

ST. CHARLES



COMP PLAN

Amendment



FORMER APPLIED COMPOSITES SITE AND SURROUNDING AREA

Dated November 14, 2007

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Appendix A



Background

In 2005 the Applied Composites Company ceased its business operations, leaving the existing structures vacant and in a state of decay. This has created an opportunity to take a fresh look at how that 25-acre site might be redeveloped and used in the future. Redevelopment would likely include the Applied Composites site, but several adjacent parcels might also have a potential for redevelopment at some point in time. Currently, the Comprehensive Plan shows a majority of the study area as Special Manufacturing, along with areas of Medium Residential, Office and Research, Public and Semi-Public, Retail and Service, and Open Space.

In the fall of 2006, Land Vision, Inc., was selected by the City of St. Charles to study the Applied Composites site and surrounding area and provide recommendations regarding potential redevelopment. The intent of this study is to provide a basis for an amendment to the St. Charles Comprehensive Plan by documenting the existing characteristics of the study area, recommended land uses, and development guidelines.

The recommendations of this study will be carried forward to the St. Charles Plan Commission for public review. Following that, it is anticipated that the City Council will consider a draft Comprehensive Plan amendment for adoption. As with all elements of a Comprehensive Plan, the amendment will provide direction to policy makers for future zoning and development decisions regarding the study area. It will be a guide, not a substitute for the public hearing and development review process established by the City's Zoning and Subdivision ordinances.



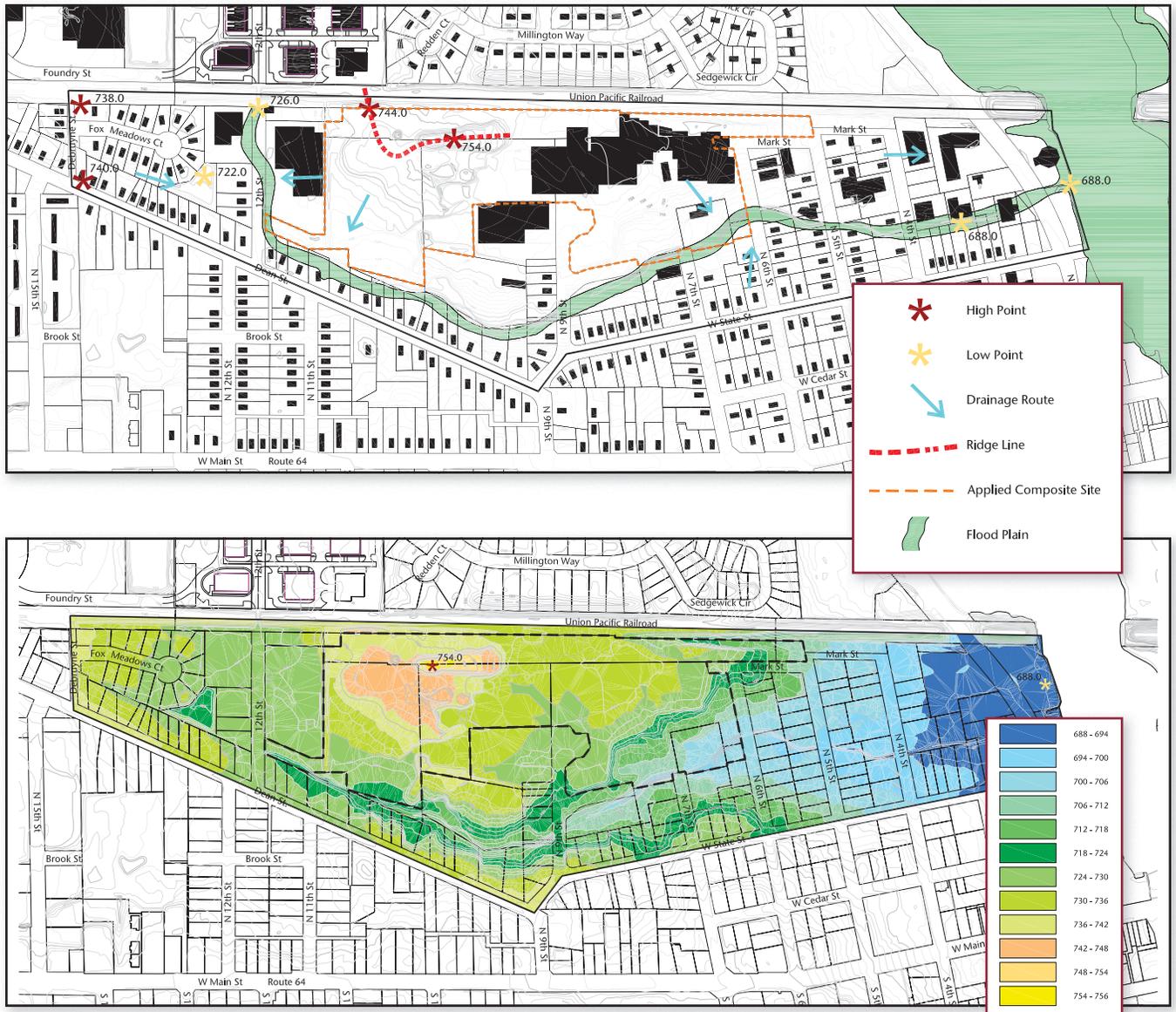
Study Area

The study area is bounded by the Union Pacific Railroad right-of-way on the north, Dean Street and State Street on the south, the Fox River on the east, and Debruyne Street on the west. This boundary incorporates approximately 88 acres of land. The Applied Composite site is approximately 26 acres and is 29.5 percent of the total study area.



