



February 16, 2023

Updated March 20, 2023

Andrew Heckenkamp
Amy Hathaway
State Historic Preservation Office
IDNR-One Natural Resources Way
Springfield, IL 62702

Dear Andrew and Amy,

Included below are the history and significance statement and current physical description and integrity statement for the 1905 Heinz Cut Glass Factory at 214 S. 13th Ave in St. Charles, Illinois. We are assisting the owner of the building with identifying any federal and state tax incentives for which they might qualify by preparing this Preliminary National Register Evaluation Form.

History & Significance

The Heinz Brothers Cut Glass Factory is historically significant to the city of St. Charles because of the importance of manufacturing for St. Charles's growth at the beginning of the twentieth century, the high quality of the cut glass made by the Heinz brothers, the building's first home to the company that became the Dukane Corporation which remains an important employer in St. Charles, and the unique architectural features that are more typical of mills built in the mid-nineteenth century than that of the early twentieth century built in St. Charles.

National Register Criteria A – Manufacturing

From the late 1890s to the 1920s, St. Charles became a strong manufacturing town with at least six factories built within one mile of the Fox River which bisects the city. With these

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factories came hundreds of jobs and many new residents who built new neighborhoods, primarily on the east side of the Fox River. Of these six factories, only three remain: Globe Music Company at 1020 Cedar Ave. built in c. 1920 and now office space; Crown Electric at 1 Illinois St. built in 1910 and now retail space; and Heinz Brothers Cut Glass at 214 S. 13th Ave. built in 1905 and currently vacant. The Heinz Brothers Cut Glass factory, therefore, is the oldest remaining factory near downtown St. Charles that tells the story of the significance of manufacturing to the city. The factory also tells the story of the neighborhood that sprung up around it. An article in the St. Charles Chronicle relayed that the factory brought new residents to the city in 1905 meaning “many houses will be built in the early spring on the beautifully sloping grounds to the south of the factory.”¹ After the Heinz brothers closed their factory in 1927, the building has been used by many other manufacturers including Operadio (later becoming Dukane Corporation) from 1928–1934 making radios, Globe Music Company from 1934–1936 making music instruments, Reasor Manufacturing from 1942–c.1960 making precision tools, Robinson Manufacturing from c.1960–c.1989 making specialized machinery, and The Lamp Company from c.1989–c.2017 making lamps.²

National Register Criteria A – Cut Glass

Cut glass—drinking vessels, vases, chandeliers, etc.—were extremely popular at the turn of the century and the Heinz Brothers’ factory quickly became one of the most productive in the Midwest, making over 600 items of cut glass.³ One of the reasons for their success was that “Heinz developed a method for polishing his cut glass pieces by dipping them in acids rather than buffing them with fibers. This made the glassware more brilliant and more desirable.”⁴ Examples of their work are on display at the St. Charles History Museum and at

¹ “Where Glass is Cut: Factory Running at Good Clip—Forty Men are Employed,” St. Charles Chronicle, October 27, 1905, Community History Archive.

² R.L. Polk & Co., *Polk’s St. Charles, Batavia and Geneva (Kane Co., Ill.) City Directory 1950* (Taylor, MI.: R.L. Polk & Co., 1951); R.L. Polk & Co., *Polk’s St. Charles, Batavia and Geneva (Kane Co., Ill.) City Directory 1960* (Taylor, MI.: R.L. Polk & Co., 1961); St. Charles Industry Overview 1950; St. Charles Industry Overview 1970; Sanborn Fire Insurance Map, St. Charles, Illinois, 1923; Land Records from Kane County Recorder, www.kanecountyrecorder.net.

³ Phyllis Warner, “Mrs. Gunner Henningson: Remembering the Heinz Cut Glass Factory,” *Charlemagne Gazette* 1, no. 4 (February 1978): 2, St. Charles History - Then and Now (Illinois Digital Archives), accessed December 21, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13301>.

⁴ Elizabeth Hastings, “Rare glassware is on exhibit,” *St. Charles Chronicle*, April 22, 1983, Then and Now (Illinois Digital Archives), accessed February 22, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13303>.

