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ITASCA HISTORIC DISTRICT

RESIDENTIAL GUIDELINES

INTRODUCTION

Purpose of Residential Guidelines

The purpose of these guidelines is to assist property owners in selecting appropriate and historically sensitive designs for their property, exterior house alterations and new building construction. The intent is to also promote historic preservation in our village and enhance that "sense of place and time" that is evident where older homes are being rehabilitated, remodeled and maintained.

Changes to buildings are often inevitable, and these guidelines are intended to provide assurance to property owners that the Village review will be based on clear standards rather than just the taste of the individuals on the Itasca Historical Commission or Village staff. These guidelines are criteria designed to accommodate unique requests on a case-by-case basis.

Authority of the Itasca Historical Commission

The Historic District Ordinance was adopted by the Itasca Village Board in 1986. This ordinance established the

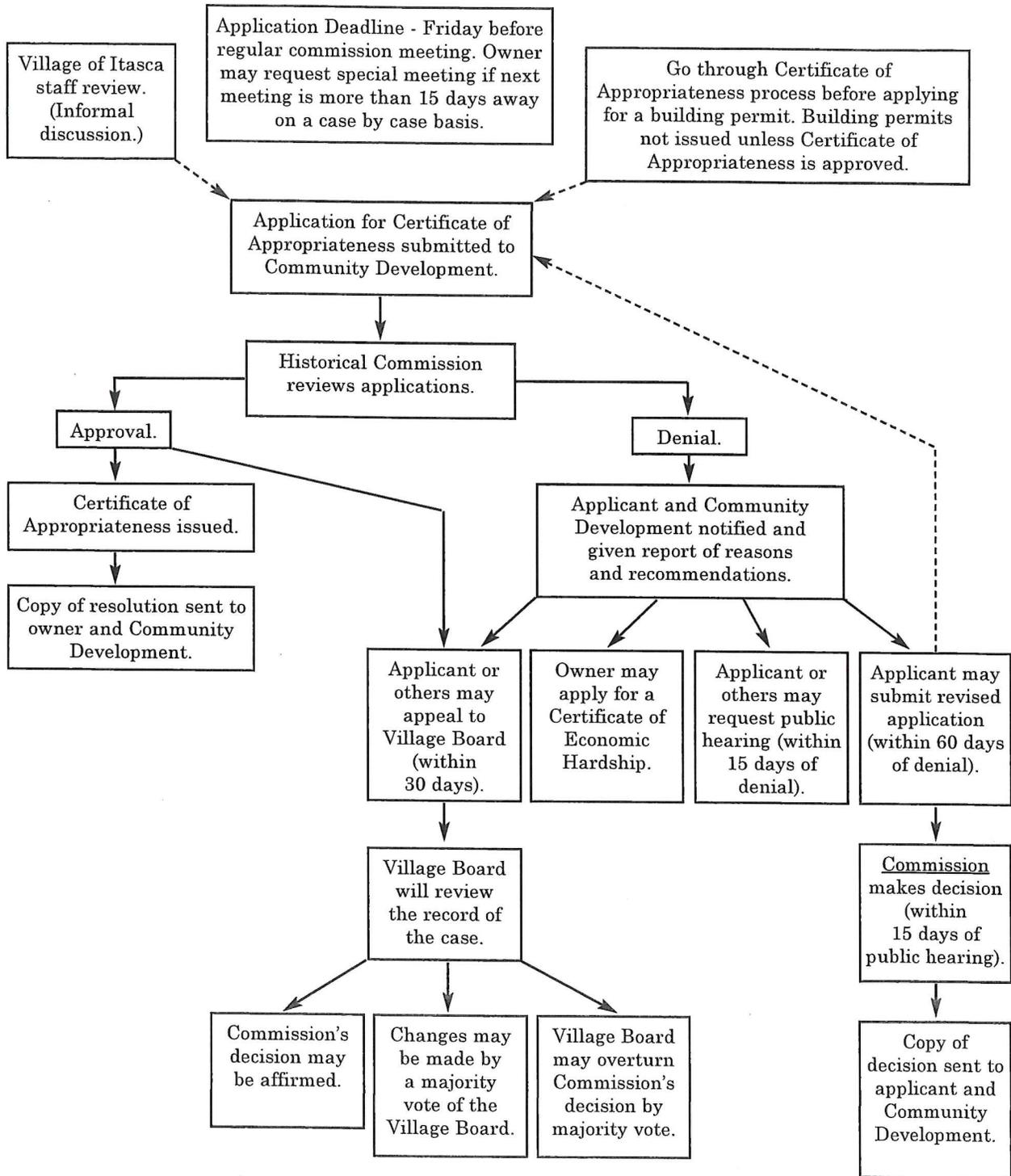
Itasca Historical Commission, the purpose of the commission and procedures for designating local landmark properties in the historic district along with maintaining the historical character of the district.

The commission is made up of seven appointed citizens who have an interest in historic preservation. The Historical Commission reviews all projects in the historic district that require a building permit and are deemed by the Community Development Department as more than regular maintenance. Upon the review and approval, the commission issues a Certificate of Appropriateness for alterations to the exteriors of buildings or sites on properties in historic district. All property owners who wish to undertake historic renovations should follow these useful standards.

Certificate of Appropriateness for Work in the Historic District

A Certificate of Appropriateness is required for any construction, alteration, demolition, repair or relocation that affects the exterior appearance of any property within the historic district,

Certificate of Appropriateness Process



bounded by Catalpa Street to the west, Bloomingdale Road to the south, Cherry Street to the east and Division Street to the north. Most building changes require a Certificate of Appropriateness, and may include windows, siding, doors, storm windows and doors, porches, decks, garages and roof features. Changes to the property site may also include but are not limited to fences, pools, gazebos and other enhancements.

Certain items are exempted from Certificates of Appropriateness. The commission does not require a Certificate for replacement or repair of items with items of the exact same construction, materials, and dimensions. In addition, general repairs and maintenance do not require a Certificate. The Commission is available for assistance in the selection of colors and has historical paint charts on file. Minor landscape changes such as flower beds and bushes do not undergo review.

The Certificate of Appropriateness procedure is outlined on the flow chart at the end of this document.

Contact the Community Development Department at the Itasca Village Hall at 630-773-5568 for more information and applications for submittals. The Historical Commission usually meets on the third Thursday of each month.

Once a Certificate of Appropriateness is issued, failure to comply with the approved plans, documents or samples approved by the Historical Commission will invalidate the Certificate of Appropriateness. Willful failure to follow the Itasca Historic District Ordinance may result in other fines and penalties (see Itasca Historic District Ordinance).

Compliance with Other Codes

The Historical Commission will not require a property owner to undertake property rehabilitation, even for maintenance. All properties in the Historic District must comply like all other properties with general building and property maintenance codes adopted by the Village. These ordinances include the Building Code, Fire Code, Life Safety Code, Zoning Ordinance and Sign Ordinance. Other general restrictions related to nuisances will also apply along with all other applicable ordinances.

Funding Availability for Rehabilitation

The Village of Itasca does not have any programs to fund residential rehabilitation.

NEIGHBORHOODS AND ARCHITECTURE

The Historic Center of Itasca

The oldest residential areas in Itasca are north and south of the train station. This area was traditionally a mixed use area, with prominent homes, commercial buildings, shops, and government buildings all within a few blocks of one another. The variety of land uses remains there today. Some of the best examples of early Itasca architecture can still be found in this area. These homes were built from several basic designs, and the strong similarities are still evident today.

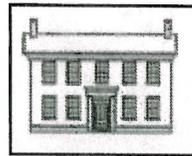
Architectural Styles of Itasca Residences

The diverse styles of Itasca's historic residential architecture span the time period between its first settlement in the early 19th century and the Second World War. The earliest houses were simple frame structures with some classical details; elaborate Italianate and Queen Anne style houses were built later in the century. Itasca's houses also reflect the economic status of its citizens. Much of Itasca's housing is based on recognized architectural styles, but it also has many streets of vernacular homes that only hint of the "textbook" styles. This diversity of housing adds interest to Itasca because the history of the

architecture can be experienced firsthand.

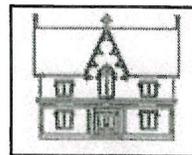
The following is a list of architectural styles and types represented in Itasca and surrounding communities. Some of the definitions are adopted from A Field Guide to American Houses by Virginia and Lee McAlester.