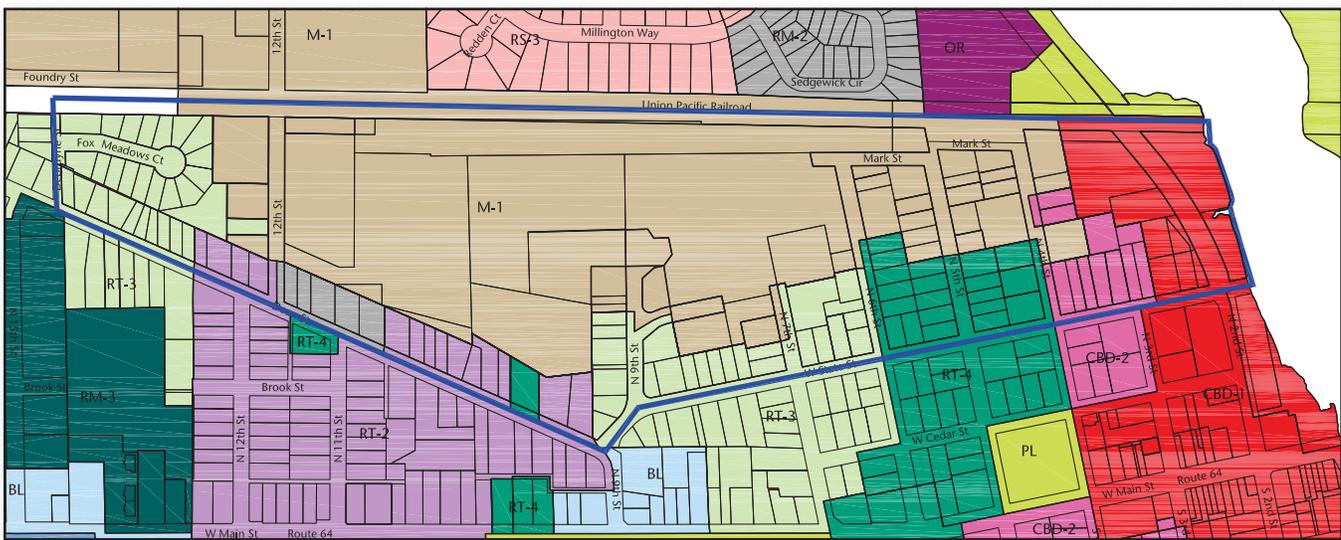
Site Analysis / Slope Analysis

Within the 88 acres of land the highest point is approximately 754 feet and the lowest is 688 located at the Fox River. As shown on the Site Analysis, the highest point is located near the center of the study area in a location where there is a build up of gravel that was left over from previous mining. Located between the Timbers Subdivision and the existing railroad line is a steep grade change where the existing State Street Creek and associated floodplain begins. The creek and channel begins at the north end of 12th Street near the Porter Business Park. The drainage way is visible between the existing residential housing north of Dean Street and Olcott Plastics, Inc. The creek flows east above ground until 4th Street where it is piped underground and eventually discharges into the Fox River. The floodplain along the creek varies in width between 50 feet and 100 feet and includes portions of the rear and side yards of various parcels.



Existing Zoning

The 88-acre study area is made up of a variety of zoning districts as shown on the City of St. Charles Zoning Map. The most predominant zoning district within this area is the M-1 Special Manufacturing District. The M-1 District incorporates an area from 12th Street to 4th Street and between the Union Pacific Railroad to behind the existing homes on Dean and State Streets. The remaining zoning districts are the RT-2 Traditional Single-Family (+6,600 s.f.), RT-3 Traditional Single-Family (+5,000 s.f.), RT-4 Traditional Single and Two Family (+5,000 s.f.), RM-2 Medium Density Multi-Family, CBD-1 Central Business District, and CBD-2 Mixed Use Business District. Within this assortment of zoning districts there are some structures where the actual use does not coincide with the underlying zoning. For example, on several of these parcels there are residential uses within the commercial or manufacturing zoned districts.

