



## AGENDA ITEM EXECUTIVE SUMMARY

**Title:** Historic Preservation Commission Recommendation to approve historic landmark designation for 215 N. 3<sup>rd</sup> Ave., Locke-Marchialette House

**Presenter:** Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (12/14/15)		City Council
	Public Hearing		

Estimated Cost: N/A      Budgeted:    YES    NO

If NO, please explain how item will be funded:

**Executive Summary:**

Thomas and Patricia Pretz have nominated their property at 215 N. 3<sup>rd</sup> Ave. for Landmark status. The property is located in the Central Historic District.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the nomination on 11/18/15. The Commission recommended approval of the landmark nomination with a vote of 7-0, based on the criteria listed in the attached resolution.

The house was constructed in 1898 and is an example of the Queen Anne style. The house was built for Lee and Laura (Locke) Marchialette on property purchased from Laura’s father, Amos E. Locke, a painter and paperhanger in St. Charles. Amos E. Locke’s father, Amos N., was an early settler of the area and member of the Kane County Anti-Slavery Society, who operated a woolen mill in St. Charles for 30 years.

**Attachments:** *(please list)*

Historic Commission Resolution, Landmark Nomination

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve historic landmark designation for 215 N. 3<sup>rd</sup> Ave., Locke-Marchialette House

*For office use only:*

*Agenda Item Number:* 4d

**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 12-2015**

**A Resolution Recommending Approval for Landmark Designation  
(215 N. 3<sup>rd</sup> Avenue – Locke-Marchialette House)**

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate 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 215 N. 3<sup>rd</sup> Avenue and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in 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 is located in the Original Town of St. Charles. In 1886, the property was purchased by Amos E. Locke, a successful St. Charles painter and paperhanger. Amos E. Locke was the son of Amos N. and Roxana Locke from Vermont, who first settled in Campton Hills in 1836. Amos N. owned a woolen mill on the east side of the Fox River in St. Charles for over 30 years. In 1842, he constructed a one room house on the site of the Moss-Norris Funeral Home. The rough-hewn beams from that structure are still evident in the basement of the funeral home. Amos N. was a member of Kane County Anti-Slavery Society.

In 1893, Amos E. Locke sold the property to Lee Marchialette, who was married to Locke's daughter, Laura. The home was constructed for Lee and Laura Marchialette on the property in 1898. Lee was a foreman at the St. Charles Milk Condensing plant on the east side of the Fox River.

- 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 Queen Anne style, built in 1898. Decorative shingles are incorporated on the home's four gables. Decorative corbels are present on the south side of the house at the top corners of the bay window. In addition to the one-over-one double-hung windows, there is also a bay window and three stained glass windows.

Original features of the house include double-hung windows, gable shingles, front door with transom window, stained glass windows, interior trim, molding, pocket doors, and floors, fireplace with glazed tile surround, and staircase. The original wood clapboard remains in place, although it is currently covered with aluminum siding. Synthetic siding is a noncontributing component of the structure.

- 5. That the property is suitable for preservation or restoration.**

The current owners have converted the structure from a two-unit property back to a single-family home. They have preserved and restored many of the original features of the home. The original wood clapboard siding is present underneath the aluminum siding. The clapboard appears to be in good shape and is suitable for restoration. Synthetic siding is a noncontributing component of the structure and should be removed for proper restoration and preservation.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 215 N. 3<sup>rd</sup> Avenue as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Locke-Marchialette", with a construction date of 1898.

Roll Call Vote:

Ayes: Bobowiec, Malay, Gibson, Withey, Norris

Nays: None

Absent: None

Abstain: Pretz

Motion Carried.

**PASSED**, this 18<sup>th</sup> day of November, 2015.

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Chairman

**Exhibit "A"**  
**Legal Description**

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.

**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.

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

**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

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

- Greek Revival
- Gothic Revival
- Italian Villa
- National

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

Regional Origin

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

Late Victorian

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

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

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				ORIGINAL GABLES / DOOR
Weatherboard, Clapboard		UNDER ALUMINUM		ORIGINAL
Shingle				ORIGINAL <del>GABLES</del> SCALES
Log				
Plywood				
Shake				
Stone	X			
Granite				
Sandstone				
Limestone	X			
Marble				
Slate				
Brick				CHIMNEY
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				ORIGINAL STAIN GLASS
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt			X	
Asbestos				
Concrete	X			
Adobe				
Ceramic Tile				
Glass				ORIGINAL 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. Charles Heritage Center.

a) Original Owner: LEE / LAURA (LOCKE) MARCIATTE

b) Architect/ Builder: N/A

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

d) Significant Dates (i.e., construction dates): ST. CHARLES 1836. LOCKE FAMILY. WOODEN MILL (WALKWAY) HOME BUILT 1898. FIRST BUSINESS

LAND TRANSFERS 1848 BURGEEES TO BURCHELL; 1849 JERAMINARD TO BURCHELL

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 WHOSE FAMILY SETTLED ST. CHARLES IN 1836. OWNED WOODEN MILL 30 YRS. AMOS E. LOCKE WASH PAPER BUSINESS

Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. QUEEN ANN HIGH END CABRELS, SHINGLES, CHAPBOARD (HIDDEN), STAINED WINDOWS, OTHER TYPICAL OLD ERA.