Greek Revival (circa 1830-1860)



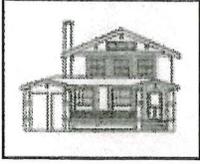
This style usually has a low pitched gable or hip roof, with a wide band of trim under the main roof and porch roof. Porches are common, and are supported by prominent square or round columns. The columns are often in the Doric style. The front door is usually surrounded by sidelights and transom lights.

Gothic Revival (circa 1855-1870)



A Gothic Revival building is characterized by an overall picturesque cottage appearance, steeply pitched roof with cross gables, extensive use of ornamental bargeboards, hood molding over windows, and doors and windows incorporating the Gothic arch.

Craftsman (circa 1910-1930)



Craftsman homes have a low-pitched hip or gable roof with wide eave overhang, with the roof rafters usually exposed. It is also commonly distinguished by decorative beams or braces added under gables and porches supported by tapered square columns. These structures can be two stories; however, most are 1 to 1½ stories tall.

Bungalow (circa 1915-1940)



The bungalow variety of Craftsman architecture is characterized by small size, overall simplicity, broad gables, dormer windows, porches with large, square piers and exposed structural members. Bungalows are also influenced in decorative detailing and layout by other major styles besides Craftsman, such as Prairie and Tudor. These small, typically 1½ story homes have a wide variety of styles and designs.

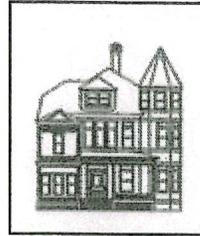
Tudor (circa 1920-1940)



This style of architecture is actually a medieval revival and is characterized by a steeply pitched, end or cross-gable roof; gabled entryway; multi-paned, narrow windows; tall chimneys' masonry construction and decorative half timbering on the upper walls or

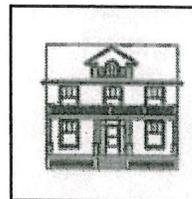
gables of the structure.

Queen Anne (circa 1885-1910)



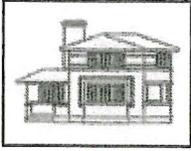
This is a common architectural style characterized by irregularity of plan and massing, variety of colors and textures, variety of window treatments, multiple steep roofs, porches with decorative gables, frequent use of bay windows, chimneys that incorporate molded brick or corbelling, and wall surfaces that vary in texture and material used. Many Itasca Queen Anne homes are comparatively plain, with simpler decoration and massing.

Colonial Revival (circa 1890-1950)



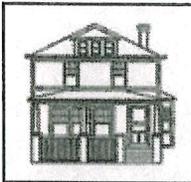
Colonial Revival homes are distinguished by a balanced front facade, and the use of decorative door crowns and pediments, sidelights, fanlights, and porticoes to emphasize the front entrance. There are also double hung windows with multiple panes in one or both sashes, and string courses and decorative cornices.

Prairie (circa 1900-1920)



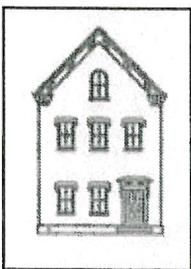
Popularized in the Midwest by Frank Lloyd Wright, the horizontal lines of this style evoke the open feeling of the prairie. It features a low-pitched roof, usually hipped with widely overhanging eaves. It often has two stories, with one-story wings or porches; eaves, cornices and facade detailing emphasizing horizontal lines; and porches with massive, square posts.

Foursquare (circa 1900-1925)



This is a common architectural type characterized by two stories, square porch columns or posts, hip roof, full-width porch and dormers. Typically, Foursquares have an open stair hall and four rooms on each floor, and it is a square, box-like shape. Foursquare houses are often influenced by Craftsman or Prairies styles.

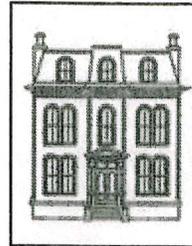
Italianate (circa 1855-1885)



This style is characterized by two or three stories, low-pitched hip or center gable roof with widely overhanging eaves supported by large brackets, visually balanced facades, decorative bracketed hoods or lintels over windows and doors, and narrow single

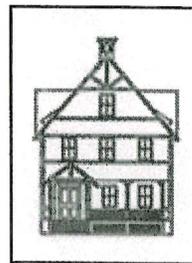
or double pane, double hung windows and double doors. Some examples of this style have a cupola or tower.

Second Empire (circa 1865-1885)



Second Empire homes are most known by their double-pitched mansard roofs, which often have multi-colored slate shingles. They are also characterized by two or three stories, dormer windows, pedimented and bracketed slender windows, ornate moldings and brackets under the eaves, arched double doors and projecting porches. Apart from its distinctive roofline, Second Empire houses have similar details to Italianate design.

Stick (circa 1870-1890)



The Stick style is so named because of the many decorative trusses and features that interrupt the surface of the building. This style has a gabled roof, usually steeply pitched with cross gables that commonly show decorative trusses at the apex. There are overhanging eaves with exposed rafter ends and wooden wall cladding interrupted by patterns of horizontal, vertical or diagonal boards (stick work) raised from the wall surfaces for emphasis. The one-story porches commonly show diagonal or curved braces.

GUIDELINES FOR REHABILITATION AND ADDITIONS

Secretary of the Interior's Standards for Rehabilitation

The Village of Itasca and the Historical Commission encourage petitioners to review and consider the following Standards for Rehabilitation from the U.S. Secretary of the Interior. These federal guidelines are not mandatory; they are intended as a reference only. For specific information about the Village of Itasca's requirements, consult the design guidelines that begin on page 4 of this document.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

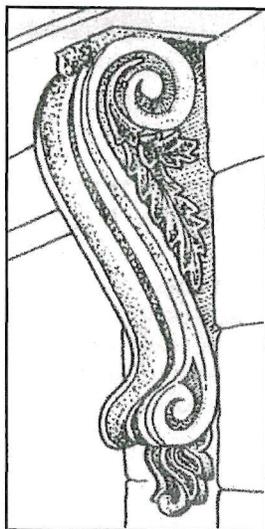
Specific Building Elements

Masonry and Foundations

Whenever possible, original masonry and mortar should be retained without the application of any surface treatment, such as cement and stucco. Masonry or concrete foundations that were never painted should not be painted. Non-original cover-ups should be removed and the original foundation repaired.

Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low-pressure water and soft natural bristle brushes. Brick and stone surfaces should not be sandblasted because the action erodes the surface of the material and accelerates deterioration. Chemical cleaning products that could have an adverse chemical reaction with the masonry material should not be used;

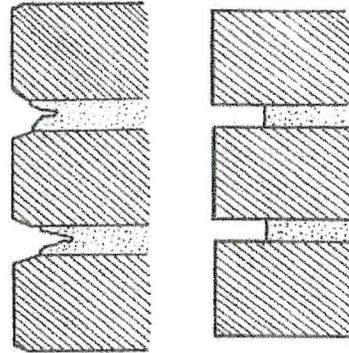
a test patch is always recommended.



Sandblasting would blur the etched details on this stone bracket.

Original mortar joint size and profile should be retained, and replacement mortar should match the original mortar in color and texture. Ingredient proportions similar to the original mortar

should be used when repointing, with replacement mortar softer than the bricks and no harder than the historic mortar. Repointing with mortar of high Portland cement content often creates a bond stronger than is tolerable for the original building

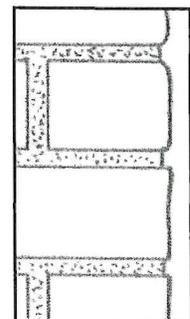


Repointing
Needed

Repointing
Preparation

materials, possible resulting in cracking, spalling or other damage. Mortar joints should be carefully washed after set to retain the neatness of the joint lines and eliminate extra mortar from masonry surfaces. Also note that repointing a minor crack is maintenance; repointing an entire facade is an alteration and requires a Certificate of Appropriateness if it will alter the appearance of the structure.

Similar material should be used to repair or replace, where necessary, deteriorated masonry. New masonry added to the structure or site, such as new foundations or retaining walls, should be compatible with the color, texture and bonding of original or existing masonry.