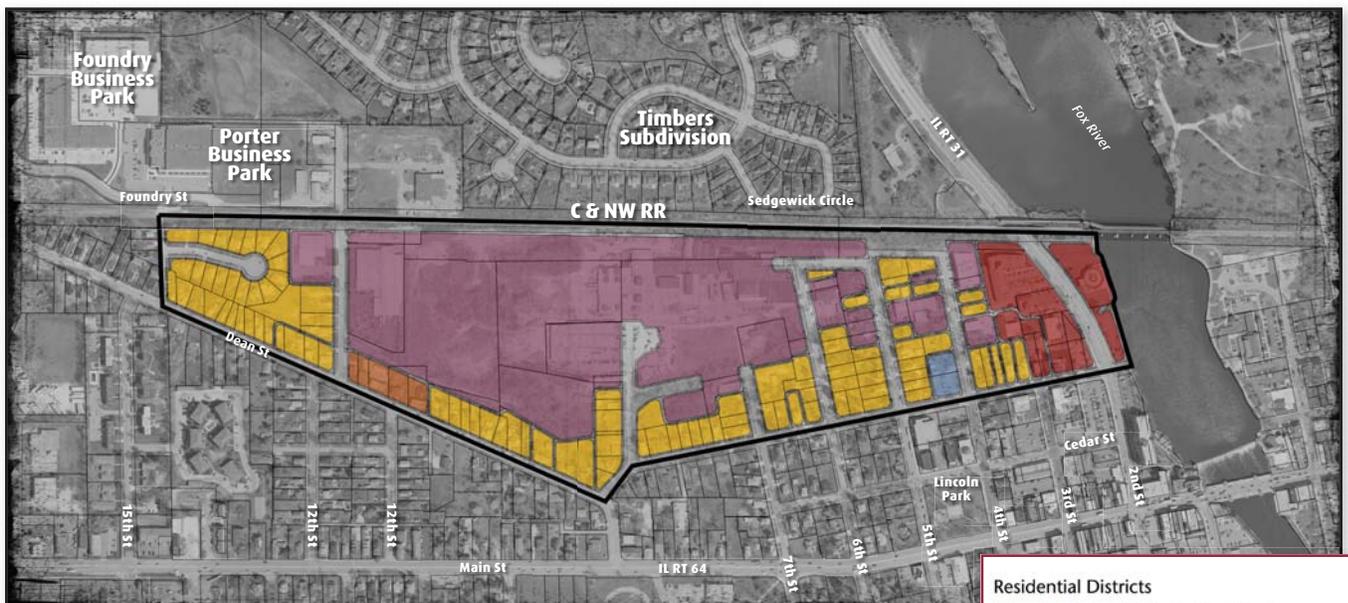


Residential Districts	
RS-1	Low Density Suburban Single-Family (+18,000 s.f.)
RS-3	Suburban Single-Family (+11,000 s.f.)
RT-1	Traditional Single-Family (+8,400 s.f.)
RT-2	Traditional Single-Family (+6,600 s.f.)
RT-3	Traditional Single-Family (+5,000 s.f.)
RT-4	Traditional Single- and Two-Family (+5,000 s.f.)
RM-2	Mixed Medium Density
General	General
Business Districts	
BL	Local Business
BC	Community Business
CBD-1	Core Central Business
CBD-2	Periphery Central Business
Office/Research & Manufacturing Districts	
OR	Office/Research
M-1	Special Manufacturing
Special Purpose & Overlay Districts	
PL	Public Land District



Existing Use Areas

In the fall of 2006 a field study was conducted to document both the building characteristics and lot characteristics within the study area. Each parcel within the 88-acre site was studied and photographed, noting its use. Then building characteristics such as number of stories, building construction/material, with or without garage and whether the garage was detached or attached and the number of dwelling units (apartments) were documented. Observations were made as to whether it had off street parking (driveway) or not and what type of fence was used if any.



Residential Districts

- RT-2 Traditional Single-Family (+6,600 s.f.)
- RT-3 Traditional Single-Family (+5,000 s.f.)
- RT-4 Traditional Single- and Two-Family (+5,000 s.f.)
- RM-2 Mixed Medium Density

