



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

	1	2	3
<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
☐ Contributing
☒ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
☐ Good: Minor maintenance needed
☐ Fair: Major repairs needed
☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Modern

Date of Construction: 1985

Source: Field Observation

Features:

One story aggregate finish exterior with metal hip roof.
Large overhanging eaves with horizontal emphasis in
lines of roof.



Address:

2 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
☐ State
☐ County
☐ Local

Block No. 28

Building No. 1

SURVEY DATE:
MAY 1994

ROLL NO. 4

NEGATIVE NO. 10



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☐ Excellent: Well-maintained
- ☒ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Substantially altered

Date of Construction: Pre 1900

Source: A Field Guide to American Architecture

Features:

Original factory building at east side, addition to west. South face clad with limestone slabs in 1930's. East facade shows band of face brick as decorative element in common brick wall.



Address:

10 State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 28

Building No. 2

SURVEY DATE:
MAY 1994

ROLL NO. 4

NEGATIVE NO. 8



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 4

NEGATIVE NO. 9

Address:

10 State Avenue

Remarks:

East side, showing original
industrial building.

Block No. 28

Building No.2

Address:

10 State Avenue

Remarks:

Block No. 28

Building No.2

ROLL NO.

NEGATIVE NO.



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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Stick

Date of Construction: 1860-1890

Source: A Field Guide to American Houses

Features:

Steeply pitched gabled roof. Horizontal and vertical bands in contrasting color to base wall for emphasis. Wood clapboards, horizontal except for diagonal in lower half of gable. Full width front porch.



Address:

108 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 29

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 4

NEGATIVE NO. 16



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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Gothic Revival

Date of Construction: 1840

Source: St. Charles Historical Museum

Features:

Random limestone exterior with steeply sloping roof, cross gabled. Decorated vergeboards at gables. Small gable over first floor window, south side. Enclosed porch at entry. Stone lintels at windows. Two different dormer shapes at east elevation.



Address:

116 East State Avenue

Representation in Existing Surveys:

☐ Federal

☒ State

☐ County

☒ Local

Block No. 29

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 4

NEGATIVE NO. 17



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

116 East State Avenue

Remarks:

East Elevation.

ROLL NO. 4

NEGATIVE NO. 18

Block No. 29

Building No. 3



Address:

116 East State Avenue

Remarks:

Garage, east side.

ROLL NO. 4

NEGATIVE NO. 19

Block No. 29

Building No. 3



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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Minimal Traditional

Date of Construction: 1960-1980

Source: Field Observation

Features:

Front gable two story frame house with brick veneer at lower level. Balcony at second floor full width of front facade over two single car garage doors and single man door with sidelight.



Address:

204 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 30

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 15

NEGATIVE NO. 5



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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1853

Source: St. Charles Historical Museum

Features:

Front gable two story brick building with stone lintels.
Addition to east is stone exterior.



Address:

304 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☒ Local

Block No. 31

Building No. 5

SURVEY DATE:

MAY 1994

ROLL NO. 18

NEGATIVE NO. 16



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ST. CHARLES, ILLINOIS

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CONTINUATION SHEET NO: 1



ROLL NO. 18

NEGATIVE NO. 15

Address:

304 East State Avenue

Remarks:

West Elevation, showing
north addition and porch.

Block No. 31

Building No. 5

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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ST. CHARLES CENTRAL DISTRICT

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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: National

Date of Construction: 1850-1890

Source: A Field Guide to American Houses

Features:

One and one-half stories, wood frame structure on rock face block foundation. Front gabled, synthetic siding.



Address:

404 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 32

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 4

NEGATIVE NO. 36



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

404 East State Avenue

Remarks:

West Elevation.

Block No. 32

Building No. 3

ROLL NO. 15

NEGATIVE NO. 20

Address:

Remarks:

Block No.

Building No.

ROLL NO.

NEGATIVE NO.



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ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

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ARCHITECTURAL INTEGRITY

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Colonial Revival

Date of Construction: 1880-1955

Source: A Field Guide to American Houses

Features:

Gambrel roof on two story wood frame structure. Pent roof with gable at entrance door.