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. OR

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. ORIGINAL CHAPBOARD HIDDEN APPEARS IN GOOD SHAPE WORTHY OF RESTORATION AND EXPOSED.

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 Pretz* \_\_\_\_\_ *10/18/15*  
Record Owner 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.

1836: The Locke family settles in St. Charles area.

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 (first State's Attorney and married to Millington's daughter) 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 (son-in-law)

House:

1898: 9/20 \$1500 loan secured by Lee Marchialette to have home built

1907: 1/19 Lee Marchialette and Lollie to secure a loan from Jessie F. Wilson

## History of Property and Home

215 3<sup>rd</sup> 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 1<sup>st</sup> 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.

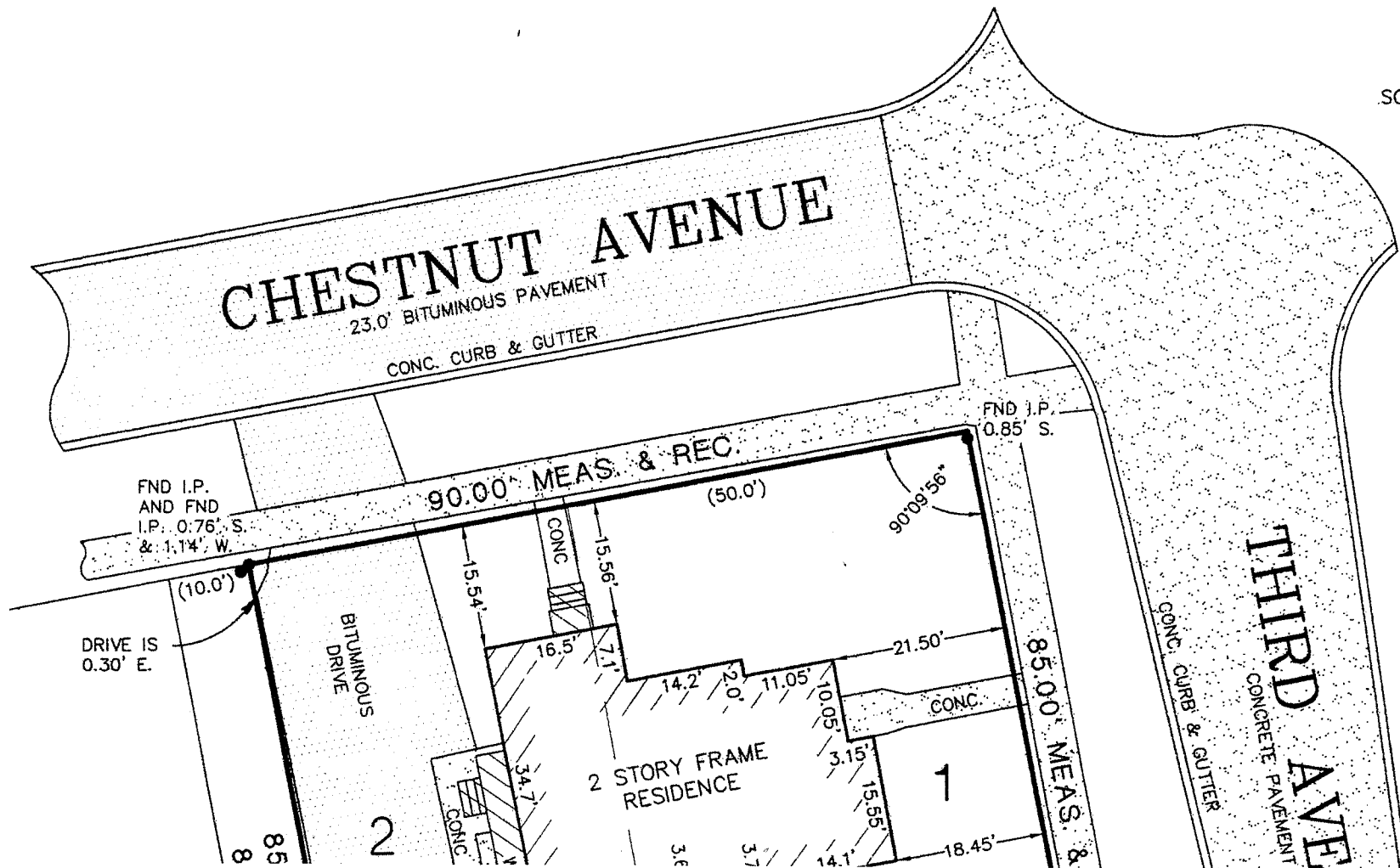
# PLAT OF SURVEY

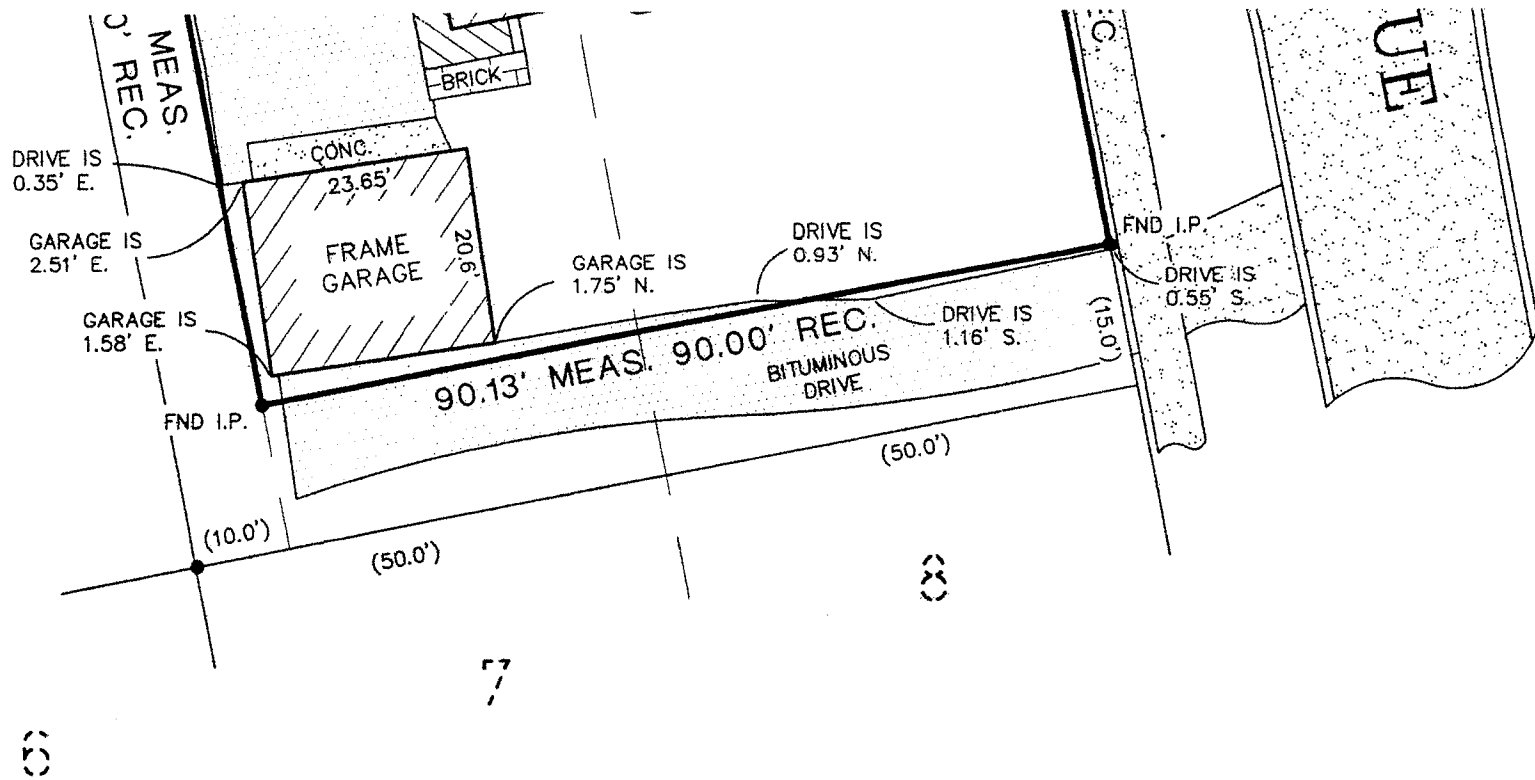
OF

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'





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

Job No. 15-10852

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

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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

**FJM LAND SURVEYING**

TELEPHONE:  
(630) 587-8060  
FACSIMILE  
(630) 587-8061

EMAIL: FJMSURVEY@AOL.COM  
6 N 566 WILLOWBROOK DRIVE  
ST. CHARLES, ILLINOIS 60175

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

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.

*Frank J. McDaniel*  
\_\_\_\_\_  
Frank J. McDaniel, P.L.S. #3256  
License Renewal/Date of  
Expiration = 11/30/2016



