Proper
Mortaring

Wall Surfaces

Deteriorated siding materials should be replaced with materials similar to those used in original construction. Non-traditional siding materials, such as artificial stone, artificial brick veneer, asbestos or asphalt shingles or aluminum or vinyl siding are not appropriate for historic structures. Aside from aesthetic and historical reasons, artificial siding can promote material or structural decay because of the impermeable nature of the synthetic skin. This unchecked damage can have serious and expensive consequences. Recently uncovered clapboards should be left exposed for three or four months prior to painting or properly prepared to allow for greater adhesion of the paint to the wood surface and reduce the potential for paint failure. Stucco surfaces shall be maintained by cleaning and repainting when necessary. When repairing stucco, a stucco mixture duplicating the original in texture and ingredient mix should be used.

The width, pattern and profile of the original siding should be duplicated. Residing should not alter the profile of bordering trim such as drip caps, frieze boards and corner boards. If replacement is necessary, these items should match the originals as closely as possible.

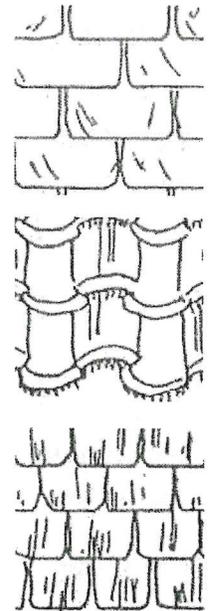
Color is an important design element, and paint colors should be appropriate to the period and style of the structure. The expertise of the Itasca Historical Commission is available for choosing color.

Roofs

The existing shape and materials of the roof shall be retained. All architectural features that give the roof its fundamental traits, such as dormer windows, cupolas, cornices, brackets, chimneys' cresting and weather vanes, shall be retained.

When partially re-roofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. This is especially important with slate, tile or cedar shake roofs. Asphalt shingles began to be used in the 1890s.

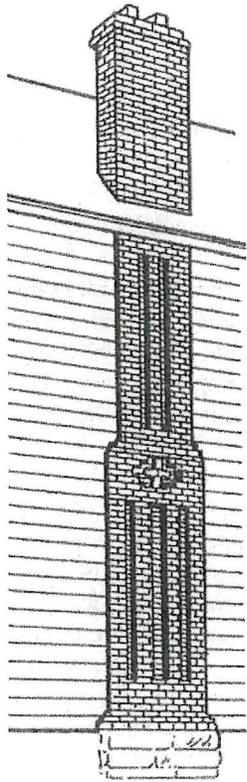
Roof alterations such as greenhouses, roof decks, solar panels, vents, mechanical and electrical equipment, are not recommended if visible from the street. These items should be made less noticeable by minimizing size and subduing colors. New dormers may be acceptable in some cases if compatible with the original design. Skylights may be a less objectionable option, and should be positioned in a place not visible from the front facade or the street and should extend no more than six inches above the roof plane. A skylight should be finished to blend with the roof.



Slate, Tile and Wood Shingle Roofs Should Be Retained

Chimneys

Existing brick chimneys should not be covered with a cementitious coating. Wherever portions of the existing chimneys are still in existence or wherever there are photographs that



Patterned
Masonry
Chimney

clearly indicate the original design, the chimneys should be restored to their original condition. In the absence of any documentation, restored chimneys should be in keeping with the chimney design of the period. The type of brick construction, including banding details, corbelling and patterned masonry, should also be consistent with the original.

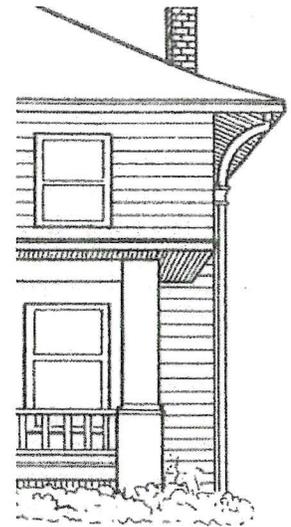
Chimney repointing should be done with a

combination lime and very low content Portland cement mortar. Premixes are generally not appropriate for older bricks, which are much softer than brick made today.

Gutters and Downspouts

Gutters and downspouts should be kept in good repair and located inconspicuously. Attempts should be

made not to locate downspouts on the front facades. Faulty gutters and downspouts can lead to serious deterioration of walls and foundations. Original, built-in gutters should be repaired and retained. Downspouts should run vertically, and diagonals crossing roof planes and walls should be avoided.

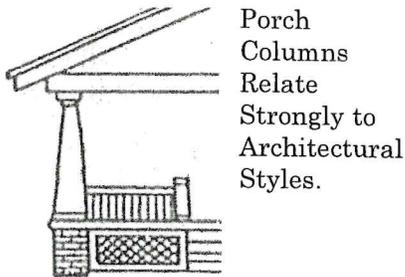


Inconspicuously
Placed Downspouts

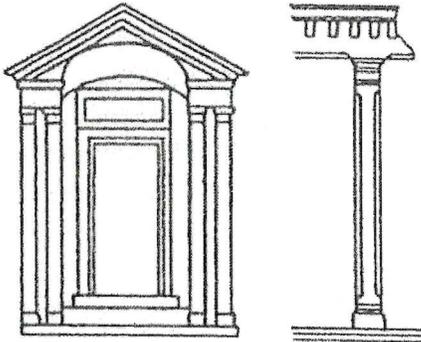
Porches and Porch Features

Porches and steps that are appropriate to the building and its development should be retained. Porches and additions reflecting later styles of architecture are often important to the building's historical integrity, and, whenever possible, should be retained. Missing porches and steps should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building. Step balustrades should be matched or coordinated with the porch balustrades. Porches should be rebuilt or repaired with materials that are the same as the original. The shape and pitch of the porch roof is important. Posts and columns should be consistent with the style of the

building. Porch balustrades should be constructed with parts of the same size, height, detailing and baluster spacing as the original. Simplified adaptations may be allowed if physical evidence of the original is non-existent or prohibitively expensive to recreate.



Porch
Columns
Relate
Strongly to
Architectural
Styles.

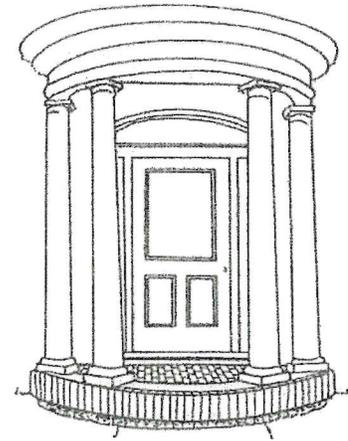


Painted wooden steps and flooring should usually be used on a wooden porch; brick or poured concrete steps and floor surface should be used on a brick or stucco porch. Most precast concrete steps are not acceptable alternatives for primary-faced porches.

Front porches should not be enclosed and the construction of non-original second- or third-level deck or sun porch on the roof of a front porch is normally unacceptable.

Entryways, including decorative hoods, canopies, surrounds and moldings, shall be retained. If

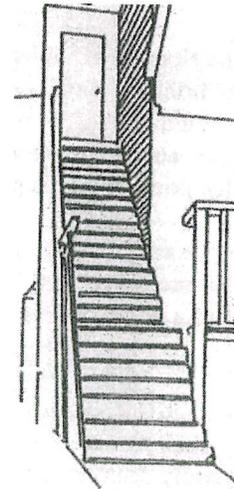
entryways are missing or are badly deteriorated, replacement elements should be similar to the original design and material.



Brick and
Poured Concrete Porch

Decks and Exterior Stairs

Decks and exterior stairs are common additions to older houses, especially when they are converted to multi-family dwellings. These elements are particularly difficult to fit into the style and setting of an older home. Exit stairs from upper level apartments should be accommodated within the existing building or where least visible from the primary facade and street. The stairs should run parallel to and against the wall of the building.



Exterior Stairs
Run Parallel
to Wall

The detailing of decks and stairs should be compatible with the period and style of the building. Decks and exterior stairs may be required to be painted to complement the main structure. In addition, new decks

should be minimally visible from the street and should have no major impact on the original building.

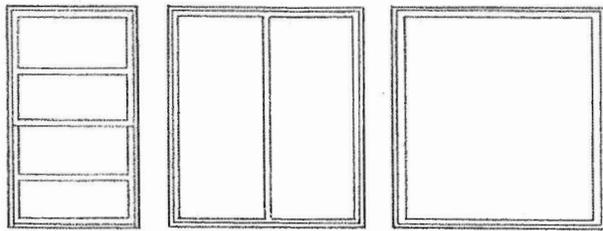
New fire escapes on primary facades will be permitted only when required for safety and an alternative egress route cannot be accommodated.

