	AGENDA ITEM EXECUTIVE SUMMARY												
	Title:		Historic Preservation Recommendation to approve historic landmark designation for 521 W. Main St., Haines House										
	Presenter:		Russell Colby										
<i>Please check appropriate box:</i>													
	Government Operations				Government Services								
X	Planning & Development – (9/14/15)				City Council								
	Public Hearing												
<table border="1"> <tr> <td>Estimated Cost:</td> <td>N/A</td> <td>Budgeted:</td> <td>YES</td> <td></td> <td>NO</td> <td></td> </tr> </table>							Estimated Cost:	N/A	Budgeted:	YES		NO	
Estimated Cost:	N/A	Budgeted:	YES		NO								
If NO, please explain how item will be funded:													
Executive Summary:													
<p>Robert and Susan McDowell have nominated their property at 521 W. Main St. for Landmark status.</p> <p>In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the nomination on 9/2/15. The Commission recommended approval of the landmark nomination with a vote of 7-0, based on the criteria listed in the attached resolution.</p> <p>The house was constructed in 1866 and is an example of the National style with Gothic Revival influences. Charles Haines inherited the home from his father, Robert. Charles Haines served as the sixth mayor of St. Charles from 1889-1891. He funded construction of the Charles Haines School (demolished in 1956) and donated the land on which the Haines and Thompson middle schools now sit.</p> <p>If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.</p>													
Attachments: <i>(please list)</i>													
Historic Commission Resolution, Landmark Nomination													
Recommendation / Suggested Action <i>(briefly explain):</i>													
Recommendation to approve historic landmark designation for 521 W. Main St., Haines House													
<i>For office use only:</i>		<i>Agenda Item Number:</i> 3d											

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 10-2015

A Resolution Recommending Approval for Landmark Designation (521 W. Main Street – Haines House)

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 521 W. Main Street as a landmark; and

WHEREAS, the Historic Preservation Commission has made the following findings:

- 1. That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**
- AND-**
- 2. That the Property is identified with a person who significantly contributed to the development of the community, county, state or nation.**

The structure was constructed in 1866 by Robert Haines, a Maryland native who moved to St. Charles in 1843 and established a paper company and a milling company. Charles Haines, son of Robert and his wife Harriet Strockey, inherited the house upon Robert's death in 1886. Charles owned and operated several mills. He served as the sixth mayor of St. Charles, from 1889-1891, as well as president of the school board until his death in 1914. Charles donated land and funds to construct the Charles Haines School on E. Main Street in 1899, which resulted in the consolidation of the east and west side school districts. Upon his death, Charles bestowed \$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 sit.

- 3. That the Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.**
- AND-**
- 4. That the Structure embodies element so of design, detailing, materials or craftsmanship that are of architectural significance.**

The structure is an example of the National style. The original portion of the structure is two-stories with a gable-front and wing form. The structure is brick with limestone sills and lintels. Gothic Revival elements are incorporated, including steeply pitched gables with open cornices and exposed rafters, a one-story entry porch supported by flattened Gothic arches, and arched sidelights on either side of the front door.

5. That the Property has a unique location or physical characteristics that make it a familiar visual feature.

The structure is visually prominent to the community and visitors due to its corner location on W. Main St., near downtown St. Charles.

6. That the property is suitable for preservation or restoration.

Current owners Robert and Susan McDowell are committed to authentically preserving the structure.

WHEREAS, the Historic Preservation Commission finds approval of said Landmark Designation application to be in the best interest of the City of St. Charles based on the historical and architectural significance as described in these findings;

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 521 W. Main Street as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Haines House", with a construction date of 1866.

Roll Call Vote:

Ayes: Malay, Bobowiec, Pretz, Smunt, Norris, Gibson, Withey

Nays: None

Absent: None

Abstain: None

Motion Carried.

PASSED, this 2nd day of September, 2015.

Chairman

Exhibit "A"
Legal Description

LOTS 1 AND 2 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.

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.



1. Property Information:	Parcel Number(s): 09 34 102 005 09 34 102 003		
	Property Name (Historic or common name of the property): HAINES HOUSE		
2. Applicant:	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
3. Record Owner:	Name SAME AS APPLICANT		Phone —
	Address —		Fax —
			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). SEE ATTACHMENT SUSAN McDOWELL @ SBCGLOBAL.NET			

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

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

Mid-19th Century

☐ Greek Revival
☐ Gothic Revival
☐ Italian Villa

☒ National

"X SHAPE ORIGINAL BLDG"

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

Late 19th and Early 20th 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			PORCH	
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.)



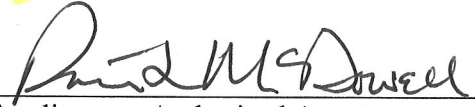

- ☒ Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.
- ☒ Property is the site of a significant local, county, state, or national event.
- ☒ Property is identified with a person who significantly contributed 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.

 _____ Record Owner	 _____ Date
 _____ 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.

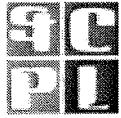
1937 (September 20) Henrietta Miller assigns structure to Jessie Rogers.

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.



St. Charles Public Library

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

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Haines House

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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

OF

WEST LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

