

ELGIN BUILDING PLAQUE PROGRAM  
APPLICATION

HERITAGE COMMISSION  
CITY OF ELGIN

GENERAL INFORMATION

Subject  
Property

Address: 326 EAST Chicago  
Owner: CITY OF ELGIN  
Address: 326 EAST Chicago  
City: ELGIN State: IL. Zip Code: 60120

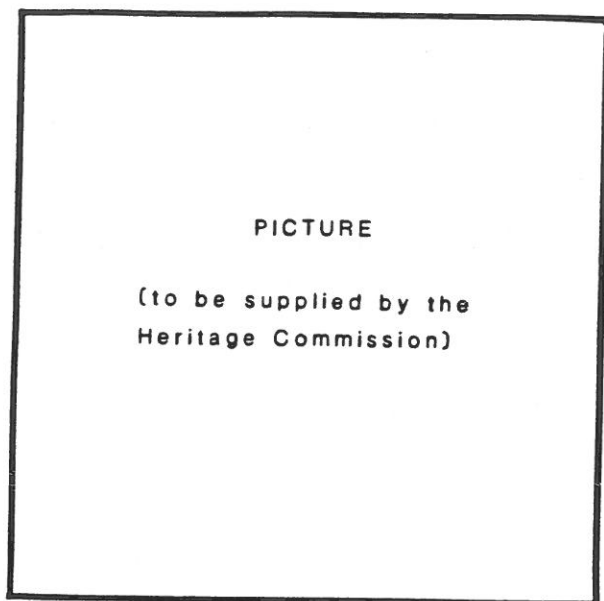
DOCUMENTATION

Original Owner: James A. Palmer  
Building Name: Residence  
Date of Construction: 1897  
Architect: \_\_\_\_\_  
Builder: \_\_\_\_\_  
Architectural Style: Queen Anne / Shingle

CONTACT : STUART WASILOWSKI, EXECUTIVE DIRECTOR  
NEIGHBORHOOD HOUSING SERVICES

Applicant's Signature: Theresa Date: 5-16-89

Description of Present and Original (If known) Physical Appearance:



Statement of Significance (please check the appropriate categories and describe the significance):



Architecture



History (Local, State, National)



Commerce



Industry



Education



Religion



Social



Government

Architecture - good example of a late Queen Anne with its wrap around porch, variety of SIDING MATERIALS, two story recessed porch, patterned masonry chimney (note 'smoke' glass here), lacy brackets AT second story porch, spindle work, dominant Front Gable, many devices to avoid a smooth appearance.

History - James Palmer as a veteran of civil war.

Commerce - prominent business man (James Palmer). →

Representation on Existing Surveys:

- ☒ National Register of Historic Places  
☐ Illinois Register of Historic Places  
☐ Illinois State Survey of Historic Structures  
☐ Other Surveys or Studies (please list)

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Building Condition:

- ☒ Excellent  
☒ Good  
☐ Fair  
☐ Deteriorated

Building Modifications (please check the appropriate category and, if known, describe any modifications to the exterior of the building):

- ☐ Unaltered  
☒ Minor Alterations  
☐ Major Alterations

*except front door + window frame the  
entire exterior was reproduced*

*Restoration to this home was done per a  
1897 photograph. The porches are NOT ORIGINAL  
BUT Instead a replica of the original.*

Please list all sources of documentation and attach copies of documentation when possible.  
For assistance in completing this application, contact the:

Planning Department  
City of Elgin  
150 Dexter Court  
Elgin, Illinois 60120  
(312) 695-6500, extension 235

*Sec Back*

BUILDING PLAQUE PROGRAM  
PLAQUE CRITERIA RANKING WORK SHEET

Address of Building Under Consideration: 326 E. Chicago

Average Scores

|                               |              |
|-------------------------------|--------------|
| 1. Architectural Significance | <u>17.3</u>  |
| 2. Maintenance of Building    | <u>17</u>    |
| 3. Conservation of Details    | <u>17</u>    |
| 4. Historical Significance    | <u>14.66</u> |
| 5. Age of Building            | <u>12</u>    |
| Average Total Score           | <u>78</u> *  |

\*Note: To qualify for a plaque a building must receive at least 65 points for a total average score.