Windows

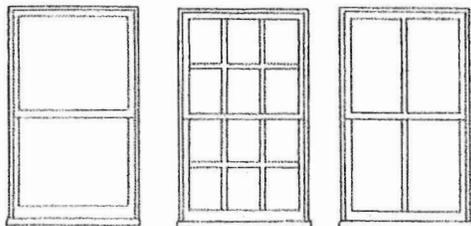
Original windows should be retained and repaired when feasible. In cases where replacement is necessary, the replacement windows should match the historic windows in design style and operation, glass size, muntin arrangements, and trim.

Restoring window openings to their original size is encouraged. New, enlarged or reduced openings may need to be approved by the Historical Commission.

Inappropriate replacement window elements include: multi-paned

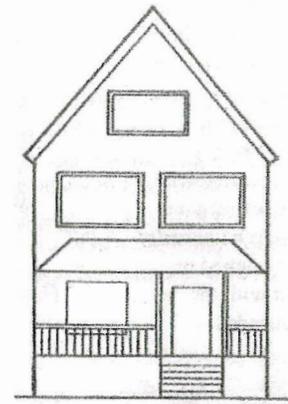


Inappropriate Windows for Historic Homes



Examples of Appropriate Double Hung Windows for Historic Homes

aluminum, contemporary-looking vinyl, sliding aluminum windows; jalousie windows; and some casement windows. All replacement windows will be reviewed by the Historical Commission on a case-by-case basis.

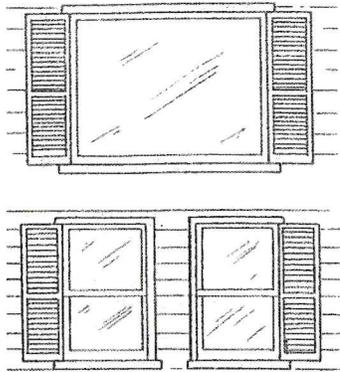


Inappropriate Enlarged Window Openings for Historic Homes

Exterior combination storm windows should have a minimal visual impact. Clear or mill-finished aluminum frames and sheet plastic are not appropriate materials. Aluminum storm windows can, and should, be painted to minimize their impact. Exterior storm windows are inappropriate for windows with arches, mullioned lights or curved glass. Wood-framed storm windows are encouraged. Interior storm windows are also acceptable and are not regulated. However, a properly weather-stripped, single-glazed sash can greatly reduce energy loss. The cost of weather stripping is nominal compared to the price of replacement windows, yet the effect can be considerable.

Other window elements, such as awnings and shutters, were also found historically in Itasca. Canvas awnings should be used when necessary to provide solar shading. Plastic or metal awnings should not be used. Shutters should not be placed on buildings not

designed for them. When utilized, shutters should be large enough to cover the entire window area and look as if they could function and operate.

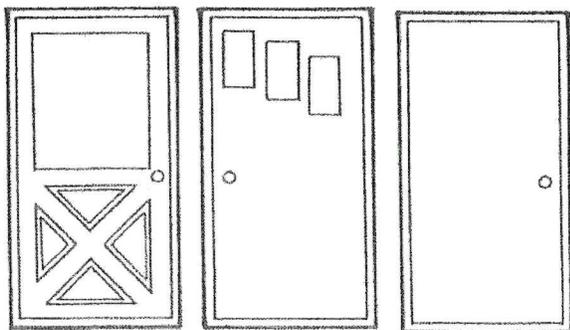


Inappropriate Use of Shutters

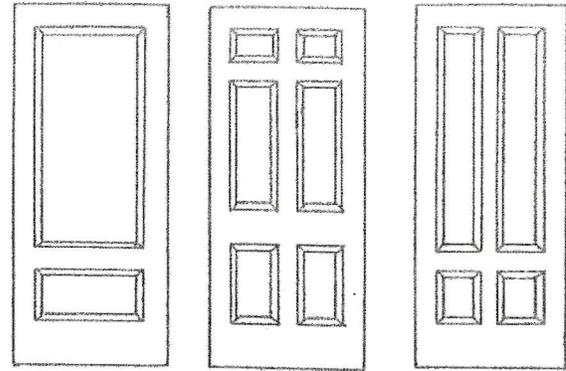
The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners are not allowed in a primary facade. Portable, seasonal air conditioners are exempt from review, but should be placed where they are not easily viewed from the street.

Doors

Original entry doors should be retained and repaired when possible. Replacement doors, if required, shall match the original in proportion, design, placement within the door

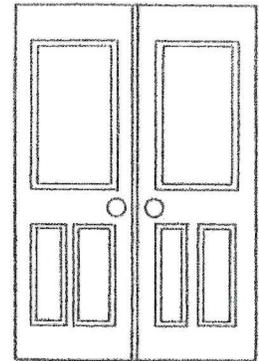


Modern Doors are Inappropriate for Historic Houses.

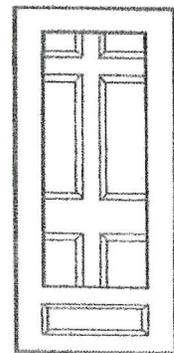


Examples of Appropriate Doors for Historic Houses

frame and general arrangement of panels. Transoms, sidelights and other features shall be retained and should not be removed or reduced to fit smaller doors and frames. New window and door openings may not be permitted in existing walls unless it would be typical to the style of the home.



Storm doors should be constructed of wood, with a large glass pane or screen. The design of the storm door should be simple and reveal, as much as possible, the door behind it. Different architectural styles often had different types of storm doors. Milled aluminum finishes on storm doors are generally not acceptable.



Storm Door Reveals Main Door

Architectural Trim

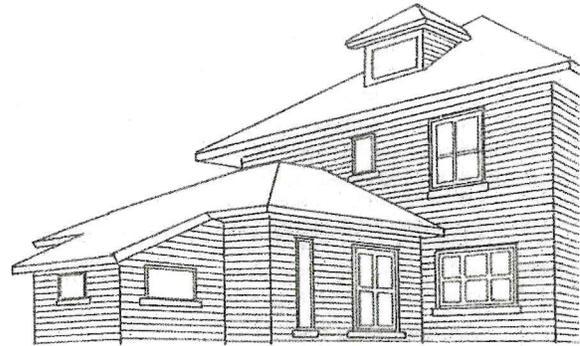
If any element of architectural trim has deteriorated beyond repair, it shall be replaced to duplicate the original in every way. If missing, replacement is strongly encouraged and should be based on historical documentation, such as physical, graphic or photographic evidence. Removal of these architectural features is not permitted. These trim features, such as cornices, friezes, brackets, railings, surrounds, drip caps, etc. are unique pieces of craftsmanship on historic building. In addition, bays, oriels and other similar protrusions from the exterior wall may not be removed. However, inappropriate additions of this type may be removed in certain cases.

Additions

When constructing a new addition, minimal change should be made to the exterior of the existing original building and the overall integrity of the original design should be maintained. It is important that a new addition complement the appearance of the home. Additions that blend in with the historic structure so that they are indistinguishable from the older construction are encouraged.

Size and Scale

New additions are normally subordinate to the original structure in size and scale. An addition that overwhelms the original structure in



Additions Should Be Recessed With Lower Roofs

height or massing will not be permitted unless it complements the original home. Increasing the height of the building above its historic level is not generally permitted as it would alter the profile of the building and make it incompatible with neighboring structures. Additions should give the appearance of having the same floor-to-floor height as the original structure.

Building Elements

The roofs of additions should not interfere with the original roof form by changing its basic shape. The addition itself should have a roof form compatible with the original building. The roof of an addition is almost always lower than the roof of the original structure.

Wall expanse should be compatible to the original building. The introduction of openings (windows and doors) not characteristic in proportion, scale or style with the original architecture is not recommended. On the other hand, large areas of unbroken exterior wall surface are also not appropriate. In general, size and proportion of

windows and doors should be similar to those on the original building.

The amount of foundation exposed on the addition should match that of the original building. Masonry mortar shall match the original in joint width and profile.

Materials for the addition should be compatible with the original building or have historic basis. For instance, additions to brick structures were sometimes frame construction. Additions faced with incompatible materials will not be permitted. Ornamentation on the addition should also be compatible in design and material with the original building.

Additions will also be expected to conform with Zoning Ordinance regulations pertaining to setbacks,

height, use, and area coverage.