Business Districts

- CBD-1 Core Central Business
- CBD-2 Periphery Central Business
- CIVIC Civic

Office/Research & Manufacturing Districts

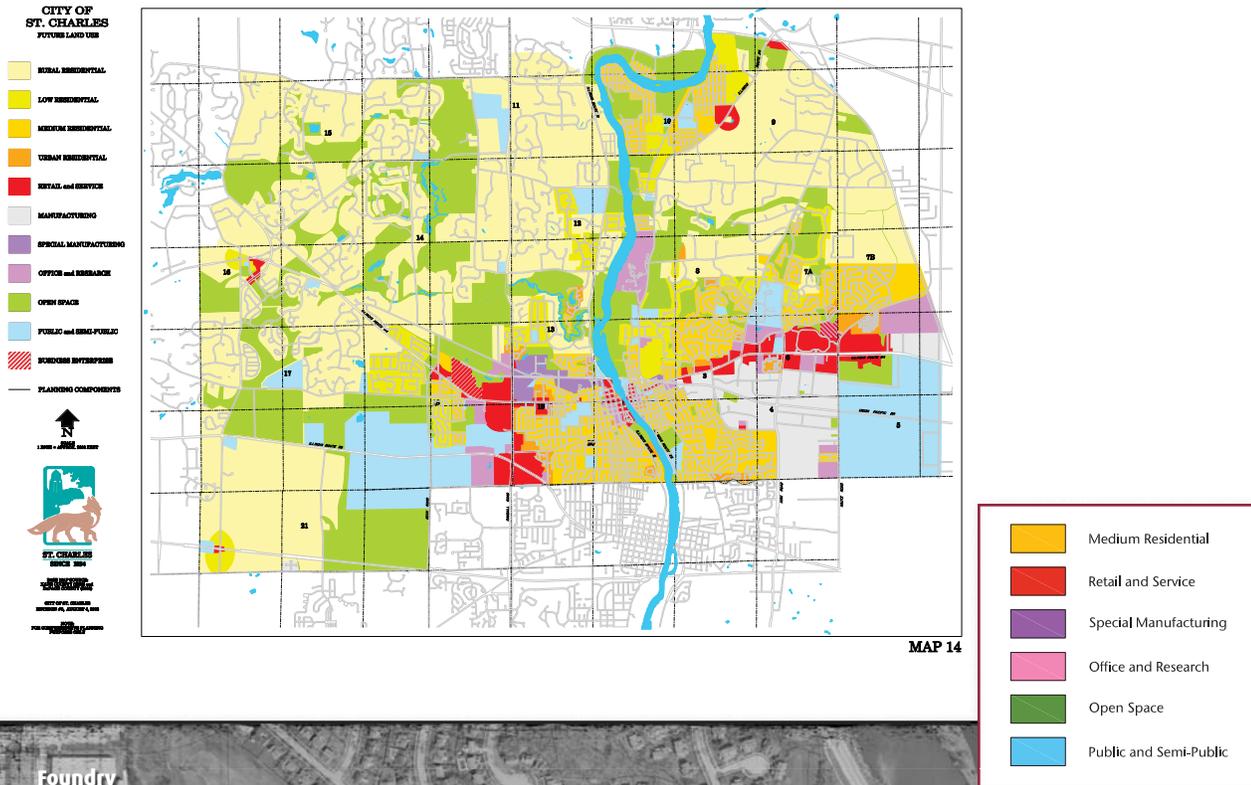
- M-1 Special Manufacturing

City of St. Charles Property Survey	
	Property Address 303 N. 2 nd Street
Land Use	<input type="checkbox"/> Single-Family <input type="checkbox"/> Multiple-Family <input type="checkbox"/> Mixed-Use <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant
Building Characteristics	
# of Stories	<input type="checkbox"/> 1 <input type="checkbox"/> 1.5 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2.5 <input type="checkbox"/> 3 <input type="checkbox"/> 3+
Bldg Construction	<input type="checkbox"/> Wood Frame <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Steel <input type="checkbox"/> Other _____
Garage	<input type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> None
# Dwelling Units	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 (16 commercial units)
Other Lot Characteristics	
Off-Street Parking (Driveway)	<input checked="" type="checkbox"/> Paved/Hard Surface <input type="checkbox"/> Unpaved Surface <input type="checkbox"/> Parking lot
Fence	<input checked="" type="checkbox"/> None <input type="checkbox"/> Chain Link <input type="checkbox"/> Stockade <input type="checkbox"/> Picket <input type="checkbox"/> Wrought Iron <input type="checkbox"/> Other _____



Existing Comprehensive Plan

The existing Comprehensive Plan was completed by the City of St. Charles in 1990 and updated in 1996. The Comprehensive Plan shows that the study area is made up of 6 different land use classifications. The current land use classification that is the most dominant is Special Manufacturing, located between 12th Street and 4th Street, from the railroad tracks to State Street Creek. The area bordered by State Street Creek, Dean Street and West State Street is primarily Medium Residential. Along West State Street near Route 31, there are parcels that are shown as Office/Research and Retail/Service.



Goals and Objectives

The following goals and objectives represent key elements that should be incorporated into the planning process in reviewing any development plan within the study area. Development proposals should be evaluated by adherence to the following goals & objectives, as well as other applicable ordinance and policy requirements.

Provide for future redevelopment while preserving the character of the surrounding neighborhood

- Maintain the existing typology of the surrounding residential neighborhood through the interconnection of streets and similar types of housing styles.
- Residential housing in close proximity to Downtown St. Charles is encouraged, to provide residents the opportunity to enjoy downtown amenities and to enhance Downtown's viability.
- Provide buffers or transition areas between different uses such as industrial and residential.
- Locate any areas of redevelopment that have a higher density away from existing lower density development, and provide appropriate transitions between dissimilar uses.
- Avoid land use and street patterns that result in heavy trucks using residential streets to access industrial or retail businesses.

Provide Public open space to serve the neighborhood needs

- Look for opportunities to address changes to State Street Creek where possible.
- Provide for adequate park space to serve local needs.

Provide a range of housing that is available, accessible and affordable

- Maintain the quality of the existing housing stock.
- Look for opportunities to add Senior housing to the area.
- Require high quality construction for new development.
- Promote subdivision design that creates desirable and cost efficient residential neighborhoods.



Proposed Land Use Plan

This section presents a proposed Land Use Plan for the study area. The 1996 Comprehensive Plan designates the former Applied Composites site as Special Manufacturing, consistent with its previous use. The proposed Land Use Plan encourages redevelopment of the Applied Composites site for residential use, and the eventual redevelopment of other industrial uses in the area.

Land Vision interviewed key stakeholders in the area, and hosted an open house on February 15, 2007 to gather input from property owners and residents of the area. The City held a public meeting on April 4, 2007 to explain the Comprehensive Plan process and gather additional public comments, prior to completion of this report and the proposed Land Use Plan. A summary of the comments from those meetings is provided in Appendix A.

Based on the goals and objectives stated in the preceding section, compatibility with the adjacent surrounding residential neighborhood, and the proximity to the St. Charles Central Business District, this study recommends that the current Special Manufacturing land use designation be predominantly changed to the Medium Residential land use designation. In accordance with the definitions in the St. Charles Comprehensive Plan, this designation provides for an overall density of 2.5 to 6.5 dwelling units per acre. The average density in the surrounding residential neighborhoods ranges from 2.7 to 8.0 du/acre, which corresponds well with the proposed Medium Density designation.

The traditional housing style of the surrounding neighborhoods should be continued in any new development. As mentioned in the current Comprehensive Plan, the maximum density should not dictate the type of dwelling units or lot size. Flexibility should also be given to allow developments that have higher densities in one area and lower densities in another but overall do not exceed 6.5 du/acre. For example, areas that are adjacent to the railroad tracks and existing manufacturing sites could have a higher density with a creative building design that mitigates



the proximity to non-residential uses and becomes a transition to lower density housing. Areas in closer proximity to existing residential uses should reflect a lower and compatible density. In order to support the ability to create a mix of housing product choices and housing variety, it is anticipated that a range of densities, between the low and high range, may be created within one unified development plan. There should also be a variation of lot sizes to reflect the variety found in the existing historic St. Charles neighborhoods.

