the 1840s that had similar design elements. He said he wants to be as close as he can to the correct date.

Ms. Malay said it looked like early 1840s, she would guess about 1842. Mr. Stuart noted similarities to the original Beith House on Prairie St. (1843) and the Beith House on Indiana St. (1845).

Mr. Gibson said a structure appears at this location in older maps. He recalled the early owners, the Long family, were bricklayers that built St. Patrick's Church. Mr. Stuart said he had more genealogical history on the family.

Chairman Smunt said this architectural and construction style existed for several decades, so using only this information for dating the building is probably not adequate. He said there is a tendency to want to date something earlier than the hard evidence indicates, which in this case is 1852. He said the house could be dated "circa 1852". Mr. Stuart said the house could also be dated "circa 1840s" as well.

Mr. Gibson said there are earlier maps showing the house in the property, he thought from 1847. Chairman Smunt said that is the type of evidence needed. Mr. Gibson said otherwise there isn't any mention of the structure prior to 1852.

Mr. Stuart asked the Commission to confirm that landmarking would prevent the house from being demolished in the future. Chairman Smunt said there is a review process required, but the landmarking is the same as if a structure is in a historic district. A review process is required for any changes to the structure and changes are evaluated based on ordinance criteria. He said landmark buildings are considered significant.

Mr. Colby asked Mr. Stuart if he wanted input on the application form itself. Mr. Stuart asked about the architectural style of Greek Revival vs. National style. Chairman Smunt said Greek Revival is more of an architectural style, while National is more of a building form with no ornamentation. He said fascia returns are seen on many styles from the 19th century, so that in and of itself does not define the house as Greek Revival. He said National style might be more appropriate.

Mr. Gibson asked if the house was stuccoed over. Chairman Smunt said he isn't sure when it was stuccoed; it could have been original to the structure or much later. Mr. Stuart questioned why there would be stone lintels if the house was originally stuccoed. Mr. Gibson asked if the now removed stucco might have contained more Greek Revival details or ornamentation. Mr. Stuart said there doesn't appear to be space for decorative elements around the door. Chairman Smunt said in the future, if evidence is found, the Commission can amend the application.

Mr. Stuart mentioned Dennis Long was a Civil War veteran. Chairman Smunt suggested including this in the application as a part of the City's Civil War history. Mr. Stuart said Mr. Long was not in the 8th Illinois Cavalry.

Mr. Stuart said he would hold off with his landmark nomination until the pre-1852 map can be found to confirm an earlier date of construction.

7. Additional Business

a. Mobile Tour App Project

Chairman Smunt said he went to a meeting with the Heritage Center and they are interested in collaborating with other organizations on mobile tours. He said the Heritage Center is looking at using a website, historypin.org, which is public photo/information database website.

Mr. Gibson showed the Commission his site, historicstc.com, which includes all of the information from the Library historic buildings site. He said a public site like historypin.org couldn't be controlled and the information could be changed. He said his site could do audio or video or host other information. He said this is a site he personally made with public data to see what it would look like. He said the site takes some technical skill with Word Press and he could