

Agenda

O'Fallon Historic Preservation Commission

**O'Fallon Museum / Downtown O'Fallon Meeting Room
101 West State Street**

Tuesday, October 7, 2014, at 6:30 p.m.

1. Roll Call
2. Approval of the last meeting minutes
3. Public Hearings –
 - a. Establishment of a Landmark Designation for building located at 226 West State Street. The petitioner is Salvatore Cincotta.
4. Discussion
 - a. Bank Clock Restoration – Preparation for October 11th rededication ceremony/festivities
 - b. October 11th - 4th Annual Cemetery Walk Planning
 - c. Possible 2014 Designations
 - i. Trolley Charging Station off Hartman Lane
 - ii. Smiley Homes Example
 - iii. St. Ellen Mine
5. Work Session
6. Adjournment

Next Meeting: Next meeting November 4, 2014, @ 6:30 p.m. - O'Fallon Museum / Downtown O'Fallon Meeting Room; 101 West State Street

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.

DRAFT MINUTES
HISTORIC PRESERVATION COMMISSION
O'Fallon Museum/Downtown O'Fallon Meeting Room
101 West State Street
Tuesday, September 2, 2014 @ 6:30 p.m.

1. Roll Call: Mark Kampen, Steve Brown, Brian Keller, Susan Hertich, Robert Jordan, Justin Randall. Excused: Jim Sabella, Julie Spengler, Jim Krahulec.
2. Approval of Minutes: Motion to approve August 2014 minutes by Keller, seconded by Kampen – all ayes.
3. Public Hearings: none.
4. Discussion:
 - a. Bank Clock Restoration
 - i. Pictures of on-going progress on Facebook.
 - ii. Contractor has targeted September 16th to begin the reinstallation of the clock.
 - iii. Rededication ceremony will be October 11th after the Cemetery Walk around 4:30-4:45 PM to 6:00 PM.
 - iv. Invitation: Minor adjustment to phrasing, move to send out.
 - v. Program & Plaque: Adjust donor names to levels (1-hour, 30-minutes, 15-minutes) and organize by times chosen. 5-minute donors will be listed alphabetically below with no times associated.
 - b. Possible 2014 Designations:
 - i. Wachter Building: Application signed, given to the City for Public Hearing. Schedule Public Hearing for October 7th. Keller is to provide the City with photographs.
 - ii. Trolley charging building near Hartman Lane was tabled.
 - iii. The first Smiley home was tabled.
 - c. Cemetery Walk actors and actresses and characters were finalized. Work on program and other items for the work to be as completed as possible by next meeting.
 - d. Officer elections: A motion made by Hertich to elect the nominated slate of officeholders, seconded by Keller. All ayes.
5. Work session – tabled
6. Adjournment: Motion made by Kampen, seconded by Keller – all ayes.

Next meeting: 6:30 p.m., October 7, 2014 in the Downtown O'Fallon Meeting Room of the O'Fallon Museum – 101 W. State St.



Building Name Salvatore Cincotta Photography Studio

File Number LD2014-01

Date Constructed 1887

PIN 04-30.0-224-010



APPLICATION FOR DESIGNATION AS A LANDMARK
(Please print)

I. Applicant

A. Applicant's Name ~~Salvatore~~ Salvatore Cincotta

B. Mailing Address 226 W State St, O'Fallon, IL 62209

C. Telephone Number ~~618-803-7000~~ 815-851-0520

D. Please check (✓) under which capacity you are filing:

☒ 1. The recorded owner of the property, as of 3/24/2013 (date)

☐ 2. Other. (Explain fully) _____

Signature [Signature] Date 8-27-14

II. Property Information

A. Street address of property being considered: 226 W. State Street
O'Fallon, IL 62209

B. Legal description and parcel ID # of property. Applicant to provide deed to property. (attach supplementary sheet if necessary.) LOT 35 OF NORTH
O'FALLON, PARCEL #: 04-30.0-224-010

C. Present Use. Photography Studio

Property owner: Dowell Real Estate, LLC
(%Sal Cincotta)
108 Callaway Ct., OF
per County records

III. Applicable Landmark Criteria

1. ✓ 2. _____ 3. _____ 4. _____ 5. ✓ 6. _____ 7. _____ 8. ✓

The following criteria as set forth in Section 151.31 of Ordinance 3043 of the City of O'Fallon will be considered in designating an area, place, building, structure or other object as an O'Fallon Landmark:

1. Its significance or value as part of the historical, cultural, artistic, social, ethnic, political, or other heritage of the community, state or nation;
2. Its location as a site of a significant local, county, state or national event;
3. Its identification with a person who significantly contributed to the development of the community, county, state or nation;
4. Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the community;
5. Its embodiment of elements of design, detailing, materials or craftsmanship that renders it architecturally significant or innovative;
6. Its archaeological significance to the community, county, state or nation by virtue of information yielded or is likely to yield important to history or prehistory;
7. Its character as a particularly fine or unique example of utilitarian structure including, but not limited to, farmhouses, buildings or other commercial structures with a high level of integrity or architectural significance;
8. Its representation of a sense of time and place unique to the City.