Voting Record

Members

Criteria

|  | <u>1</u>  | <u>2</u>  | <u>3</u>  | <u>4</u>  | <u>5</u>   |
|--|-----------|-----------|-----------|-----------|------------|
| 1. <del>Heather Hunt</del> <sup>Janice</sup> <del>Seaton</del> | <u>18</u> | <u>19</u> | <u>18</u> | <u>17</u> | <u>   </u> |
| 2. Karen Schock  | <u>18</u> | <u>19</u> | <u>18</u> | <u>17</u> | <u>   </u> |
| 3. Arthur Allan  | <u>18</u> | <u>19</u> | <u>18</u> | <u>17</u> | <u>   </u> |
| 4. Patricia Miller   | <u>17</u> | <u>15</u> | <u>17</u> | <u>14</u> | <u>   </u> |
| 5. <del>Paul Patterson</del> <sup>Randy</sup> <del>Maio</del>  | <u>17</u> | <u>17</u> | <u>16</u> | <u>15</u> | <u>   </u> |
| 6. Viola Swanson   | <u>18</u> | <u>19</u> | <u>18</u> | <u>15</u> | <u>   </u> |
| 7. Jerry Turnquist   | <u>17</u> | <u>14</u> | <u>19</u> | <u>14</u> | <u>   </u> |
| 8. Mark Herzog   | <u>17</u> | <u>14</u> | <u>19</u> | <u>14</u> | <u>   </u> |
| 9. John Roberson   | <u>17</u> | <u>14</u> | <u>19</u> | <u>14</u> | <u>   </u> |
| TOTAL SCORES   | <u>52</u> | <u>51</u> | <u>51</u> | <u>44</u> | <u>   </u> |

Note: Voting can only take place if 5 or more members of the Elgin Heritage Commission are present. The high and low scores in each category will be dropped prior to determining the average scores by category and total average score.

## BUILDING PLAQUE CRITERIA

|     |  |           |
|-----|--|-----------|
| I   | ARCHITECTURAL SIGNIFICANCE   | 20 points |
| II  | MAINTENANCE OF BUILDING, OUT BUILDINGS,<br>AND GROUNDS                                     | 20 points |
| III | CONSERVATION OF ORIGINAL ARCHITECTURAL<br>DETAILS, DECORATIVE ELEMENTS AND CHARACTER, ETC. | 20 points |
| IV  | HISTORICAL SIGNIFICANCE  | 20 points |
| V   | AGE OF BUILDING  |           |
|     | 1835-1850  | 20 points |
|     | 1850-1880  | 16 points |
|     | 1880-1900  | 12 points |
|     | 1900-1920  | 8 points  |
|     | 1920+  | 4 points  |

To qualify for a building plaque a structure must receive an average score of 65 points or more from the Heritage Commission (out of a possible 100 points). Additionally, a building must be at least 50 years old.

### DEFINITIONS:

1. Architectural Significance: Representative of a particular architectural style, construction technique and/or unique design.
2. Maintenance of building, out buildings and grounds: The overall or general condition of a building and site.
3. Conservation of original architectural detail, decorative elements and character: The perservation of distinctive characteristics which enhance the aesthetic and architectural character of a building.
4. Historical Significance: The historical association of a building to local, state and/or national history, community development, settlement patterns as well as associations with community residents.
5. Age of Structure: The date the building was built and the date and description of any additions or exterior remodelings. The 1835-1850 era represents the initial settlement of Elgin. The 1850 to 1880 era is a time period in which Elgin became connected with the Chicago market via railroad lines and developed into a city. The 1880 to 1900 era consisted of building booms and depressions and generally encompasses Victorian building styles. The 1900 to 1920 period represents an era of architectural change from Victorian architecture to more "modern architecture" as well as a change in the community's economic base. As a general guideline a building must be at least 50 years old to be considered for a dating plaque. This requirement is similar to the standard utilized by the National Register of Historic Places.

Eastside Neighbors → requested City to look into

"NHS (NRC) / Roger contacted NRC & they  
came out & made presentations to Eastside.

1979  
1980 - 1 yr. of develop. process }  
Form Corporation

funding was set  
1980 in CDBG  
+ acquisition  
1981 + rehab. - interior + door

revolving loan fund  
\$1981 CDBG Jobs Bld - let  
work 1982 exterior restoration

PICTURE FROM CA

1980 CDBG



# Model Area

By Mark Herzog

Its time has come: Picture in your mind a small section of homes in our neighborhood perhaps two or three blocks long. What if the owners all got together and decided to make their area a showcase? What if all the homes that needed painting were suddenly painted? What if all the lawns were mowed, and the trees were trimmed? What if the city also got involved and planted trees where they were needed, fixed curbs and sidewalks? What if traffic and parking problems were re-evaluated and resolved? What if problem properties were addressed by each individual situation? What if people who wanted to fix their property but couldn't afford it were given low interest loans, and individualized assistance, and in some cases, even rebates, and those who could afford to fix their property but didn't care were actually convinced to do so? Can it really happen here in Elgin? YOU BET IT CAN!

