

	<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Agenda Item Title/Address:</b>		Eligibility of Property for Landmark Designation: 521 W. Main St. – Haines House	
	<b>Proposal:</b>		Landmark 521 W. Main St.	
	<b>Petitioner:</b>		Robert & Susan McDowell	
<b>Please check appropriate box (x)</b>				
<b>PUBLIC HEARING 9/2/15</b>		<b>X</b>	<b>MEETING 9/2/15</b>	
<b>AGENDA ITEM CATEGORY:</b>				
	Certificate of Appropriateness (COA)			Façade Improvement Plan
	Preliminary Review	X		Landmark/District Designation
	Discussion Item			Commission Business
<b>ATTACHMENTS:</b>				
Ordinance Criteria for Landmarking				
Landmark nomination form and attachments				
<b>EXECUTIVE SUMMARY:</b>				
Robert and Susan McDowell, owners of 521 W. Main St., have submitted a landmark application for the structure, to be known as the Haines House.				
<b>RECOMMENDATION / SUGGESTED ACTION:</b>				
Conduct the public hearing and close if all testimony has been taken.  The landmark nomination is listed on the meeting agenda for consideration after the public hearing is closed.				

## **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**  
**JUL 29 2015**  
**CDD**

**Planning Division**

<b>1. Property Information:</b>	Parcel Number(s): 09 34 102 005      09 34 102 003	
	Property Name (Historic or common name of the property): HAINES HOUSE	
<b>2. Applicant:</b>	Name ROBERT L. / SUSAN K. McDOWELL	Phone 630 584 2255
	Address 521 W. MAIN ST ST. CHARLES, IL 60174	Fax 630 584 2271
		Email INFO@REMODELWITHMcDOWELL.com
<b>3. Record Owner:</b>	Name SAME AS APPLICANT	Phone —
	Address —	Fax —
		Email —
<b>4. Legal Description of Property:</b> The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).		
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:

Early Republic

- Federal  
 Early Classical  
 Revival

Late Victorian

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

Mid-19<sup>th</sup> Century

- Greek Revival  
 Gothic Revival  
 Italian Villa

National

"A SHAPE ORIGINAL BLDG"

Late 19<sup>th</sup>/20<sup>th</sup> Century Revivals

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

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century

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

Regional Origin

- Vernacular (describe)  
 \_\_\_\_\_  
 \_\_\_\_\_

Other (describe)  
 \_\_\_\_\_  
 \_\_\_\_\_

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	X			
Granite				
Sandstone				
Limestone	X			SILLS/KENTICKS
Marble				
Slate				
Brick		X		
Metal			PORECH	
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			UPPER	
Asbestos				
Concrete				
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other FIBER CEMENT		X		

**III. Significance of Property:**

Please indicate source of documentation, if available.

- a) Original Owner: JOHN THOMPSON ASSIGNEE TO DARWIN MILLINGTON
- b) Architect/ Builder: ROBERT HAINES (OWNER AT TIME)
- c) Significant Person(s): CHARLES HAINES
- d) Significant Dates (i.e., construction dates): SEE ATTACHMENT

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. (SEE ATTACHED)
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.

(SEE ATTACHED)

**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.**

Susan K McDowell 7/27/2015  
Record Owner Date

Paul McDowell 7/27/15  
Applicant or Authorized Agent Date

**RIDER  
ATTACHED TO DEED TO CONVEY**

Property Address: 521 West Main Street, St. Charles, IL 60174

LOTS 1, 2, AND 5 IN BLOCK 5 OF MILLINGTON'S ADDITION TO ST CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPT THAT PART OF LOTS 1 AND 2 IN BLOCK 5 OF MILLINGTON'S ADDITION TO ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1842 IN BOOK 2, PAGE 498, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY 132.40 FEET ALONG THE NORTH LINE OF LOTS 1 AND 2 ON AN ASSUMED BEARING OF NORTH 78 DEGREES 24 MINUTES 01 SECONDS EAST TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 11 DEGREES 45 MINUTES 34 SECONDS EAST 3.00 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE SOUTH 78 DEGREES 24 MINUTES 01 SECONDS WEST, 125.40 FEET PARALLEL WITH THE NORTH LINE OF LOTS 1 AND 2; THENCE SOUTH 33 DEGREES 20 MINUTES 14 SECONDS WEST, 7.06 FEET; THENCE SOUTH 11 DEGREES 43 MINUTES 33 SECONDS EAST 40.79 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE SOUTH 78 DEGREES 16 MINUTES 27 SECONDS WEST, 2.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 11 DEGREES 43 MINUTES 33 SECONDS WEST 48.79 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

## Charles Haines House circa 1866

1820 President Tyler signs U.S. Patent granting Federal land to John Thompson, assignee, covering various quarter sections in Illinois.