Address:

408 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 32

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 36



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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Queen Anne

Date of Construction: 1880-1910

Source: A Field Guide to American Houses

Features:

Steeply pitched roof of irregular shape with three front facing gables. Covered front porch with gable end. Shingle texture at gable end.



Address:

410 East State Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 32

Building No. 5

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 35



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 5

NEGATIVE NO. 33

Address:

410 East State Avenue

Remarks:

East Elevation.

Block No. 32

Building No. 5



ROLL NO. 5

NEGATIVE NO. 34

Address:

410 East State Avenue

Remarks:

Garage.

Block No. 32

Building No. 5



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY

ST. CHARLES CENTRAL DISTRICT

ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☐ Contributing

☒ Non-Contributing

BUILDING CONDITION

☒ Excellent: Well-maintained

☐ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: National

Date of Construction: 1850-1890

Source: A Field Guide to American Houses

Features:

Front gable, two story shingle sided structure with enclosed front porch with bay window. Enclosed stair added to west side.



Address:

508 East State Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 33

Building No. 4

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 15



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY
ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



Address:

508 East State Avenue

Remarks:

West Elevation.

ROLL NO. 14

NEGATIVE NO. 19

Block No. 33

Building No. 4



Address:

508 East State Avenue

Remarks:

Garage.

ROLL NO. 5

NEGATIVE NO. 16

Block No. 33

Building No. 4



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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Greek Revival

Date of Construction: 1825-1860

Source: A Field Guide to American Houses

Features:

One and one-half story wood frame clapboard sided house.



Address:

513 East State Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 39

Building No. 3

SURVEY DATE:
MAY 1994

ROLL NO. 15

NEGATIVE NO. 34



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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ST. CHARLES CENTRAL DISTRICT
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



ROLL NO. 15

NEGATIVE NO. 35

Address:

513 East State Avenue

Remarks:

Garage.

Block No. 39

Building No. 3

Address:

Remarks:

ROLL NO.

NEGATIVE NO.

Block No.

Building No.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Prairie

Date of Construction: 1900-1920

Source: A Field Guide to American Houses

Features:

Rock face block two story exterior, hipped roof with dormer.



Address:

514 East State Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 33

Building No. 2

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 17



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

- ☐ Significant
- ☐ Contributing
- ☒ Non-Contributing

BUILDING CONDITION

- ☒ Excellent: Well-maintained
- ☐ Good: Minor maintenance needed
- ☐ Fair: Major repairs needed
- ☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Modern

Date of Construction: 1935-1990

Source: A Field Guide to American Houses

Features:

One story plus walk out basement, simple, minimal traditional structure. Bay window at south elevation.



Address:

520 East State Avenue

Representation in Existing Surveys:

- ☐ Federal
- ☐ State
- ☐ County
- ☐ Local

Block No. 33

Building No. 3

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 18



ST. CHARLES HISTORIC PRESERVATION COMMISSION

ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

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ARCHITECTURAL INTEGRITY

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1: first floor; 2: upper floors; 3: roof/cornice

ARCHITECTURAL SIGNIFICANCE

☐ Significant

☒ Contributing

☐ Non-Contributing

BUILDING CONDITION

☐ Excellent: Well-maintained

☒ Good: Minor maintenance needed

☐ Fair: Major repairs needed

☐ Poor: Deteriorated

ARCHITECTURAL DESCRIPTION

Style: Prairie/American Foursquare

Date of Construction: 1900-1920

Source: A Field Guide to American Houses

Features:

Hipped roof, symmetrical, with front entry, full width porch. Two story wood clapboard sided structure. Dormer on hipped roof. Relocated to this site in late 1980's.



Address:

608-612 East State Avenue

Representation in Existing Surveys:

☐ Federal

☐ State

☐ County

☐ Local

Block No. 33

Building No. 1

SURVEY DATE:

MAY 1994

ROLL NO. 5

NEGATIVE NO. 19