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the Hotel Baker in St. Charles. One of their pieces was on display at the Illinois Governor's Mansion in 2018-2019 as part of an "Art of Illinois" exhibit (see Exhibit A).

National Register Criteria A – Operadio/Dukane Corporation

As mentioned above, Operadio was the second manufacturer in the Heinz Cut Glass Factory. J. McWilliam Stone Sr. established the company in Chicago in 1922 to make portable radios. Stone needed a larger facility and moved into the former cut glass factory in St. Charles in 1928. The business expanded to manufacturing radio loudspeakers and switched to making paging systems for the military during World War II at a different location. After the war, Stone sold off the radio and speaker manufacturing business to focus on communication systems and changed the name of the company to Dukane Corporation. In 1968, the company built a new manufacturing facility in southeast St. Charles at 2900 Dukane Dr. from which it operates today.⁵

National Register Criteria B – Richard, Emil, and Otto Heinz

Richard, Emil, and Otto Heinz immigrated to the United States from Germany with their parents in 1893 and settled in Chicago. They worked in cut glass factories, learning the trade, and opened their first factory in Chicago in 1901. When St. Charles lured the brothers to the Fox Valley city in 1905, four of their seven siblings' families that had immigrated to the U.S., moved with them.⁶ The Heinz brothers were a significant employer in St. Charles during the height of their business employing as many as 100 men and women (See Exhibit B). Their cut glass, as mentioned above, was highly popular throughout the United States and Europe during the early twentieth century. Furthermore, they innovated the use of acids, rather than buffing with fibers, to polish their glass which produced more brilliant crystal.⁷ After the cut glass factory closed, Otto Heinz opened a greenhouse in St. Charles which still exists today, but no longer owned by the Heinz family, at 2010 East Main Street in St. Charles.

National Register Criteria C – Archaic vernacular architecture

⁵ St. Charles History Museum, "Booming Business in the Beauty Spot of the Fox Valley," (2020): 11, accessed December 22, 2022,

<https://static1.squarespace.com/static/55161d9ae4b04d5c3199b773/t/5e6d252dd0babc2b37115dcc/1584211251390/2020-StC-Booming-Business-FINAL-web.pdf>.

⁶ Interview with Janet Johnson, grandniece of Richard, Emil, and Otto Heinz, on December 7, 2022.

⁷ Elizabeth Hastings, "Rare glassware is on exhibit," *St. Charles Chronicle*, April 22, 1983, Then and Now (Illinois Digital Archives), accessed February 22, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13303>.

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While constructed in 1905, the Heinz Brothers Cut Glass factory more closely resembles mill factories built in the early to mid-eighteenth century. At the time of its construction, factories were typically using concrete with brick infills and rolled steel lintels which allowed for much wider windows. Instead, this factory was constructed from load-bearing masonry and on a heavy timber structure. The window openings are brick-arched and held six over six double hung windows (See Exhibit C). Unfortunately, nearly all the original windows were removed by the previous owner. While there were at least six factories built within two decades of this factory, none of them were constructed in this way (See Exhibits D, E, and F). It is unclear why the factory was built with this archaic design, but speculation is that it was less expensive to construct. The city of St. Charles may have paid for the construction of this factory on a speculative basis to attract a new manufacturer to the city.⁸ If public money was involved, this could explain the choice not to use steel framing for the windows which would have been more expensive. Despite being of an earlier design style compared to its contemporaries, the factory has outlasted several others in St. Charles.

