

 <p>ST. CHARLES SINCE 1834</p>	HISTORIC PRESERVATION COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Agenda Item Title/Address:	Landmark Nomination for 215 N. 3 rd Ave.		
	Proposal:	Landmark 215 N. 3 rd Ave.		
	Petitioner:	Thomas Pretz		
Please check appropriate box (x)				
	PUBLIC HEARING 10/21/15		MEETING 10/21/15	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				
EXECUTIVE SUMMARY:				
A landmark nomination has been submitted for the structure located at 215 N. 3 rd Ave.				
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.

1. Property Information:	Parcel Number(s): <i>0927381003</i>	
	Property Name (Historic or common name of the property): <i>N/A</i>	
2. Applicant:	Name <i>PATRICIA / THOMAS PRETZ</i> <i>PATRICK ROCHE / LAURA RICE</i>	Phone <i>630 377 0901</i>
	Address <i>214 CHESTNUT AVE</i> <i>201 CHESTNUT AVE</i> <i>ST. CHARLES, IL 60174</i>	Fax <i>N/A</i>
		Email <i>PRETZ@AMERITECH.NET</i>
3. Record Owner:	Name <i>SAME</i>	Phone <i>SAME</i>
	Address <i>215 N. 3RD AVE</i> <i>ST CHARLES IL 60174</i>	Fax <i>N/A</i>
		Email <i>SAME</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).

NORTHERLY 85 FEET LOT 1 AND NORTHERLY 85 FEET OF LOT 2 (EXCEPT THE WESTERLY 10 FEET) OF BLOCK 27 OF THE ORIGINAL TOWN OF ST. CHARLES, KANE COUNTY, ILLINOIS

II. Building Materials:

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

	Foundation	Walls	Roof	Others
Wood				ORIGINAL TRIM, FLOOR, DOORS
Weatherboard, Clapboard		COVERED UNDER ALUMINUM		
Shingle		CABLES DECORATIVE		
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				HEARTH
Brick				CHIMNEY
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				STAINED WINDOWS
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			X	
Asbestos				
Concrete	X			
Adobe				
Ceramic Tile				ORIGINAL GLAZED
Glass				ORIGINAL FIRE PLACE WINDOWS
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum		X		
Rubber				
Plastic				
Drivit/EIFS				
Other				

III. Significance of Property:

Please indicate source of documentation, if available. County Records, St. Heritage Center

a) Original Owner: NEE AND LAURA (LOCKE) MARCIA LLETTE (BUILT HOME)

b) Architect/ Builder: N/A

c) Significant Person(s): AMOS N. (FATHER) LOCKE, AMOS E. (SON) LOCKE

d) Significant Dates (i.e., construction dates): FIRST LAND TRANSFER 1848 BURGIEES TO BURCHEN AND 1849 IRA MINARD TO BURCHEN. 1898 HOME BUILT

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. ORIGINAL TOWN OF ST. CHARLES

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. AMOS N. LOCKE - 1836 SETTLER; T.E. RYAN - STATES ATTORNEY, IRA MINARD - EARLY FOUNDER, WM. MUNN.

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. *SEE ATTACHED*
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.

Thomas Pritz

Record Owner

10/18/15

Date

Applicant or Authorized Agent

Date

215 N. Third Avenue, St. Charles, IL 60174

Land: Block 27, Lots 1 & 2, original Town (not City) of St. Charles. Note: that a portion of lots 1 & 2 are separately sold off a few times which would not include the house as it stands today.