(The pattern of lot sizes in this neighborhood varies, with most of the lots being 40', 50', 60' and 66' in width.)

The Proposed Land Use Plan change also includes a Business Enterprise area from 6th Street to the east side of 4th Street; this designation is recommended so as to acknowledge the location of existing established businesses within the study area. It is important to recognize that these established businesses may be in operation for a long duration; however, at some point in the future, if these locations are no longer viable for these businesses, residential uses should be considered if and when a redevelopment opportunity presents itself.

The existing business uses and existing residential uses are often adjacent to one another. Therefore, careful consideration should be given to the use and status of existing structures on parcels each time a redevelopment is proposed. Over time this area may evolve in a manner in which residential areas may increase as business expansion becomes limited by existing parcel sizes, access and commercial viability.

Throughout the study area there are several existing, well established manufacturing uses such as Olcott Plastics, Inc. and Holm Industries, Inc. and others. These businesses at this time have no plans to relocate. This plan acknowledges these current uses, but also recognizes that if the opportunity for a change occurs, then Medium Residential would be appropriate. This proposed amendment represents a "future" Land Use Plan for the study area.

State Street Creek, which runs west to east near the southern edge of the study area, empties into the Fox River. The width of the floodplain along the creek varies between 50 and 100 feet in some places. On the Proposed Land Use Plan this area is shown as Open Space and incorporates approximately 5 Acres to preserve the corridor. Any future trail system should utilize this area along the creek where possible, and should connect with any future neighborhood parks. An asterisk indicating a potential park site is shown near the middle of the subject study area. The asterisk represents the need for a park but does not represent a specific location or specific size. Any future development will need to work with City staff and the Park District in determining the appropriate size and location for any future park.

The northeast corner of 4th Street and West State Street, between Third and Fourth Streets, is proposed for the Office and Research designation, and is approximately 1 acre in size. This category may include corporate offices as well as light industry. The maximum Floor Area Ratio is 0.35. The area includes five buildings that are currently a mix of single family homes, multi-family homes and offices. The Office and Research designation is recommended in this location due to the proximity to Il Route 31 and existing retail and office uses within the immediate vicinity. At present there is a small "district" of office and retail uses which has frontage along Il Route 31 immediately to the south of the railroad overpass. This recommended use for the northwest corner of Third Street and West State Street can also serve as a transition between the retail uses along Il Route 31 and the existing and potential new residential uses west and northwest of this location.



A small parcel that is currently being used for parking for St. Patrick’s Catholic Church is proposed to continue as Public and Semi-Public and is approximately a half acre. This land use category includes government offices and services, schools museums, public arts centers, churches and cemeteries.

The parcels west of Route 31 and several parcels to the south of the State Street Creek along West State Street are recommended for designation as Retail and Service. The category includes most business uses such as stores, restaurants, consumer and business services and professional offices. The maximum Floor Area Ratio is 0.35. This area is approximately 4 Acres.

Most of the area designated Retail and Service is already utilized as such. The recommendations are to memorialize and promote the continuation of these uses in this area. This section within the study area has close proximity to primary roadways and the St. Charles Central Business District. This proximity to the CBD and the primary roadways is likely to allow for the success of the businesses within this section of the study area.



Transportation Plan

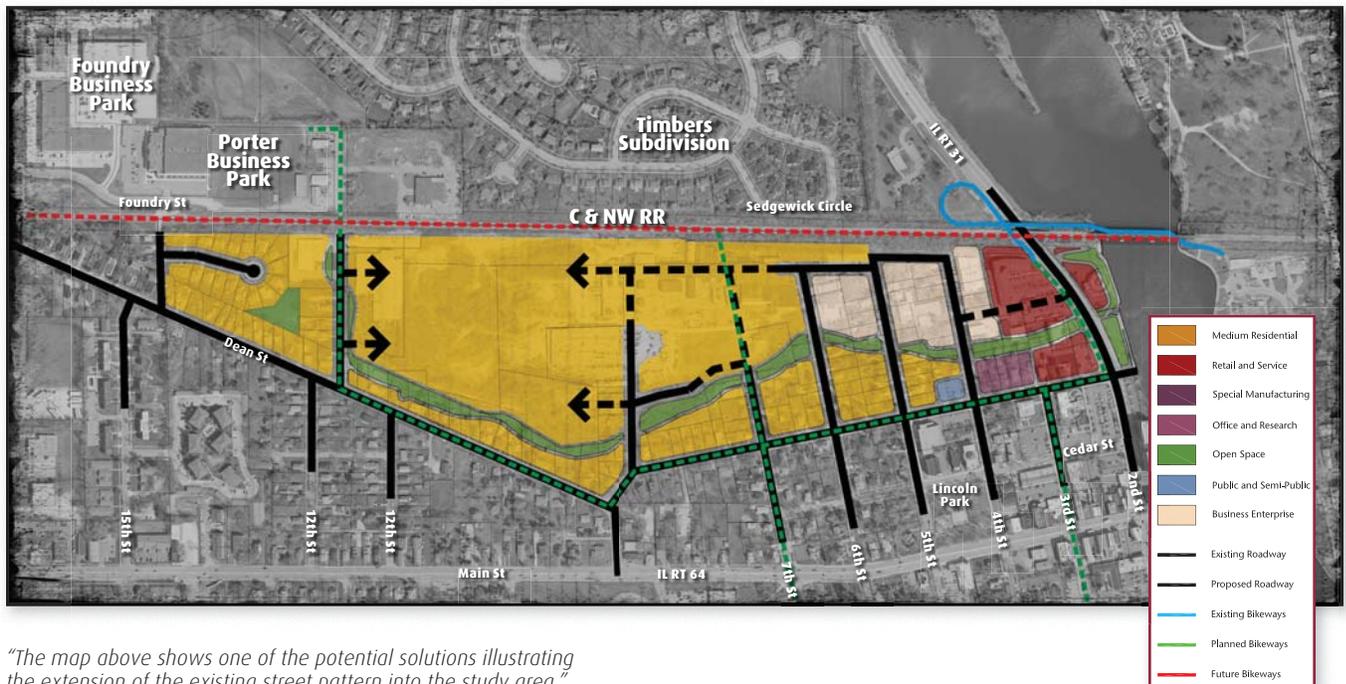
The south side of the subject area is bounded by Dean Street and West State Street. Streets that extend into the property as far as Mark Street are 4th Street, 5th Street, and 6th Street. Streets that partially extend into the site are 7th Street and North 9th Street. 12th Street extends from Dean Street and goes underneath the railroad tracks into the Porter Business Park, but the underpass is narrow and is slated to become one way.