Removal of Additions

Partial demolition of later additions is reviewed on a case-by-case basis. Alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood in terms of changes in economic circumstances and architectural or popular styles. This significance should be respected, and restoration to a very early original appearance may or may not be desirable in some cases. In addition, historical sources for documentation of the earlier porches such as remnants of balustrades, outlines on the buildings or photographs, will need to be considered.



Historic Changes Are Sometimes Acceptable: Classical Revival Porch on Italianate House

GUIDELINES FOR DEMOLITION

The Commission shall consider whether or not the demolition or removal is necessary and its impact on surrounding buildings and neighborhoods. The Commission's findings will include the following criteria:

- Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.
- Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and what viable alternatives may exist.
- Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public. The commission may contract for a professional estimate of the structural integrity and an estimate of the cost of correcting

dangerous deficiencies, with Village Board approval.

- Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.

GUIDELINES FOR NEW CONSTRUCTION

The basic principle for new construction in Itasca's Historic District is to be designed to harmonize with the predominant characteristics of the surrounding neighborhood. Itasca's homes are architecturally diverse within an overall pattern of compatibility and continuity. These guidelines focus on general rather than specific design elements to encourage architectural originality, innovation and quality design within the context of the surrounding community. Consult the Village's Zoning Code for further direction regarding setbacks, heights and other requirements.

those predominant in the area surrounding the new construction. While creating new architectural styles is discouraged, creativity within a historic framework is acceptable. New structures' primary design elements should fit in with the character of the nearby area and should be compatible in size, scale, massing, height, rhythm, setback, material, building elements and site design. Contemporary design that fits into the overall pattern and character of a neighborhood, and yet retains its own individuality as a new structure, may be acceptable. It is this delicate balance that makes for living and livable historic neighborhoods.

Quality Design

Guidelines for new construction encourage utilization of design elements that are common in Itasca's historic architectural styles, especially



New Design Can Be Unique But Compatible

Physical Placement on the Site

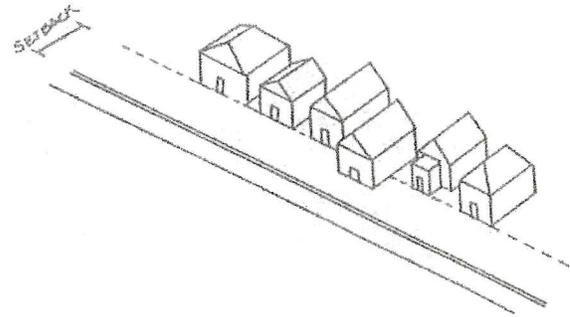
New construction must conform to the normal front, side and rear yard setbacks per village zoning code. In older neighborhoods, where the front yard setback requirement is deeper than existing setbacks, the average of the setbacks along the block may be permitted. Side yard requirements pertain to building height; the higher the building, the greater the side year requirements.

Itasca's older neighborhoods, often characterized by uniform, narrow lots, have a strong sense of directional expression of the front facades. The front facades of the houses squarely face the street. New construction will be expected to follow this facade expression. For instance, a house set back on an angle from the street would not be permitted in a neighborhood with parallel facings. Locating a long, narrow building on a lot and placing the main entry door on the side of the building is also not recommended.

The uniform narrow lots also emphasize "walls of continuity" in older neighborhoods. This is also sometimes known as the street's rhythm. There will be a horizontal or vertical building emphasis along the street. This emphasis is usually dictated by architectural style. For instance, a collection of similar style of buildings will have a tall, narrow emphasis, while Colonial Revival buildings tend to have a unified appearance. Placing a low, horizontal building along a line of tall, narrow buildings breaks the continuity of the facades. New construction should



One Low Building Among Tall Buildings
Interrupts Street Rhythm



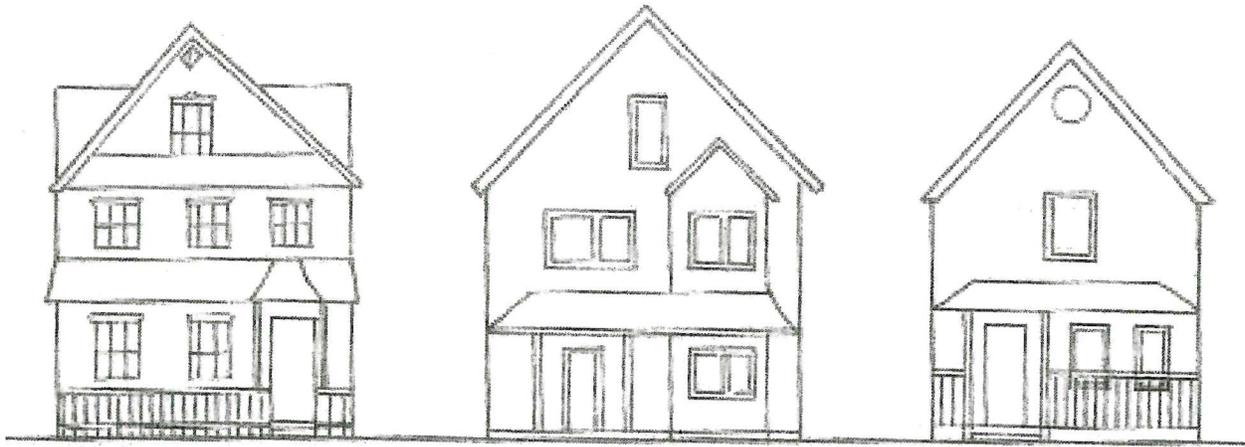
Setbacks Should Be Compatible With
Surrounding Buildings

conform to these "walls of continuity" to avoid distraction in the historic neighborhood.

"Walls of continuity" also relate to recurrent building masses and spaces. There will be a feeling of equal spaces between buildings of similar size. Placing new construction in such a way as to disrupt this mass to space feel is also distracting.

Relationship of New Construction to Surrounding Structures

Features of new construction should conform to the various design aspects of existing adjacent structures. These conformances should relate to massing, height, roof pitch, proportion of facade openings, rhythm of solids to voids, porch projections, relationship of architectural details and relationship of materials.



Continuity Is Created By Equal Spaces Between Buildings Of Similar Size

Massing and Height

New construction should conform to the massing, volume and height of existing adjacent structures. Massing and volume is often dictated by roof shape. New construction of two stories has different massing if the roof pitch is flat as opposed to steep. Massing will have a direct connection to average house length, width and roof shape.

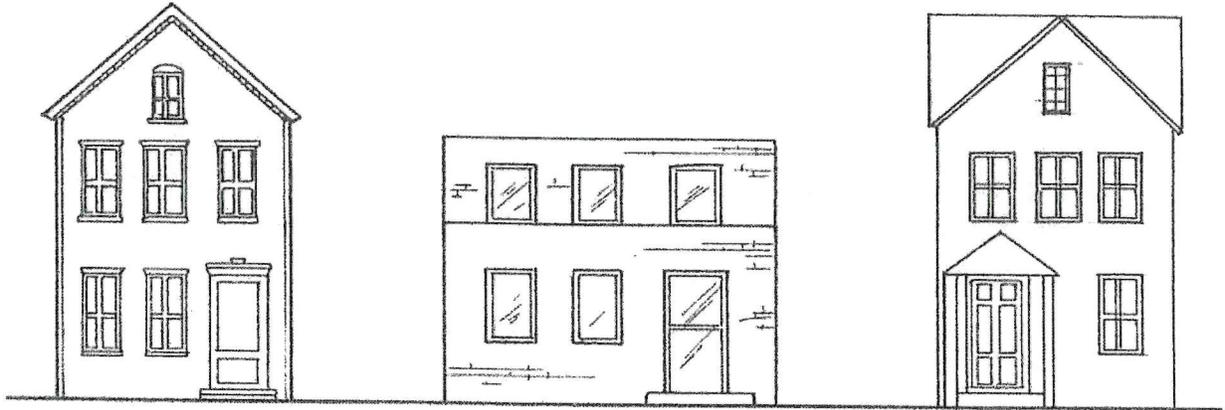
The height of new construction should be no lower or higher than the average height of all permitted residential buildings on both block faces. A variance of 10 percent of that average is acceptable. Floor-to-floor heights should match the floor-to-floor heights of adjacent historic buildings.