1837 Charleston (now St. Charles) is incorporated and becomes a city.

1842 John Thompson assigns quarter section to Darwin Millington, specifically, block 5, lots 1 and 2.

1855 (March 9) Darwin Millington assigns mentioned block 5, lots 1 and 2, to Julius Butler for \$300.

1866 (December 31) Julius Butler assigns lots 1 and 2 to Robert Haines for \$3000. This is the first evidence that a homestead exists on these lots.

1886 (February 10) Robert Haines dies with son Charles Haines inheritance of existing structure.

1914 (September 29) Charles Haines dies with mother Harriet Haines inheritance of existing structure.

1918 (December 26) with the earlier death of Harriet Haines Mercy Hospital and Orphan Asylum wins court battle from the Board of Education, various family members, and other interested parties securing ownership.

1925 (April 30) Mercy Hospital assigns existing structure to Hans Jensen.

1925 (June 4) Hans Jensen, who at that time might have died, establishes a trust whereby several family members indicate mortgage activity passing from family member to family member until 1935.

1935 (April 18) Jensen Trust assigns existing structure to E. J. Baker.

1936 (October 22) E. J. and Harriet Baker assigns structure to Henrietta Miller.

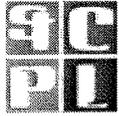
1937 (September 20) Henrietta Miller assigns structure to Jessie Rogers.

1940 (December 17) Jessie Rogers assigns structure to Carl Olsen.

1945 (October 22) St. Charles National Bank forecloses and takes ownership.

1945 (December 9) St. Charles National Bank assigns structure to I. Zimmerman.

1946+ many owners have taken ownership of the structure with the current family considering landmark status.

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One South Sixth Ave., St. Charles, IL 60174 ☎ 630.584.0076

# St. Charles Historic Buildings

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## Haines House

Welcome

Buildings with  
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Landmark  
Documentation

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Alphabetically

Local Buildings  
By Address

Map

521 West Main Street ([View on map](#))

Robert Haines built this house in the Gothic Revival style in 1866. Robert was born in Cecil County, Maryland in 1799. In 1836, Robert moved to Chicago to establish a



Image credit: St. Charles Public Library

mill. He married Harriet Strockey in 1841, and they moved to St. Charles in 1843. Robert established a paper company and a milling company in St. Charles.

Robert and Harriet's son, Charles (1844-1914), inherited the house after Robert's death in 1886. Charles Haines was a prominent resident of St. Charles; he was an active businessman who owned and operated several mills, and served as the sixth mayor of St. Charles from 1889-1891.

Charles is perhaps best remembered for his generosity to area schools. His donation of land and money to build the Charles Haines

## Comments

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



Charles Haines

School (demolished in 1956) on East Main Street in 1899, resulted in the consolidation of the east and west side school districts. He also served as President of the School Board until his death in 1914. Charles Haines bequeathed \$100,000 to the St. Charles School District for the purchase of school materials, and donated the land on which the Haines and Thompson Middle Schools now stand.

In the years following Charles Haines' death, there were several different owners of the property. From the 1920s through 1973, the house served as a residence for the Jensen family, Charles Jensky, Robert Durham, and John Burita.

When First United Realtors bought the house in 1972, their goal was not only to rehabilitate and restore the building for use as offices, but also to preserve it as a historical landmark. First United Realtors replaced moldings, refinished floors, and repaired walls of the Haines House. The former residence was then decorated with antiques in the style of the 1860's. The Haines family Bible and Charles Haines' top hat were put on display. The building was later sold to the Starck Realty Company.

Sue and Bob McDowell bought the former Haines House in 2001, and undertook another renovation of the structure. They moved their house remodeling and renovation company, McDowell, Inc., from its previous location at 440 S. Third Street to the Haines House in February of 2002.

### **For additional photographs see**

- St. Charles of Illinois
- Historic Houses Local History File
- [Reflections of St. Charles](#) p. 50

### **Sources**