The possibilities are only limited by the energy, enthusiasm and creativity of the individuals who live and own property in this area. The idea is called the Model Area Concept. It's new to Elgin but has been achieved in other cities.

cont. - pg. 8

*Neighborhood Housing Services is a not-for-profit organization dedicated to the goal of improving the housing stock of a large area on Elgin's east side. This area is roughly bounded by the river, Summit St., Liberty St., and U.S. Bypass 20. The fundamental component of NHS is a 3-way partnership. Its Board is made up of residents, lenders, and city staff. Funds have been raised through contributions by the banks and major industries to support a three member staff. Residents who live in this area can obtain free assistance as far as loan applications, work bids, contractor lists, and 1% to market rate home improvement loans are also available to owners who do not qualify for conventional financing.*

*Recently a new concept -The Model Area- has been adopted as a pilot program for neighborhood revitalization. This concept has been strongly supported by the GPA and the entire NHS program. Persons who are interested in learning about the NHS and the Model Area Program should plan to attend the meeting at St. Mary's School at 7:30 on Feb. 8.*



-FULTON ST. LOOKING WEST-

Over the past three years, Gifford Park projects have dealt with pride and confidence building. While some efforts such as the creating and development of Neighborhood Housing Services and certain Block Grant proposals have resulted in tangible revitalizations in our neighborhood, the bulk of our time and energy has been to sponsor meetings and activities to increase the pride and awareness in our neighborhood. Gifford Park nights, Historic House Tours, Old Main Clean-Ups, the Gazette, and neighborhood social events all serve to bring residents together to encourage each other to improve our neighborhood, raise our living standards, and preserve some of the most valuable treasures of our community's heritage.

In many, many ways, we have been extremely successful. The accomplishments of the past three years are too numerous to mention, but we can all be proud of the fact that our neighborhood, which was once forgotten, is now viewed as a neighborhood on the way up. All around us, re-use of older structures such as The Buttermans, Old Main, Wing School, and the Sears building has worked with such dramatic results that preservation, in a few short years, has changed from an idealistic dream to a viable alternative.

It is now time to show what can be done on a residential level. This means that we look at the specific needs of a small concentrated area of concerned, involved residents that really want a better neighborhood. It means getting better city services, as well as getting the neighbors to talk to each other. It means looking at each block and each house on that block and asking first, "What are the problems?" then asking, "How can we solve them?" Most importantly, it means defining we as residents, city staff, neighborhood organizations (such as GPA and NHS), the lenders, the schools, and the churches working together.

The Gifford Park Association, as well as Neighborhood Housing Services, has suggested that Fulton Street -from Villa to Channing- be considered for this Model Area, provided the residents of Fulton Street want to participate. It's an opportunity to make concentrated neighborhood improvements that we have not seen before. It's the beginning of a change in our emphasis from broad policies to providing general incentives and encouragements, and to concentrating efforts for specific results. The rewards could be tremendous. The risk is that the residents might not want to get involved.

It is extremely vital that all Fulton St. residents and GPA members attend the Model Area Meeting at St. Mary's School on Feb. 8, 7:30 P.M. we don't get opportunities like this everyday! PLEASE MAKE IT A POINT TO BE THERE!

