

Section 1

INTRODUCTION

1.1 Purpose of the Design Guidelines

The City of St. Charles has enacted measures to preserve the legacy and heritage of the community embodied in its buildings and neighborhoods. The City has designated two historic districts and more than 35 individual landmark structures. The largest district, the Central Historic District, covers the downtown area and includes all of the original town of St. Charles.

The purpose of this manual is to provide recommended methods for preserving and maintaining the overall character of historic districts as well as the architectural integrity of the districts' individual buildings and landmark structures. The guidelines emphasize maintaining architectural styles, details and streetscape elements which collectively make up the unique character of the districts. For new construction, the guidelines provide information on the importance of relating new buildings and sites to existing historic streetscapes. The guidelines apply only to the exteriors of properties.

The document is written for use by property owners, residents, contractors, and others involved with rehabilitation work and new construction within historic districts and landmark properties. Additionally, the guidelines may be used as a reference source for the rehabilitation of other vintage structures.

The Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for rehabilitating historic buildings. These federal standards provide a framework for the detailed guidelines presented in this manual. The St. Charles Design Guidelines state the generally appropriate and inappropriate treatments for rehabilitation and preservation.

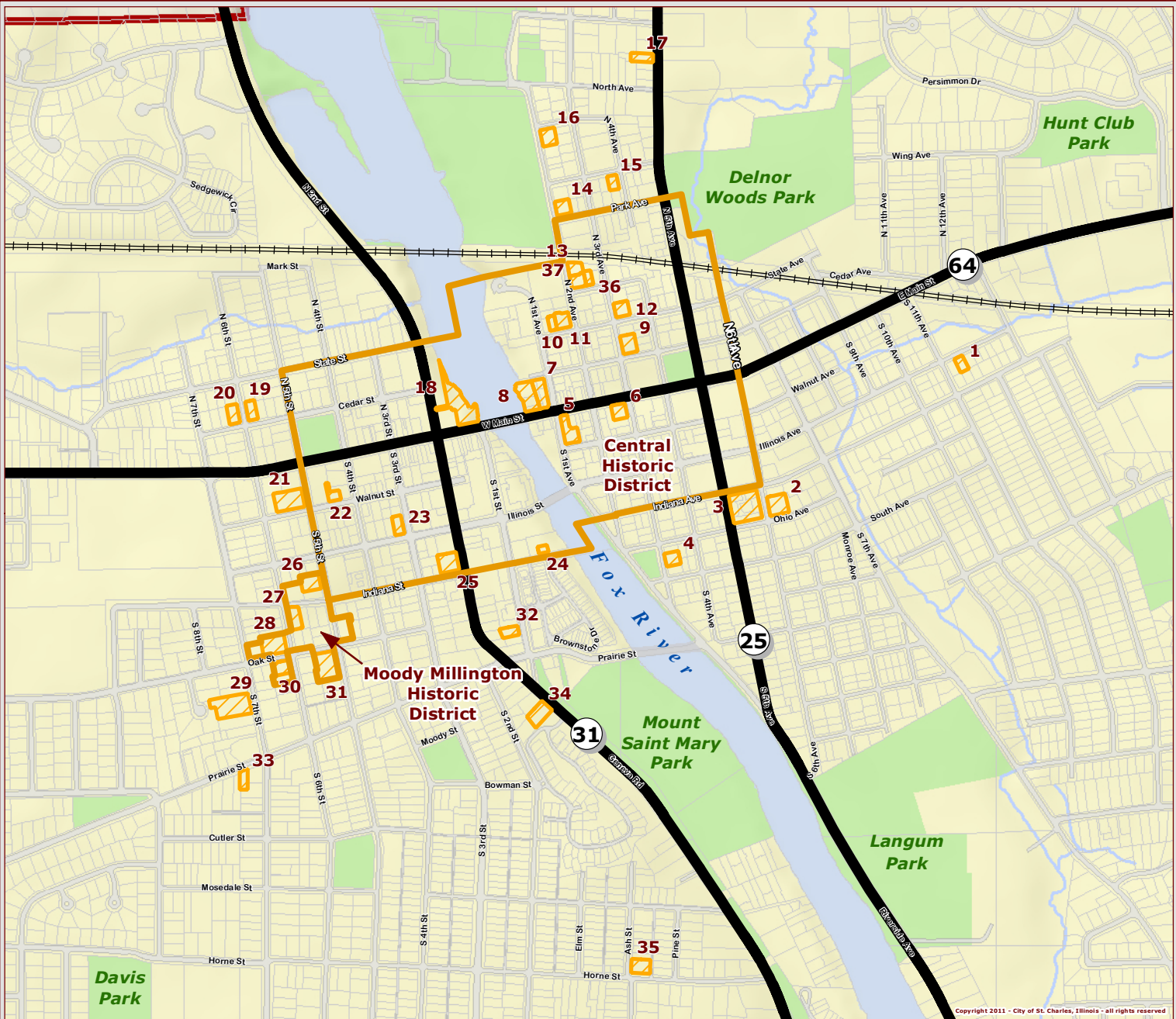
Historic Preservation Commission

The St. Charles Historic Preservation Commission is made up of professional and interested citizens appointed by the St. Charles City Council to assist with enforcing the City's Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance (Municipal Code, Title 17).