The Transportation Plan represents a roadway network that is an extension or continuation of the existing roadway system. This plan does not represent the exact location or the widths of the Right-Of-Ways for the future roadways. Any future developments will need to conduct an in-depth traffic study to determine primary transportation routes as well as potential new traffic control locations. One such potential new location is at the corner of Route 31 and State Street. A traffic light at this intersection could potentially improve access and traffic flow for the neighborhood.

Similar to the street patterns in existing St. Charles neighborhoods near the study site, future streets should be interconnected by using a grid or modified grid type system. Mark Street should continue to the west and eventually connect to 12th Street. Both 7th and 9th Streets should connect to Mark Street. A second east-west road south of Mark Street between 7th and 12th Street should also be studied to provide a much needed connection and means of egress.

There is a heavily used private drive that currently connects from 4th Street to Il Route 31. This private drive is in a strategic location serving commercial traffic. Careful consideration should be given to possibility of upgrading this private drive into a public street with improvements for better vehicular and pedestrian circulation.

The current overall Comprehensive Plan shows several existing bikeways and some planned bikeways that are in and around this subject site. These are shown on the St. Charles Bike Facilities Map dated November 17, 2004. This area should incorporate the planned bikeways into the development as they happen. If possible, trail connections should be made from Dean Street and West State Street to the railroad line. In the event that the existing rail line is abandoned, a walking and biking trail can replace the existing railroad tracks and serve as a regional facility. In addition, a potential roadway and or bikeway connection to the north of the site should be explored.



"The map above shows one of the potential solutions illustrating the extension of the existing street pattern into the study area."



Neighborhood Design Guidelines

Future development within the study area should be an extension of the development pattern of the existing older neighborhoods generally located south of the former Applied Composites site. These adjoining residential areas consist of a diversity of housing stock including detached single family homes on a variety of lot sizes, duplexes and small scale multi-family structures. Planned open space within the study area should be incorporated into the neighborhood design.

The following text outlines guidelines for neighborhood design including the mix of housing types, street pattern, building placement, garage placement and screening adjacent to existing industrial uses.

Mix of Housing Types: A mix of housing types is encouraged for new construction within the study area, so that housing is available for people that may work within downtown St. Charles and elsewhere in the community. A variety of housing choices and price ranges should be distributed throughout the development, rather than being located in one area. Senior housing is another type of housing that should be considered. The architectural design of all of the housing types should support the ability to provide a mix of housing in which each structure contributes to creating an attractive streetscape and a diverse overall neighborhood.

Street Pattern: The roadway plan should be a modified grid of streets, extending the existing fabric of roadways into a continuous network without dead ends or cul-de-sacs. While the new street design is not required to be a ninety-degree grid system, it should be a network of streets with each street terminating at an intersection or crossing another street. It is highly encouraged to provide additional east-west connections with a connection to 12th Street from the study area. Pedestrian connections to adjacent neighborhoods and commercial districts should also be considered in parallel to the public street design.

Building Placement: New buildings should be placed on the lots in a manner that creates a “streetwall” to define the roadway corridor and pedestrian public realm in a positive and inviting way. This can be accomplished by aligning the front facades of homes within each block. Sometimes a “build to line” is established rather than a setback line to strengthen this approach to establishing a more formal and attractive public realm. These planning principles should then be further embellished by providing attractive building designs which are also in context with established historic St. Charles settlement pattern.

Garage Placement: The placement of garages and driveways should be considered during the neighborhood and building design process. Garages accessed from the street should be de-emphasized with setbacks to move the garage further into the lot from the established “build to line”, and beyond the primary building façade. Where possible, driveways should be planned to reduce the width of the curb cut at the street. It may also be desirable to move the garage access to the side elevation on a street access corner lot. Garages can also be placed along lanes or alleys behind the principal structure. Rear garages are common in some of the historical neighborhoods in St. Charles and certainly offer design flexibility to eliminate garages and driveways from the street.



