



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

## 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:**

Square, aggregate finish cement plaster building with metal hip roof.

## ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



### Address:

North 1st Avenue

### Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

**Block No. 22**

**Building No. 2**

### SURVEY DATE:

**MAY 1994**

**ROLL NO. 4**

**NEGATIVE NO. 13**



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

## BUILDING CONDITION

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

## ARCHITECTURAL DESCRIPTION

**Style:** Not applicable

**Date of Construction:** 1980's

**Source:** Field Observation

**Features:**

Electric equipment enclosure wall.

## ARCHITECTURAL SIGNIFICANCE

- Significant**
- Contributing**
- Non-Contributing**



### Address:

North First Avenue

### Representation in Existing Surveys:

- Federal**
- State**
- County**
- Local**

**Block No. 22**

**Building No. 1**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 4**

**NEGATIVE NO. 11**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input 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"/>
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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:** Neo-colonial  
**Date of Construction:** Post 1944  
**Source:** A Field Guide to American Architecture  
**Features:**  
 Utilitarian masonry structure at fire barn. Neo-colonial facade at south section of building housing fire department and Chamber of Commerce offices.



**Address:**

103 North First Avenue

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

**Block No. 34**

**Building No. 1**

**SURVEY DATE:**  
**MAY 1994**

**ROLL NO. 4**

**NEGATIVE NO. 7**



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**ARCHITECTURAL SURVEY**  
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ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

103 North First Avenue

**Remarks:**

South facade

**Block No. 34**

**Building No. 1**

**ROLL NO. 4**

**NEGATIVE NO. 6**

**Address:**

103 North First Avenue

**Remarks:**

**Block No. 34**

**Building No. 1**

**ROLL NO.**

**NEGATIVE NO.**



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**ARCHITECTURAL INTEGRITY**

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Insensitive to original	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

**BUILDING CONDITION**

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

**ARCHITECTURAL DESCRIPTION**

**Style:** Second Empire  
**Date of Construction:** 1855-1885  
**Source:** A Field Guide to American Houses  
**Features:**  
 Synthetic sided, two story structure with mansard roof.  
 Greatly modified with additions and porch changes.

**ARCHITECTURAL SIGNIFICANCE**

- Significant**
- Contributing**
- Non-Contributing**



**Address:**

112 North 1st Avenue

**Representation in Existing Surveys:**

- Federal**
- State**
- County**
- Local**

**Block No. 35**

**Building No. 1**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 13**

**NEGATIVE NO. 29**



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

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

112 North 1st Avenue

**Remarks:**

North Elevation.

**Block No. 35**

**Building No. 1**

**ROLL NO. 13**

**NEGATIVE NO. 30**

**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"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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1: first floor; 2: upper floors; 3: roof/cornice

**BUILDING CONDITION**

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

**ARCHITECTURAL DESCRIPTION**

**Style:** Commercial Vernacular

**Date of Construction:** 1880-1910

**Source:** Field Observation

**Features:**

Two story, greatly modified structure. Synthetic siding at first floor, lannon stone cladding at second floor. Large picture windows at second floor.

**ARCHITECTURAL SIGNIFICANCE**

- Significant**
- Contributing**
- Non-Contributing**



**Address:**

12-14 North 1st Avenue

**Representation in Existing Surveys:**

- Federal**
- State**
- County**
- Local**

**Block No. 41**

**Building No. 11**

**SURVEY DATE:**

MAY 1994

**ROLL NO. 13**

**NEGATIVE NO. 25**



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

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Minor Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Major Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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:** Commercial vernacular

**Date of Construction:** 1910-1920

**Source:** A Field Guide to American Architecture

**Features:**

A local commercial building perpetuating late Victorian design, but simpler and sparer. Originally two garage doors on the first level, now windows. Three windows at second floor each over masonry panels. A band of stone provides a header over these windows. Stone accents adorn the parapet area.



**Address:**

15 North First Avenue

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

**Block No. 40**

**Building No. 3**

**SURVEY DATE:**

MAY 1994

**ROLL NO. 4**

**NEGATIVE NO. 5**



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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:** Romanesque

**Date of Construction:** 1892

**Source:** NRHP Nomination Form

**Features:** City Building

Hipped roof red brick building with bell tower, "eye lid" windows characteristic of H.H. Richardson's Romanesque style. The roof soffit is articulated with wood brackets. The middle of the front (east) facade has a full arch with a vertical continuation of the brickface through the soffit to a gable end "dormer" with three windows and datestone.



**Address:**

15 North First Avenue

**Representation in Existing Surveys:**

- Federal**
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**Block No. 40**

**Building No. 2**

**SURVEY DATE:**  
**MAY 1994**

**ROLL NO. 4**

**NEGATIVE NO. 5**



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ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

15 North First Avenue

**Remarks:**

South Elevation with four  
blocked in windows.

**Block No. 40**

**Building No. 3**

**ROLL NO. 4**

**NEGATIVE NO. 2**

**Address:**

15 North First Avenue

**Remarks:**

**Block No. 40**

**Building No. 3**

**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:** Commercial Vernacular

**Date of Construction:** 1910-1930, 1986 remodelle

**Source:** Field Observation

**Features:**

Gable roof to front. Projected gable acts as sun shade for large south facing windows in this adaptive use from a lumber storage building to an electric substation building. Cement plaster finish over concrete block added in 1986 remodeling.



**Address:**

300 North 1st Avenue

**Representation in Existing Surveys:**

- Federal
- State
- County
- Local

**Block No. 22**

**Building No. 3**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 4**

**NEGATIVE NO. 14**