The Commission was created with a broad range of duties and responsibilities, one of which is to "promote the education of property owners, local government agencies and the public at large regarding the protection, maintenance, and preservation of St. Charles's architectural, historic and cultural resources..."

The Commission's responsibilities include the development of Design Guidelines for use in the review of Certificates of Appropriateness (also known as a "COA"). A COA review and approval is required prior to the issuance of a building permit for any exterior work within a historic district or landmark site. The Historic Preservation Commission reviews building permit applications to ensure that the work that is proposed complies with the standards of the Historic Preservation Ordinance. The Design Guidelines are intended to assist with this review process.

The Commission also has an advisory role in matters pertaining to historic building surveys, nominations to the National Register, and other preservation planning efforts.



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Map #	Landmark Name	Address
1	Ephraim Perkins Homestead	1107 Illinois Ave.
2	F. P. Haviland House	314-316 S. 6th Ave.
3	Raymond Judd House	309 S. 6th Ave.
4	George Welch House	406 S. 3rd Ave.
5	Arcada Theater	12 S. 1st Ave.
6	McCormack Oil Company	215 E. Main St.
7	Old City Hall	2 E. Main St.
8	St. Charles Municipal Building	2 E. Main St.
9	Dunham-Hunt House	304 Cedar Ave.
10	The Poole House	108 State Ave.
11	The Dearborn House	116 State Ave.
12	Chamberlain House	304 State Ave.
13	Andrew Weisel House	312 N 2nd Ave.
14	E.F. Goodell House	506 N 2nd Ave.
15	Zook House	317 Fulton Ave.
16	Sinton/Anderson House	628 N. 2nd Ave.
17	John and Eva England House	819 N 5th Ave.
18	Hotel Baker	100 W. Main St.
19	Thomas Hanson Home	522 Cedar St.

Map #	Landmark Name	Address
20	Young/Marsden House	606 Cedar St.
21	Dr. J.K. Lewis House	19 S. 5th St.
22	J. A. Berg House	408 Walnut St.
23	Howard House Hotel	117-123 S 3rd St.
24	William Beith House	8 Indiana St.
25	The Gates Estate	217 S. 2nd St.
26	J.P. Fumald Estate	213 S. 5th St.
27	Beckstrom House	512 Indiana St.
28	Carlson House	325 S. 6th St.
29	Jessie Miller House	423 S. 7th St.
30	Emma Durant Lane House	403 S. 6th St.
31	Lillibridge House	407 S. 5th St.
32	Jesse Ayers House	411 S. 1st St.
33	Original William Beith Home	713 Prairie St.
34	Alice Davis House	633 Geneva Rd.
35	Andresen Cottage	70 Horne St.
36	Evison Ferson Satterlee	214 Chestnut Ave.
37	Ferson, Butler, & Satterlee House	304 N Second Ave.



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Historic Districts Boundary



Landmark Boundary

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Goals of adopting Design Guidelines

Retain the original architectural character of the City's historic districts. St. Charles contain an excellent collection of historic buildings from the 19th and early 20th centuries. Consistent use of appropriate rehabilitation practices can assist in the preservation and maintenance of the unique appearance of these districts and buildings. Buildings in St. Charles's historic districts are known for their quality of construction and craftsmanship. Many are over one hundred years old and if properly maintained will last indefinitely.

Promote and improve older neighborhoods city-wide. Revitalization of historic areas can stabilize neighborhoods, raise property values, increase the city's tax base and promote economic development. Historic designation and design review can attract new buyers since they know their investment in Historic Preservation will be protected. Guidelines can benefit the owners of vintage homes citywide by providing information to maintain the original architectural character of their homes.

Support consistent decision making. Design guidelines provide practical assistance and information to promote improvements that are compatible with the goals and desires of property owners, the historic districts, and the city. Using the Design Guidelines can assist in preventing new construction, remodeling, or demolition that may have a negative affect on a neighborhood. Properties in historic districts are affected by the actions of neighbors and those around them. Decisions of one property owner can affect the property values of another. The Design Guidelines can help provide a level playing field so that all property owner's rights are protected from the adverse economic impact which could result from the actions of another.

Have a positive affect on the environment. When a building is demolished or when original building materials are discarded, the waste materials usually go to a landfill. More trees and other natural resources are used to build a new building along with synthetic materials that generated for the new building. Promoting preservation encourages a sustainable built environment.

Design Guidelines do not:

- ◆ Affect the use of your property or its interior. Property owners may remodel the interior as they choose and these changes do not require a COA review. Use of property is regulated by zoning requirements.
- ◆ Affect what color you paint your property. Paint colors are not regulated.
- ◆ Impose additional building permit requirements. A COA review is only required when a building permit is required for alteration to the exterior of a building or site.
- ◆ Prohibit new construction or additions to historic buildings. A COA design review ensures that new construction and additions are as compatible as possible with existing buildings in the historic districts.
- ◆ Impose rigid standards. Every project is to be assessed based on its architectural or historic significance, the condition of the building, and the proposed improvements to assess the overall impact of the project on the building.