Current physical description and integrity statement:

The Heinz Brothers Cut Glass factory is a two hundred by forty-foot red brick building with six over six double hung brick arched window openings spaced approximately three feet apart on the first and second floors of the entire building. The factory is reminiscent of mill factory vernacular style of the early to mid-nineteenth century even though it was constructed in 1905. For at least the past decade, the building was vacant and not maintained, so its masonry shows a fair amount of wear. The roof of the building has partially failed and will require repairs. Nearly all the windows were removed by the previous owner around 2019, but financial difficulties prevented the owner from installing the new windows they intended. A few doors have been altered. The original boiler room on the east side of the building (see Exhibit K) was removed between 2017 and 2019. A loading dock on the north side of the building (see Exhibit K), that appears to have been significantly altered, was also removed between 2017 and 2019. The interior is gutted and in need of significant repair although the structure beams appear to be in good condition. A

⁸ Phyllis Warner, "Mrs. Gunner Henningson: Remembering the Heinz Cut Glass Factory," *Charlemagne Gazette* 1, no. 4 (February 1978): 2, St. Charles History - Then and Now (Illinois Digital Archives), accessed December 21, 2022, <http://www.idaillinois.org/digital/collection/stc/id/13301>.

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new owner purchased the building in September 2022 and has secured the building from the elements by performing temporary repairs to the roof and boarding up all the windows. This should protect the building from further significant deterioration.

West Façade (see Exhibit G)

The west façade was the building's original front. At the top of this façade was the name of the business operating in the factory painted on the bricks. The name changed several times, therefore the paint was removed and replaced causing some damage to the bricks and mortar there. The front door on the west side has been altered. Originally it was double wood doors with a horizontal six-panel window above it. Today, there is one door in the center of the opening with wood covering the window panels and the vertical space on each side of the door. However, the original size of the doors and windows are clearly visible.

South Façade (see Exhibit H)

There appear to be two alterations to the building's south façade. Two windows, each near the west and east sides of the south façade, were replaced by double wide aluminum garage doors. The arches of the former windows remain visible, however.

East Façade (see Exhibit I)

The original twenty-eight-foot-long boiler room on the east side of the building was removed between 2017 and 2019. Eleven of the twelve windows were replaced with brick at an unknown date. A portion of the bricks are discolored (white rather than red) probably as a result of the previously attached boiler room. A large cement repair in the lower southeast corner is visible. A wood door that is currently on the east façade appears to not be part of the original structure.

North Façade (see Exhibit J)

A non-historic covered entrance was removed from the west end of the north façade. On the east end of the north façade, there was a loading dock where likely a railroad spur was constructed next to the building. At some point the loading dock was enclosed. This addition was removed between 2017 and 2019.

Roof (see Exhibit K)

The built-up roofing is in fair condition and in need of repair. It is unknown if the roof material is the same or similar as it was originally.

Interior (see Exhibits L-U)

Summary

What remains of the interior are the heavy timber columns and beams, approximately 75% of the old growth wood roof and floor joists, wood plank flooring on the second floor in fair to poor condition, concrete floor on west half of the first floor, and most of the brick freight elevator enclosure.

First floor

Flooring materials at the first floor consist of concrete slab-on-grade in the western half of the building. The eastern half of the building's floor has been removed, leaving the approximately 4-foot-deep crawl space exposed between the heavy timber structure. A centrally located brick freight elevator enclosure subdivides the building, with a wooden stair immediately to the east that provides access to the second floor. The freight elevator enclosure contains some mechanical remnants and doors but is not operational. The enclosure is structurally sound, but the masonry has been vandalized with graffiti. It is likely that the entire first floor was originally clad in wood plank that was replaced by concrete in the western half in middle part of the twentieth century to support heavier machinery in the building's later uses. All the heavy timber columns and beams that run longitudinally down the center of the building remain and are in very good condition. On the north elevation of the east side the building is a metal fire door that likely connected to the loading dock on the exterior of the building that has since been removed.

Second floor

The floor of the second floor is 4-inch-wide tongue and groove plank flooring in fair to poor condition. The flooring appears original but has several holes due to neglect. The heavy timber columns are in equally good condition as those on the first floor. Only one of the columns has needed repair, the rest appear to be entirely original. The brick freight elevator is partially dismantled, and the head house was removed due to extensive deterioration at the roofline. Salvaged bricks have been stacked on the first floor for reuse in

rehabilitation of the building. An estimated 75% of the roof joists are original old growth wood. Repairs were made to the roof joists when the new roof was installed late last year.