The One Story Building Has Unacceptable Massing; Floor to Floor Ratios And Height



Similar Building Height Is Important



Roof Shape Relates To Massing

Roof Pitch

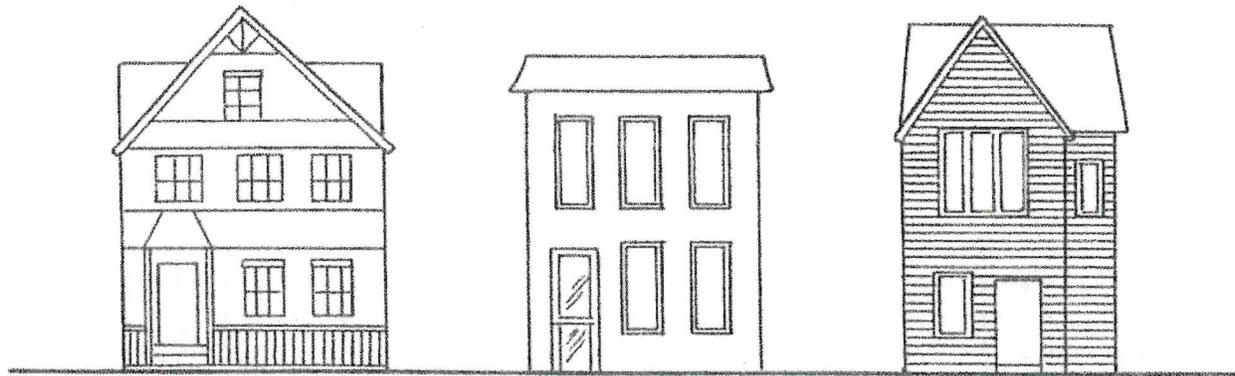
Roof pitch and roof shape should repeat other roof forms found in the neighborhood. Roof pitch means that new construction should have the same general rise-to-run ratios as others into the neighborhood. Because some neighborhoods have roof pitches that vary greatly due to broad-ranging dates of construction, roof forms should relate most to houses within the same block or on the facing block.

Dominant roof features, such as dormers and chimneys, should approximate adjacent buildings in form and shape.

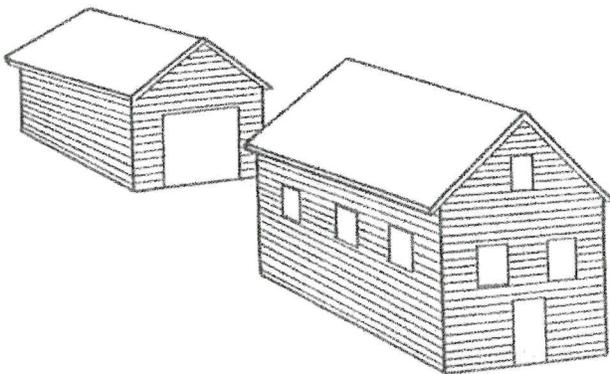
New outbuilding construction should, in most cases, have a similar roof pitch to the existing main building. Steep-gabled main structures typically have steep-gabled outbuildings, and low-pitched roof houses had compatible outbuildings.



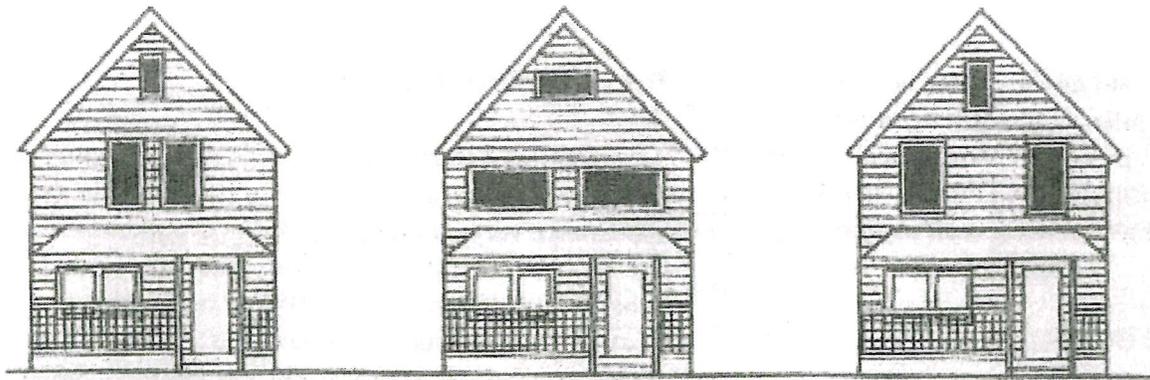
Neighborhood Blocks Tend To Have Similar Roof Pitch



New Construction (Like The Middle House) Should Not Vary Roof Pitch From Surrounding Buildings



Accessory Buildings Should Mimic Roof Pitch Of Main Buildings



Compatible

Incompatible

Compatible

Facade Openings Are Important In Relative Size And Orientation

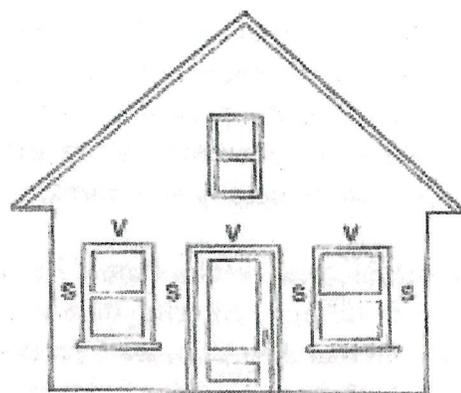
Proportion of Facade Openings

The proportion of window and door openings in new construction should be similar to that of the existing surrounding architecture. Proportion means the relationship of the width to the height of the window or door opening. For instance, if a window is two times taller than it is wide (2:1), then a window with a 1:1 ratio would not convey the same visual perspective. Window proportions on new construction should be gauged from the windows on existing structures on the same block or from the opposite block face.

However, in areas where symmetrical architecture is common, and where the new construction is intended to harmonize with that neighborhood, the ratio of solids to voids is important. The rhythm of solids to voids is the current alternation of wall space to window space. The width of the window relative to the width of the wall space is important. Other elements, such as porches and pilasters can also contribute to these rhythms.

Rhythm of Solids to Voids

Rhythms of solids to voids are easiest to determine in symmetrical buildings such as Colonial Revival style homes. The rhythm in an asymmetrical building such as a Queen Anne house may be more difficult to determine, and is really less important as a standard in a neighborhood dominated by that type of architecture.



Stress The Rhythm Of Solids To Voids (Alternations Of Wall Spaces To Window Spaces) In New Construction



New Design Should Not Ignore Porch Projections;
Note How The House Without A Porch Interrupts Rhythm

Porch Projections

Porches are an important visual element in nearly all historic architecture styles. Most porches in Itasca are one story, but vary in width from full facade to simple coverings above steps. Porches on new structures should have proportions and materials similar to original porches in the neighborhood. Density and general shape of porch posts should also be considered. Most newly constructed porches should not be enclosed and should have visual connections to the interiors through windows and doors. Entry height levels should also be similar to those on adjacent structures. Contemporary design can be most creative with porches in terms of individuality and detailing while still retaining continuity with neighboring, existing houses.

Architectural Details

Distinguishing ornamentation on new construction should be compatible

with the ornamentation on existing adjacent houses. However, this is an area where the commission allows flexibility and encourages originality. New materials and patterns may be integrated to some extent. The relationship of the detail to the overall design will be reviewed. For instance, different ornamentation or attic window design in a gable peak may easily be incorporated as long as the general location and proportion remain similar to nearby structures.

Dominant architectural details should be compatible with adjacent buildings. Altering dominant details to such a degree that direction, size, proportion and solid-to-void rhythms are interrupted is not recommended.

Architectural Materials

Architectural materials for new construction should either be the same as existing structures or have

an appearance very similar to the historic buildings. For instance, narrow wooden clapboard siding laid in horizontal patterns is very typical on historic Itasca buildings. New construction that uses diagonal siding, wide siding, vertical siding or fake stone finishes is not recommended. However, using narrow, vinyl siding laid in a horizontal pattern is acceptable because it has the appearance of traditional siding. Most vinyl siding manufacturers have historically appropriate trim and corner boards that are appropriate to the historical district. New and unusual materials will be reviewed on a case-by-case basis for their potential impact on the new construction design and in their ability to project continuity in the neighborhood.