IV. Landmark Request

- A. Describe present and historic physical appearance. (Attach supplementary sheet.)
- B. State significance of property and justify criteria selection. (Attach supplementary sheet.)
- C. Plat. Two copies of a plat of the lot or area shall be filed with the application.
- D. Names of neighboring property owners: (For district nominations only.) If the application is for a landmark district, the application must be accompanied by a list of the names and addresses of the owners of record lying within the district.
- E. Photo. Include a photo of the proposed landmark.
- F. Note: The O'Fallon Historic Preservation Commission meets on the first Tuesday of each month. Applications for designation must be filed with the Commission at least 30 days prior to the date of said meeting.

History

The impressive three-story brick commercial building at 226 W. State St. was built in 1887 (according to St. Clair County records) by Bavarian native Michael Wachter who had moved to O'Fallon about 20 years previous. He was a cooper (maker of casks and barrels) by trade but later operated a brickyard, bakery, saloon and boarding house. He was an early member of the O'Fallon Village Board of Trustees. The building was generally called the Wachter Building or Wachter's Hall in reference to the spacious hall located on the second floor. A building next door to the east was also called the Wachter Building , so sometimes the two are confused in historical records. Collectively, they were known as Wachter's Block. The decorative iron façade was manufactured by Christopher & Simpson Architectural Iron & Foundry Co. of St. Louis, Missouri .

Over the years, the first floor of the building hosted a variety of businesses including stores selling shoes, clothes and an assortment of other goods. The O'Fallon Progress office and press occupied that floor from 1913 to 1926. The upper hall was used to host such events as plays (presented by both local talent and traveling companies), recitals, concerts, balls and dances, school presentations and entertainments, meetings, dancing classes, poultry shows and even silent movies. Until the Taylor Opera House was built at the end of 1908, the O'Fallon High School graduations were held there beginning with the first one in 1903.

In 1946 the building was converted for use as a chicken hatchery operating under various names until about 1955. After that, it was acquired by Schwarz Furniture who converted it into a three-floor furniture warehouse and display annex to complement their main store at 225 W First St . At one time, the exterior bricks had been painted with blue gray paint. Under the ownership of Schwarz Furniture, the paint was removed revealing the original brick.

Schwarz Furniture went out of business in 2010. In January 2013 world renowned photographers Salvatore and Taylor Cincotta stepped in and purchased the building, beginning a \$1 million renovation with the intent of restoring it, as much as possible, to its original glory. Completely restored inside and out, the building is now home to Cincotta Photography and their related ventures – a stunningly beautiful and functional example of what historic renovation can do for a commercial building.

Architecture

An architectural style which began with the reconstruction of Paris during the reign of Napoleon III (1851-1870) made its way across the Atlantic and became so popular during the prosperous years of Ulysses S. Grant's presidency that it became known as the "General Grant Style". Its outstanding characteristic, both in the USA and in Second Empire Paris, is the mansard roof, in which the steeply-sloped roofline of an attic storey is given windows allowing the upper floor to look like a roof while functioning as livable space.

Our example, O'Fallon's Wachter building, now the Salvatore Cincotta photography studio, is typical of commercial structures in the General Grant style. Its front facade is symmetrical, with six window openings in each of the upper two floors. The ground floor is marked by a series of cast-iron columns, derived from the Greek Doric style, but rectangular in shape, fluted, with modest decorative elements including a fan detail above the pediments at either end of the building. The columns were manufactured by the Christopher Simpson Co., of St. Louis, Mo., in a manner similar to their more famous cousins, the cast iron architectural elements made by Mesker.

The division between the first and second floors is marked by a line of dentils. A balcony with two entry doors rests above the dentil. A more extensive pediment projects out from the building to mark the division between the second and third storeys. The pediment has a short return around the sides of the building and is supported with a series of decorative brackets.

Both the East and West facades are plain, with brick-arched-top windows. Diamond-shaped steel plates reveal the presence of connecting iron rods which span the building under its floors. Chimneys rise straight up from the sides of the building.

The renovations undertaken by the Cincotta firm include opening up the ground floor windows to full store-front style; restoring the balcony; opening up all of the windows on the mansard roof; stabilizing the building's fabric to guarantee that it will survive well into the future; to say nothing of extensive interior renovations all of which are in harmony with the building's historic character.