1848: 9/19 Solomon Burgees and Catherine to P. J. (Peter) Burchell (lot 2)

1849: 10/3 Ira Minard and Sarah to P. J. Burchell (lot 1)

1852: 4/3 P. J. Burchell to Trustees of SCHS (??? Believe he set up a trust for his property that included James, George, and Zack Burchell)

1877: 1/25 Burchell to T. E. Ryan a 25% interest

1878: 3/29 T. E. Ryan sells his 25% interest to W. D. Barry

1878: 6/24 James, George, and Zack Burchell (the Trust???) to W. D. Barry

1882: 8/24 W. D. Barry and Isabella to Wm. W. Munn

1882: 10/14 Wm. W. Munn and Sarah to W. M. Balis (25% interest)

1886: 10/14 Wm. W. Munn to Amos Locke

1893: 2/14 Amos Locke to Lee Marchialette

House:

1898: 9/20 \$1500 loan secured home built

1907: 1/19 Lee Marchialette and Lollie to Jessie F. Wilson

History of Property and Home

215 3rd Avenue is located in Block 27 on Lots 1 and 2 and the land changed individual ownership during the years to include; Solomon Burgees, Peter Burchell, Ira Minard, T. E. Ryan, and William Munn.

In 1886 William Munn sold the property to Amos E. Locke, a successful St. Charles painter and paperhanger, who lived at 20 E. State in St. Charles on the southeast corner of East State and 1st Avenue. Amos E. was the son of Amos N. Locke and Roxana Locke from Vermont who first settled in Campton Hills in 1836. In 1842 Amos N. built a one room house on the site of Moss-Norris Funeral Home in St. Charles and the rough-hewn beams from that simple structure are still evident today in the basement. Amos N. Locke owned a woolen mill on the east side of the Fox River in St. Charles for over 30 years.

In 1893 Amos E. sold Lots 1 & 2 to Lee Marchialette, who was married to Locke's daughter, Laura, a daughter from his first marriage. The first Mrs. Locke died in childbirth or shortly thereafter. Together, Lee and Laura Marchialette secured a loan in 1898 and built a Queen Anne Style home on the site. Lee Marchialette was a foreman at the St. Charles Milk Condensing plant in St. Charles on the east side of the Fox River. Mr. Locke being in the paint and wallpaper business could well have advised and helped his daughter and son-in-law in interior and exterior selections as seen in many of the fine and extravagant details in the home..

The Marchialettes had two children, Bernard and Dorothy. Bernard grew up to work at the Crown Electrical Company and Dorothy, who never married, passed away in her 20s not very long after her father's death.

Home Features and Architecture

The home is Queen Anne in architectural style and built in 1898. It is located in the historic district of St. Charles. Although it is currently covered in aluminum siding, wooden clapboard was found underneath and could be removed and possibly restored at a later date. The one-over-one sash windows are original to the house. A two-car garage was added probably around the 1950s.

Outside the roof lines are consistent with Queen Anne style with decorative shingles on a steep front gable. At the peak of the front gable is an attractive attic window. An interesting pattern of shingles is used on all four sides of the gables. The original front door has noteworthy detail with a transom window above it. Another transom window is found in the interior between the hallway and front living room. Decorative corbels are on the south side of the house at the top corners of the bay window.

The home has 3 beautiful stained glass windows and a built out bay window in the dining room and master bedroom. Beautiful original wood trim, moldings, pocket doors and floors have been preserved throughout the home. The elaborate fireplace with vintage glazed tile surround and beautiful oak staircase are also original. A second staircase to the upstairs is in the kitchen and has been left for a pantry or display area.

A side porch was attached at a later date, about 19----

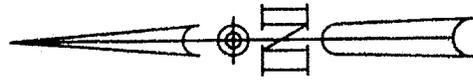
Sometime during the 1960s??? the house was converted from a single family to a rental property to include a second floor apartment with exterior stairs and modifications to the upstairs to create a kitchen in the front of the house. It has since been converted from a small kitchen to an additional bathroom for the master bedroom.

During the restoration of the house, a "time capsule" was found within the interior kitchen wall. Inside were objects owned and used by the Marchialette family during the early years in the home. A shadow box will be created to hold these items as part of the home's original history. The items include: a doll, toy gun, harmonica, marbles, matches, gum, children's books, correspondence, postcards, and calendar. There is even an outline of young Dorothy's hand along with some of her school assignments.