Siding materials on newly constructed outbuildings should match the main

structure unless the main structure is brick, in which case vinyl or wood siding is acceptable. New outbuildings are encouraged to be simple in style and materials. See the accessory buildings section for more about placement and materials.

Moved Structures

Proposals to move structures into a historic district are reviewed by the same guidelines that apply to new construction. Moved buildings should be of compatible architectural style and sited on the property appropriately. Moving buildings is often a way to save historic buildings while contributing to better continuity in neighborhoods with vacant lots.



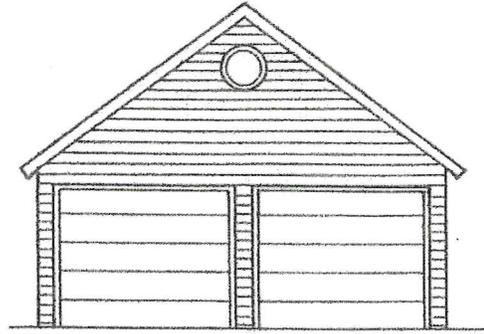
These Types Of Wall Coverings On New Construction Are Incompatible With Existing Houses In A Historic Neighborhood

GUIDELINES FOR THE PROPERTY SITE

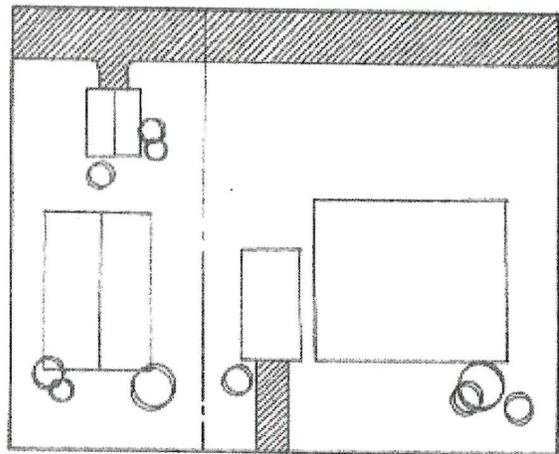
In addition to building rehabilitation and new construction, a site plan must also be reviewed for changes to the property site. Site features that the Historical Commission oversee include accessory buildings, driveways, parking spaces, sidewalks, fences, retaining walls, trees and major ground cover, outdoor lighting and satellite dishes. Minor landscaping changes, such as flower beds and small shrubs are not reviewed and not addressed in these guidelines. The Historical Commission encourages historic landscaping styles and features that are appropriate to the period of the neighborhood. A number of plant lists and other publications on historic landscapes are available.

Accessory Buildings

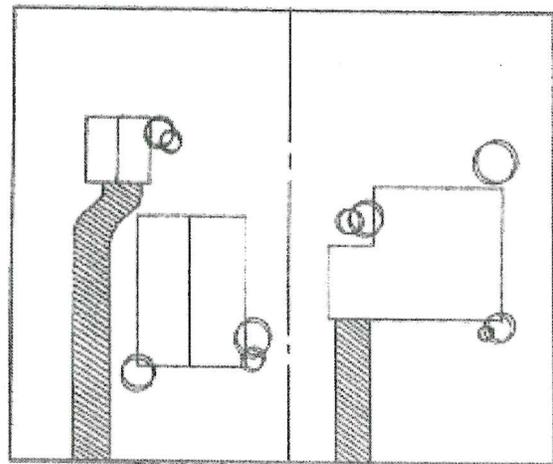
The outbuilding found most often in Itasca is the garage. Though most garages have been replaced over the decades, some original outbuildings still exist and should be retained. Rehabilitation of outbuildings will follow the earlier guidelines. However, it should be noted that when possible, original garage doors should be retained and returned to working order. If the original doors are absent or in severely deteriorated condition, replacement doors should be single doors to avoid the long, horizontal orientation of double-wide doors. The replacement doors should also be made of compatible wood



Two Doors Are Appropriate For Historic Neighborhoods



Garages Should Be Located Off The Alley



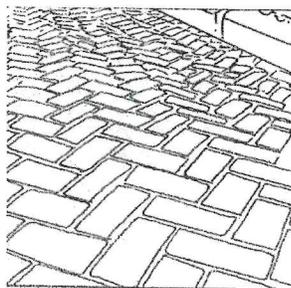
Locate Garage Slightly Behind Main Building When No Alley Is Present

materials or materials that mimic wood. Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of brick. Most stucco houses should have matching stucco garages. The roof pitch of most garages should be similar to the main structure.

Newly constructed garages should be located appropriately on the site. If the property is adjacent to an alley, the garage should be situated just off the alley (no less than six feet and preferably 18 feet), with the short drive running to the alley. The garage doors should be oriented parallel with the alley. Where alleys do not exist, the garage should be located to the rear of the home, partially behind the main structure and screened in some way from street view. Most often, the garage doors will be oriented to the street, via a longer drive and curb cuts.

Driveways and Sidewalks

Brick, stone and tile sidewalks should be retained and repaired. New, non-public sidewalks within the property



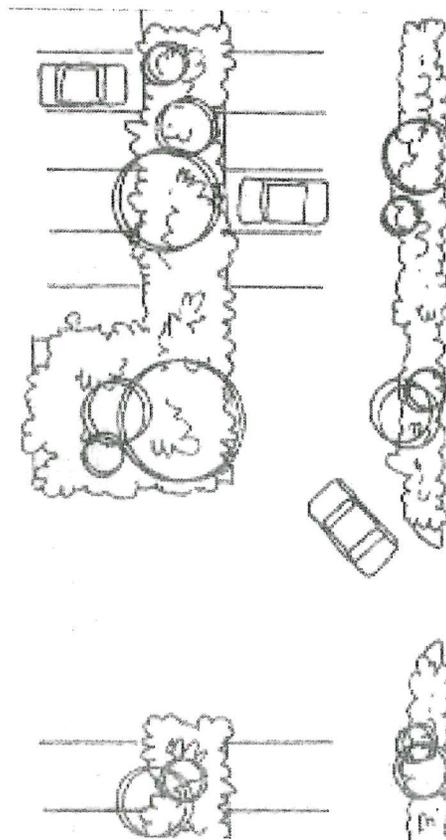
Brick Sidewalk

should be constructed of brick. Concrete or asphalt may be permitted in the rear yard. When concrete sidewalks require replacement,

the commission urges property owners to consider brick. Stone or brick edges should also be retained and repaired whenever possible.

Parking Areas

Parking areas in the front yards of the historic district are discouraged. If necessary, parking areas may be located in the rear yard or adjacent to an alley, if there is one. These areas should also be landscaped. Lots large enough to accommodate infill houses should not be made into temporary or permanent parking areas.



Parking Areas Should Be Landscaped

Fences

Though fences are not prevalent today throughout Itasca's historic neighborhoods, in the past they were used quite frequently. The Historical Commission recommends fences that are appropriate to the size and scale of the property. Fences appropriate for the front yards of historic neighborhoods are low (no taller than 42 inches) and visually open. Close, flat boards are not recommended. In addition, elaborate buildings usually had brick or ornate iron fences, while simpler buildings had wooden picket fences. The Historical Commission does not recommend the following types of fences: chain link, cyclone, wood lattice, weathered wood (unpainted), or other solid fences. Some of these restrictions may not be required for rear yards.

Tall hedge rows in front yards are also not recommended, since they block the view of the house from the



Appropriate Fence Styles For Historic Houses

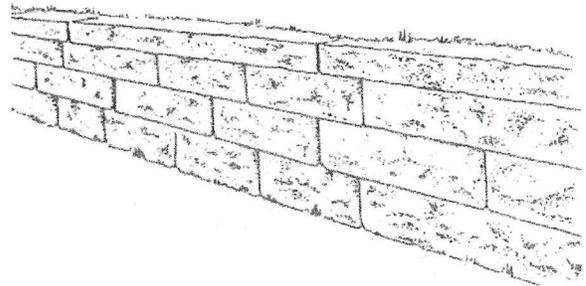


Inappropriate Fence Styles Do Not Reveal House Details Or Relate In Materials

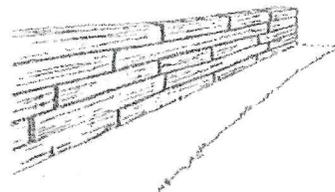
street. Restrictions for blocking view are especially tight on corner properties, where view cannot be restricted by a fence for 25 feet from the intersection of the public right of way.