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Exhibit A:

Glass vase manufactured at the Heinz Brothers Cut Glass factory. This vase was on display at the Illinois Governor's Mansion in 2018-2019 as part of the "Art of Illinois" exhibit. Photo is from the Illinois Governor's Mansion website:

<https://www2.illinois.gov/sites/GovernorsMansion/exhibition/art-of-illinois/decorative-arts/heinz-cut-glass-company/Heinz-Cut-Glass-Vase>.



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Exhibit B:

Photo of some of the workers inside the Heinz Cut Glass Factory c. 1920. Otto Heinz is pictured second from the left. Photo courtesy of the St. Charles History Museum.



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Exhibit C:

Heinz Brothers Cut Glass Factory window openings are brick-arched and held six over six double hung windows (nearly all of which have been lost). Photo was taken by Al Watts on October 27, 2022.



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Exhibit D:

Originally constructed for the Globe Music Company in c. 1920 at 1020 Cedar Ave, St. Charles, this building is an example of factories built in St. Charles in the same time period as the Heinz Brothers Cut Glass Factory. Photograph by Al Watts on December 20, 2022.



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Exhibit E:

Originally constructed for the Crown Electric in 1910 at 1 Illinois St., St. Charles, this building is another extant example of factories built in St. Charles in the same time period as the Heinz Brothers Cut Glass Factory. Photograph by Al Watts on December 20, 2022.



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Exhibit F:

Cable Piano Factory constructed at 410 South 1st St., St. Charles in 1901 is an example of a factory built in St. Charles before the Heinz Brothers Cut Glass Factory. The building was demolished in 1999. Photograph courtesy of the St. Charles History Museum.



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Exhibit G:

West façade of the Heinz Cut Glass Factory. Photograph taken by Al Watts on December 20, 2022.



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Exhibit H:

South façade of the Heinz Cut Glass Factory. Photograph taken by Al Watts on December 20, 2022.



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Exhibit I:

East façade of the Heinz Cut Glass Factory. Photograph taken by Al Watts on December 20, 2022.



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Exhibit J:

North façade of the Heinz Cut Glass Factory. Photograph taken by Al Watts on December 20, 2022.



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Exhibit K:

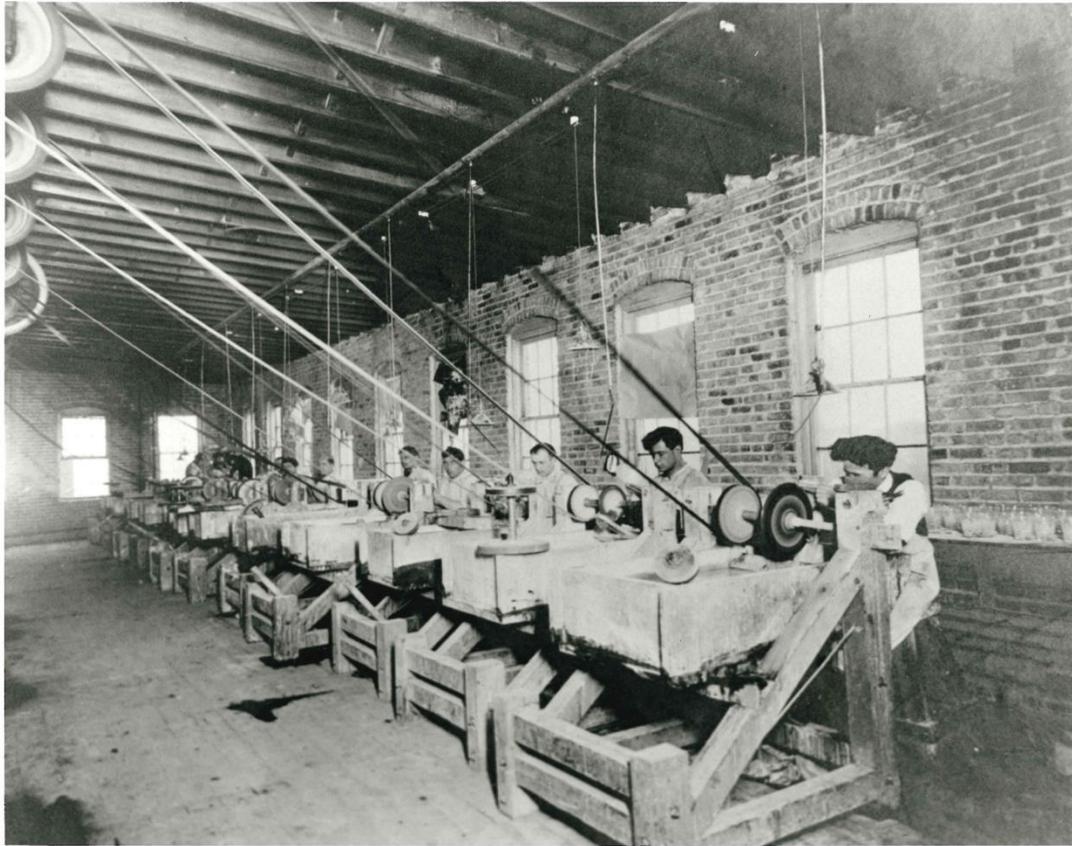
Aerial photographs showing the roof of the Heinz Brothers Cut Glass Factory. The first photograph is of the northeast side of the building and the second is of the southeast side of the building. Photographs are from Funke Architects taken in 2017.