Transition to Industry: The study area includes several existing commercial/industrial businesses that are expected to be in place for a long period of time. The neighborhood design should consider creative and effective ways to screen new residents from the existing commercial/industrial uses to avoid adverse impacts for businesses owners as well as future homeowners/residents. Effective screening may include a combination of fencing and landscaping as well as a creative building design that becomes part of an effective transition. Measures to attenuate noise emanating from industrial facilities should also be considered as part of any development plan.

Architectural Design Guidelines

The Residential Architecture for new housing within the study area should reflect the heritage of existing styles within the adjacent and nearby historic neighborhoods of St. Charles. The seven styles that are prevalent within the existing historic neighborhoods include Craftsman, American Four Square, Queen Anne, Tudor Style, Dutch Colonial, Prairie Style, and Vernacular Style.

The Craftsman, American Four Square, and Queen Anne styles are very prevalent throughout St. Charles' Historic neighborhoods. While Tudor, Dutch Colonial and Prairie Style are found less often, these three styles are consistently represented throughout St. Charles. The Vernacular Style refers to home designs that were constructed in the same era as the previously mentioned styles but have less obvious or stylized detailing than are occasionally refined to as farmhouse or cottage style structures. These Vernacular Style homes are sometimes prepared in rows on a block with very similar facade designs and proportions.

Many of the styles mentioned above have influenced the design of new construction on infill and tear-down sites within historic St. Charles neighborhoods. While the design of the newly constructed homes may not exactly mimic historic detailing, the designs of new housing should reflect proper proportions, window and roof replacement and styles.

Details that can be identified with the seven styles described previously should be incorporated into the new home designs. Any newly constructed homes should be able to be clearly and easily categorized into one these seven St. Charles common styles. Using this variety of styles and design variances within each style, the "cookie cutter" effect of similar homes sometimes found in newer developments will be avoided. Additionally, a variety of building materials used appropriately for each style is encouraged to promote a diverse and organic appearance to the neighborhood.

Following are photographic examples of the seven architectural styles. Note that these architectural styles would apply to single family, attached single-family duplexes or townhomes.



Craftsman Style

Characteristics

The Craftsman Bungalow originated in California and is rooted in the English Arts and Crafts movement. The style developed out of an interest in hand-crafted detailing and spread east across the country through magazines and pattern books. The typical example is a modest, one-and-a-half story “bungalow”.

Craftsman Bungalow homes are characterized by low-pitched gables with decorative brackets, wide eave overhangs with exposed rafters, and porches with columns resting on square bases (often tapered) that extend down past the porch floor to grade.

The Craftsman style windows are typically double-hung or single-hung windows with a multi-pane upper sash and single-pane lower sash. These window patterns are known as “three-over-ones” or “four-over-ones” depending on the width of the windows. Bay windows with a rectangular floor plan and simple shed roof are often seen on the side elevation of Craftsman homes in the Fox Valley.



Example of a Masonry Craftsman Bungalow in St. Charles.



New home constructed in St. Charles that illustrates the Craftsman style including “three-over-one” windows.



New home constructed in St. Charles that has a Craftsman influence in the design.



Example of a new home in St. Charles with Craftsman details.

American Four Square

Characteristics

The American Foursquare, or the Prairie Box, was a post-Victorian style that shared many features with the Prairie architecture pioneered by Frank Lloyd Wright. The boxy foursquare shape provided roomy interiors for homes on small city lots. The simple, square shape also made the Foursquare style especially practical for efficient and easier construction. The Foursquare style was very common at the time when mail order house kits from Sears and other catalog companies were popular.

American Foursquare houses usually have a simple box shape and are two-and-a-half stories high. The Foursquare style includes a low-hipped roof with deep overhangs and often a large central dormer. The front elevation typically has a full-width porch with wide stairs either centered or shifted to align with the front entry door. Sometimes details from other styles including Craftsman, Queen Anne and Colonial Revival will be included such as bay windows, exposed rafter tails or porticos defining the front entry.



A well preserved Foursquare frame construction in St. Charles with the entry and stair shifted to the side.



Example of the American Foursquare style located within close proximity to the study area. This style is encouraged as it blend well with the existing neighborhood character and is a style that can be replicated well with new construction.



A very well done new construction American Foursquare in St. Charles with a Masonry front porch and tapered columns.



A remodeled Foursquare in St. Charles with a symmetrical facade and front entry shifted to the side. This home maintains a narrow front facade.

Queen Anne Style

Characteristics

A group of 19th century English architects, led by Richard Norman Shaw, revived late medieval architectural details to create a style they called “Queen Anne”. As this new design idea moved west, mass-produced turned spindles and pre-cut architectural details were incorporated to create a distinctly American version of Queen Anne. As the industrial revolution created new wealth in the country, large homes were built in the new style, while many working class homes also incorporated the fanciful Queen Anne details.

The Queen Anne style relies on irregular massing and playful surface detailing to create lively exteriors. Steeply pitched cross-gabled roofs, bay windows, one-story porches with turned posts or classical columns, asymmetrical facades, patterned shingles (often called fish scales) or incised Eastlake ornament in gable faces or selected panels, spindle-work details at gable peaks and eave overhangs all help to characterize the Queen Anne style. Houses were often painted in bright clear colors with contrasting trim.



Example of Queen Anne home in St. Charles with corner wraparound porch and two-story bay window design.



A remodeled Queen Anne home in St. Charles with shake shingles on the front gable and front porch sized to accommodate outdoor furniture.



Example of Queen Anne home in St. Charles with corner porch and large bay window design on the first floor.