Retaining Walls

Some areas of the historic district have changes in grade that can require retaining walls. These walls were often constructed of stone blocks or concrete. Where possible, stone walls should be saved and repaired or rebuilt. Covering these walls with a stucco or concrete finish is not acceptable unless the walls were originally covered. Landscape timber should not be used for retaining walls in front yards or the front half of side yards. Other types of retaining wall material will be reviewed on a case-by-case basis.



Keep Stone Retaining Walls



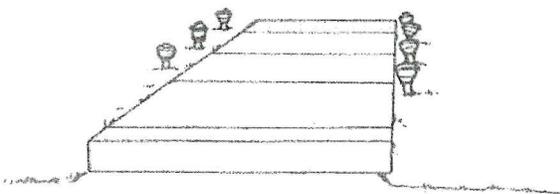
Timber Retaining Walls Are Out Of Character With Historic Neighborhoods

Trees and Ground Cover

Trees, bushes, flowers and ground cover materials have a strong visual impact on a home. Natural landscape materials add color and texture to a yard, while at the same time providing pleasure, shade and privacy. When trees and bushes are planted, they should be placed in areas where mature size will not infringe on the building or on other plant materials. Balance and proportion should also be considered. The commission may review landscape plans for properties in the historic district if the property owner is requesting a variance from the zoning ordinance requirements. The Historical Commission discourages the removal of any tree larger than 18 inches in diameter unless it is damaged or diseased. The commission also encourages traditional ground covers such as grass or other shady ground covers. Concrete or asphalt ground cover in the front yard is not encouraged.

Outdoor Lighting

The Historical Commission or Community Development Department reviews outdoor lighting locations, intensity and lamp style. Traditional



Landscape Lighting Is Not Appropriate
In Historic Neighborhoods

locations for outdoor lighting are encouraged, such as entrance lighting and garage lighting. Lamps that fit with the architectural style are also encouraged. These lamps should be as inconspicuous as possible. Landscaping lights should be selected to complement historic properties.

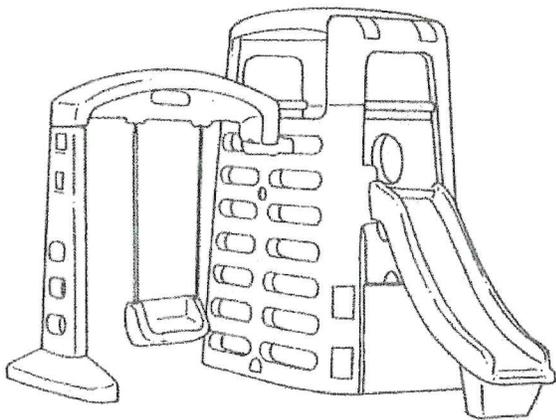
Outdoor Mechanicals

Outdoor mechanicals such as air conditioners should be located as inconspicuously as possible. These mechanicals should be located to the rear of the building, invisible from the street, and should be screened with landscaping if possible. Satellite dishes are strongly discouraged since they are extremely noticeable in a historic area and are practically impossible to camouflage. They should be located out of public view as much as possible. However, the commission will consider attempts to reduce the visual impact of satellite dishes on a case-by-case basis.

Outdoor Furniture and Recreation Items

The property owner should select outdoor furniture, yard and recreation items that complement the house and surrounding property. Please feel free to contact the Historical Commission for advice if these items will be visible from a public street and permanently installed in some manner, such as with concrete footings. These items include benches, gazebos, summer

houses, bird baths and play sets. Outdoor furniture should be compatible with the period of architecture of the main structure. Structures and swimming pools erected in rear yards will be reviewed, but other minor landscape items will not undergo commission certification. Note that permanent in-ground and above-ground swimming pools within plain view of the street are discouraged. Where permitted, they may require extensive landscaping and fencing.



Playsets Should Be As Compatible As Possible And Not Visible From Public Streets

This Example Is Incompatible

GLOSSARY OF TERMS

aesthetic: relating to appreciation of the beautiful; pleasing appearance.

apex: the highest point or peak in the gable front.

baluster: an upright post supporting a rail or balustrade; a banister.

balustrade: a row of balusters supporting a rail.

bargeboard: a highly ornamented or pierced board placed on the incline of the gable.

bay: a compartment projecting from an exterior wall containing a window or set of windows.

bracket: projecting support placed under eaves or other overhangs.

canopy: a small overhanging cover or shelter above an entrance stoop.

casement: a window sash that is hinged on the side like a door.

Certificate of Appropriateness: resolution of approval required by the Preservation Commission for exterior changes to landmark properties or properties in designated historic districts.

corbel: a bracket made of wood, brick, plaster or stone that projects from a surface to support a weight.

corbelling: a series of projections, each stepped out further than the one below and usually found on brick walls or chimneys.

cornice: the horizontal projecting part crowning the wall of a building.

cresting: an ornamental top border on a roof.

crow: an uppermost or terminal feature in architecture.

cupola: a small structure on top of a

roof or building.

dormer: a roofed projection built into the slope of a roof, usually containing a window.

drip cap: a small, projected molding situated above a door or window, designed to let water flow beyond the outside of the frame.

eave: the part of sloping roof that overhangs the wall.

facade: a face or elevation of a building.

fanlight: a semicircular window with radiating sash bars like the ribs of a fan placed over a door or window.

frieze: a plain or decorative band or board located on the top of a wall just below the cornice.

gable: the triangular end of an exterior wall under a pitched roof.

gable roof: a sloping roof, usually with just two sides, that terminates at one or both ends in a gable.

hip roof: a roof with four sloped sides.

hood: a protective and often decorative cover situated above doors or windows.

impermeable: not permitting passage of water through its substance.

infill: a structure placed on a vacant lot within a neighborhood.

integrity: adherence to a high level of historical, architectural accuracy and relatively unchanged since originally constructed.

jalousie: a window with adjustable horizontal slats or louvers.

joint: the place where two bricks or masonry or wood pieces meet.

landmark: a property which meets certain historical and architectural

criteria and which has been designated by the Rock Island Preservation Commission.

lintel: a horizontal member, usually made of stone or wood, that runs across the top of an opening and carries the weight of the structure above it.

mansard roof: a roof with two slopes on all sides, with the lower slope steeper than the upper slope.

massing: the bulk of a building.

mitigation: the act of lessening a negative impact.

molding: a decorative wood or stone contour or band, used in exterior and interior architectural elements.

mullion: a vertical strip that divides windows or other openings.

muntin: a thin strip of wood used for securing panes of glass within the brackets.

oriel: a window built out from a wall and usually supported by brackets

pediment: a triangular piece framed by a horizontal base and two, sloping moldings; usually decorative and placed above doors, windows, mantels or niches.

portico: a roofed entrance porch, often supported by columns or pillars.

primary facade: the front elevation of a structure, usually facing a street and containing the main entrance.

repoint: the process of repairing masonry walls by filling the joints with mortar.

Sanborn map: fire insurance maps produced by the Sanborn Insurance Company dating from the late 1880s through the 1940s, showing building outlines, height, materials and other vital data; these maps are on microfilm at the Augustana College Library.

sandblast: sand blown by air, steam or water for cleaning stone and brick; considered extremely harsh for the finish of most masonry and leads to quick deterioration.

sash: the framework into which panes are set.

setback: the placement of a structure on a parcel in relationship to the lot lines and other elements such as the street and other buildings.

sidelights: a vertical, fixed sash situated along a door or window, sometimes found in pairs

site: a property parcel; location

spalling: the act of fragmenting of brick due to mortar that is too hard to allow for contracting and expanding during changes in weather.

string course: a continuous horizontal band of brick, stone or wood on an exterior wall that is used for decorative purposes or to visually break up a large expanse of uninterrupted wall surface.

stucco: exterior wall covering consisting of a mixture of sand, lime, portland cement and water; often mixed with crushed stone for texture.

transom: a window above an opening such as a door or window built on a horizontal crossbar; often hinged on the top to swing open for ventilation.

truss: a wooden framework formed into a triangle by spanning structural members between two load-bearing walls.

veneer: a superficial layer of material.

Editor's Note: The historic district guidelines of Rock Island, Illinois, Wichita, Kansas and Albert Lea, Minnesota were used in the preparation of this document.

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The following articles, briefs and books are available for viewing at the City of Rock Island's Planning and Redevelopment Division.

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