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Exhibit L:

Interior of Heinz Brothers Cut Glass Factory. The first photo is of the original interior courtesy of the St. Charles History Museum, date unknown. The remaining photos are of the interior as of March 16, 2023. Photographs taken by Kelsey Shipton.



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Exhibit M:

Close-up of interior of east side of first floor



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Exhibit N:

Interior of freight elevator on first floor



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Exhibit O:

Close-up of interior of west side of first floor.



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Exhibit P:

Interior of east side of second floor.



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Exhibit Q:

Interior front of freight elevator on second floor.



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Exhibit R:

Interior rear of freight elevator on second floor.



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Exhibit S:

Close-up of plank flooring on second floor.



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Exhibit T:

Interior of west side of second floor.



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Exhibit U:

Salvaged brick from freight elevator.



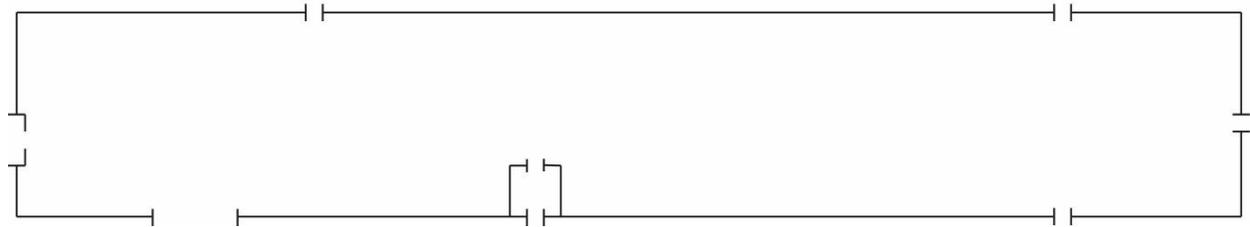
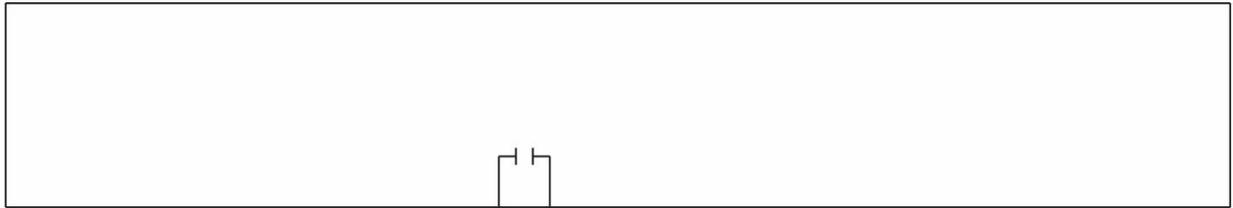
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Floor plan:



2nd Floor



1st Floor

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Location map: 214 S. 13th Ave., St. Charles, IL



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