Example of Queen Anne house in St. Charles illustrating fishscale shingles on the front gable and bay window roof.

Tudor Style

Characteristics

An outgrowth of the Queen Anne style favored for its storybook charm and design versatility, the Tudor Revival style was popular in many areas of the US from 1915 to about 1940. Its impact may have been as modest as a single steep dormer on a small house to a grand medieval manor. This style and its cousin—the English Cottage—continues to be extremely popular and still influences contemporary American architecture.

The Tudor and English Cottage style is notable for its steeply pitched, cross-gabled roof. Decorative half timbering is common in the gable and second story. Windows, another distinctive feature, are often casement types opening out as well as the more common double-hung window. Multiple windows are often arranged in groupings across the façade.

Tudor or English Cottage style homes are one-and-one-half to two stories with an asymmetrical plan and cross-gabled, medium to steeply pitched roof, sometimes with clipped gables. Covered entryways with decorative and sometimes round-topped doorways are also common design features.



A 1920s Tudor style home in St. Charles that includes steep rooflines and “clipped gables”, oversized window with a recessed, covered entry and a prominent chimney.



A new interpretation of a Tudor style home recently constructed in St. Charles with steep rooflines, asymmetrical gable and a Craftsman bay window on the side elevation.



New Tudor style townhomes located in downtown St. Charles.



A new home in St. Charles designed with Tudor style influences including the oversized arched window, multiple gables and bracket detailing.

Dutch Colonial Style

Characteristics

The Dutch Colonial style originated in homes built by German and Dutch settlers in Pennsylvania as early as the 1600s. A most noticeable feature of this style is a broad gambrel roof with flaring eaves that extend over the porches, creating a barn-like effect. The style was used from Maine to Georgia and seems to have been more common in areas closer to the coast.

Early homes were a single room, and additions were added to each end, creating a distinctive linear floor plan. Double-hung sash windows with outward swinging wood casements, dormers with shed-like overhangs, and a central entry doorway are also common.

There are several varieties or types of the gambrel roof with the most common being the Rural Tradition with unflared eaves and little or no eave overhang. The next type is the Rural Tradition with flared eaves which is common on both the gable and gambrel roofs.



Example of a Dutch Colonial home in St. Charles with a central entry and symmetrical facade.



A St. Charles home recently remodeled with a new addition blending in with the original Dutch Colonial style.



A St. Charles Dutch Colonial with a barn like gambrel roof on both the front facade and side elevation.



A St. Charles Dutch Colonial with gambrel roof and a shed roof dormer on the front facade.

Prairie Style

Characteristics

Prairie style home plans came of age around the turn of the twentieth century around the Chicago area. Often associated with Frank Lloyd Wright, Prairie style houses were designed to blend in with the flat prairie landscape. The typical Prairie style house plan has strong horizontal lines and wide open floor plans. Other common features of this style include oversized eaves, rows of small windows in geometric shapes, one-story projections and in many cases a central chimney. The entrances are typically hidden or secluded.



Example of a Prairie style home in St. Charles exhibiting many of the classic Prairie style design features including low profile hipped roofs with large overhangs.



A Prairie style home in St. Charles with a masonry base and stucco second floor which is very typical of this style.



A St. Charles Prairie style home with a stucco exterior, large overhangs and a hip roof.



The entry detail illustrates the use of a hip roof supported by Craftsman style brackets and the use of masonry walls stepping down with the entry stairway which is very typical of many bungalow style homes.

Vernacular Style

Characteristics

Vernacular architecture is a term used to categorize methods of construction which use locally available resources to address local needs. Vernacular architecture tends to evolve over time to reflect the environmental, cultural and historical context in which it exists. While it is sometimes thought of as simple in terms of construction, the vernacular style is still important in current design. The Vernacular in St. Charles includes one and two story structures that served as attractive workforce housing. The structures often have a simple rectangular floor plan, simple gable and hip roof structures. The St. Charles Vernacular style includes particular home designs that are repeated throughout the historic neighborhoods. While the Vernacular style refers to localized design patterns, Vernacular style homes will include elements of other styles. Many of these homes will display Queen Anne and Craftsman detailing and window patterns.



This St. Charles home represents the Vernacular style which is very prevalent and hints at Queen Anne style massing and detailing.



This home in St. Charles represents a Mid-West Farmhouse design that is categorized as a Vernacular style structure in St. Charles. This home has simple forms and some Queen Anne style detailing.



This Vernacular style home in St. Charles represents an affordable simple structure utilizing a shed roof and one large dormer with a gable end.



This St. Charles home is a prevalent Vernacular style also representing an affordable structure with a gable roof and an enclosed front porch. The shed dormer was added at a later date.

Attached Single Family Examples



Example of duplex attached single family residence with a blend of masonry and siding on the exterior and an attractive front entry porch and garage access behind the building.



Examples of attached single family townhomes with defined front entry's and a varied front elevation with garage access behind the building.



Example of a Queen Anne style vernacular home in proximity to the study area which illustrates an attractive balanced façade with a front entry wrap around porch to the side. This porch style is encouraged on corner lots where the wrap around porch is facing both streets.



Example of housing types, single family and duplex attached single family, mixed along the streetscape.

Attached Single Family Examples



Example of Tudor style townhomes located in downtown St. Charles.



Example of a duplex attached single family residence with a front porch along the entire facade adjacent to a single family home.



Example of attached single family townhome with corner porch on end unit.



Example of a two family structure, flat over flat design, on a corner lot.