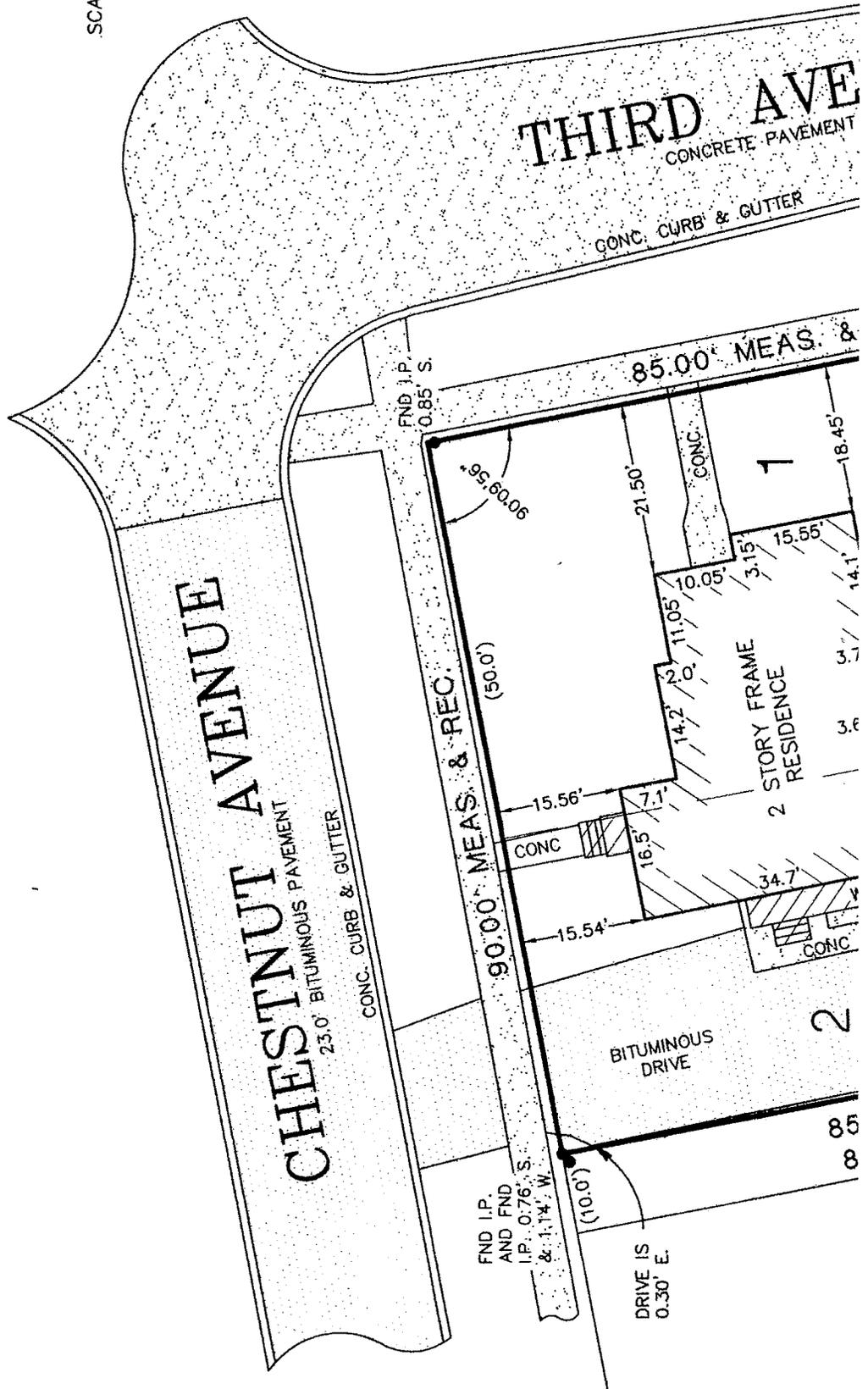
PLAT OF SURVEY

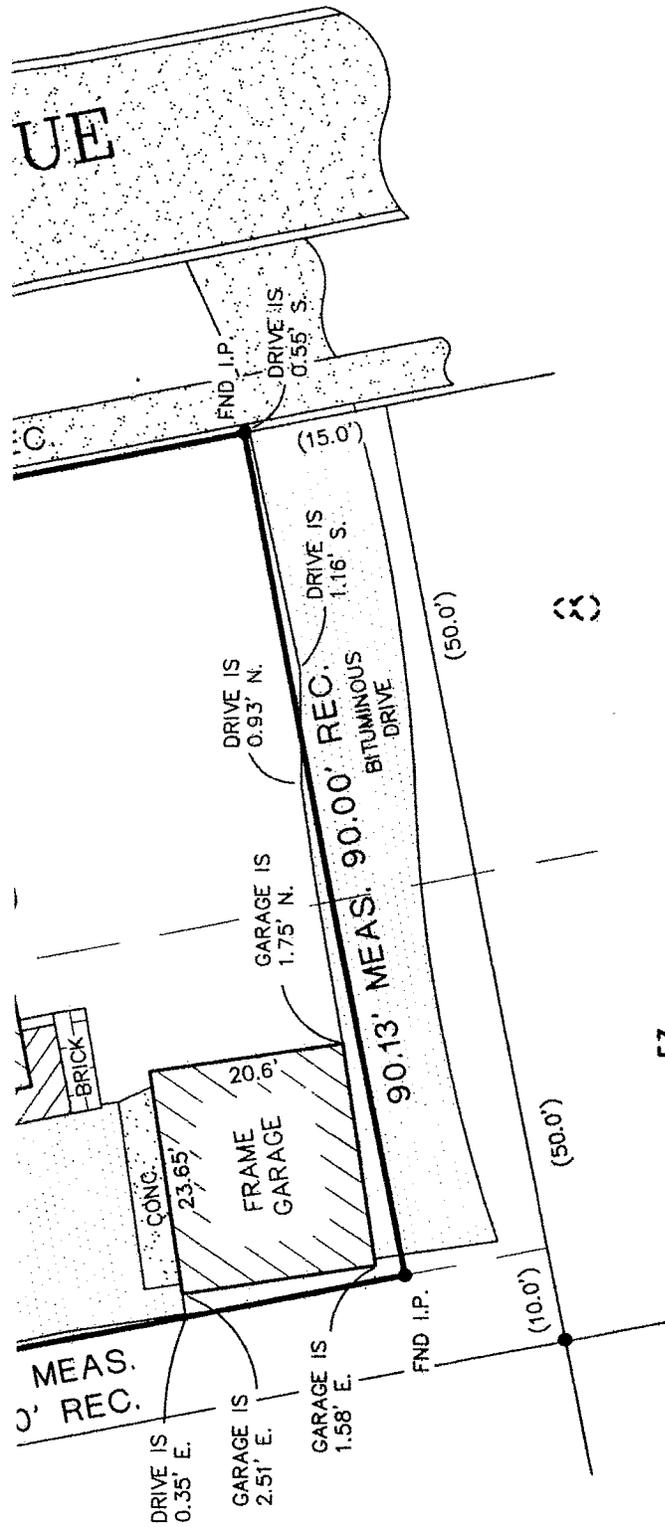
OF

The Northerly 85 feet of Lot 1 and the Northerly 85 feet of Lot 2 (except the Westerly 10 feet) of Block 27 of the Original Town of St. Charles, Kane County, Illinois.



SCALE: 1" = 20'





State of Illinois)
 County of Kane) S. S.

I, Frank J. McDaniel, an Illinois Professional Land Surveyor, No. 3256, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.

All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in St. Charles, Illinois, this 29th day of June, A.D. 2015.

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FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET R=RADIUS
- IRON PIPE FOUND A=ARC LENGTH

Prepared for: Law Offices of Fred T. Myers, P.C.

Job No. 15-10852

Address: 215 N. Third Ave., St. Charles

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

FJM LAND SURVEYING	
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Frank J. McDaniel
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 License Renewal/Date of Expiration = 11/30/2016

