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SHOPPING CENTER  
ELGIN**



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SUPER MARKET**



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7 DAYS A WEEK**

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FLORAL SHOP - CALL 742-4460

from page 7

Northwest corner of Park Row and Fulton  
71-73 Park Row

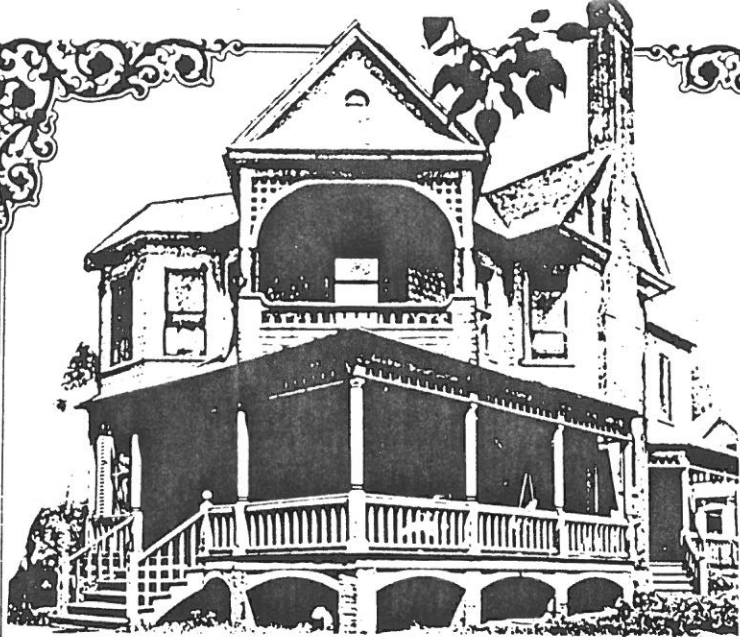
Gilbert M. Turnbull built and once lived in this brick double residence, completed in 1888. It is very similar to the flat at 360-362 Prairie. His largest local structures were the City Hall, 1893; the church of the German Evangelical Association (now Faith United Methodist), 1893; Sherman Hospital, 1895; Wing School, 1899; the Sherwin Block, 1902; and the Peter Burritt Memorial Building, 1914. During his later years he specialized in factory buildings and was often employed by the Borden Condensed Milk Co. and the Bowman Dairy Co.

This home is now the residence of past Gifford Park Association president, Chuck Behrens, and past Gifford Park Association secretary-treasurer, Audrey Behrens.

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**Advertising Information-call:  
742-3192 or 697-3370 (after 5pm)**





NEIGHBORHOOD HOUSING SERVICES  
326 EAST CHICAGO STREET



This residence was constructed in 1897 for James and Sarah Palmer. James Palmer was born in Howard, New York. He was captured by Confederate soldiers during the Civil War in the battle at Shiloh in 1862. In 1873, James Palmer settled in Elgin and became a partner in the firm of Palmer and Hinsdell, furniture dealers and undertakers. The firm's name changed several times and, by 1900, James Palmer was in the business of selling art goods and undertaking.

The exterior of this house has been entirely restored. Prior to restoration, all the shingles and clapboard, as well as the two-story front porch, had been removed. The funding for this exterior restoration was provided by the State of Illinois, Department of Conservation and the City of Elgin. The local architectural firm of Burnidge, Cassell & Associates planned the restoration and the Hunt Construction Company executed it.

The interior of the second floor was rehabilitated through volunteer efforts in 1981. When entering the house, note the large entry door. This door had been removed and sold to another Elgin resident and stored in a basement. When articles appeared in the local papers regarding the restoration of the building, the owner of the door contacted the Neighborhood Housing Services offering to sell back the original oversized front door.

The community is extremely proud of this restoration, located in the heart of the Elgin Historic District.

#### THE NEIGHBORHOOD HOUSING SERVICES PROGRAM

The Elgin Neighborhood Housing Services (NHS), incorporated in June of 1981, is a privately funded organization serving the greater part of the Historic District. Local lending institutions along with business and industry, are committed to raising the operating budget which provides for the professional three-member staff.

The NHS program provides flexible interest and flexible term loans for owner-occupants living in the target area. But more importantly, the program is committed to restoring pride in our neighborhood and in the community as a whole.

The City of Elgin, another partner in the NHS, provides their own expertise, along with dollars for the Revolving Loan Fund and additional monies for capital improvement projects.

The residents represent the final partner and also the greater number on the Board of Directors. The residents bring to the partnership an awareness of their neighborhood, their commitment to rehabilitation of their properties, and a willingness to serve on the NHS committees along with representatives from each of the other partners.

Located in the heart of the Gifford Park area, the residents and members of the Gifford Park Association play a strong role in the future of the NHS.

#### ALONG THE WAY

##### 416 EAST CHICAGO

Moses H. Thompson, a civil engineer, was employed in the Galena and Dubuque lead mines, on government surveys, and on the early railroad lines west of the Mississippi. He later engaged in map publishing, a business which extended over several Midwestern states. His gazeteers are now much in demand as collectors' items.

Thompson became secretary and manager of the Elgin Gas Light Company, which explains why his home, built in 1870, was the first in the city to be gas-lit. He also helped organize the Elgin National Bank, serving as its first president. The large barn at the rear of the property was erected in 1887.

##### 428 EAST CHICAGO

Seven experienced watch makers arrived from Waltham, Massachusetts, in 1864 to start up the first watch factory in the West. Each was paid a bonus and given a five years' contract and a half acre near the factory as a homestead. One of them, Otis Hoyt, was in charge of making pinions. He had this home built in 1881.