

WEST CHICAGO RESIDENTIAL DESIGN GUIDELINE MANUAL

CITY OF WEST CHICAGO
WEST CHICAGO HISTORICAL PRESERVATION COMMISSION
WEST CHICAGO, ILLINOIS

Based on guidelines written for the City of Elgin by
THOMASON AND ASSOCIATES
PRESERVATION PLANNERS
NASHVILLE, TENNESSEE
MARCH 1997

MAY 2002

TABLE OF CONTENTS

INTRODUCTION	1
HISTORIC RESOURCES SURVEY MAP	4
I. INTENT AND PURPOSE OF THE MANUAL	5
II. DESIGN GUIDELINES - APPROACH AND FORMAT	6
III. GENERAL POLICIES	9
IV. THE COA APPLICATION PROCESS	10
V. A BRIEF HISTORY OF WEST CHICAGO	15
VI. WEST CHICAGO'S ARCHITECTURE AND BUILDING STYLES	17
Greek Revival.....	18
Gothic Revival.....	19
Italianate.....	20
Second Empire.....	21
Stick.....	22
Queen Anne.....	23
Shingle.....	24
Homestead/Gable Front.....	25
Gabled Ell.....	26
Colonial Revival.....	27
Neo-Classical	28
Prairie	29
American Foursquare.....	30
Craftsman/Bungalow.....	31
Tudor Revival.....	32
Dutch Colonial Revival.....	33
Cape Cod	34
VII. GUIDELINES FOR REHABILITATION AND RESTORATION.....	35
Architectural Details and Features.....	35
Awnings.....	38
Chimneys.....	39
Doors	40
Screen and Storm Doors	42
Security Doors.....	44
Foundations.....	45
Garages, Carriage Houses and Outbuildings.....	46
Gutters and Downspouts.....	47
Lighting (for Porches and Exterior Walls).....	48
Masonry: Brick, Limestone Block, Cobblestone.....	49
Mechanical Systems.....	52

Guidelines for Paint Removal and Surface Preparation.....	53
Recommendations for Paint and Paint Colors	54
Porches	55
Porch Columns and Railing.....	58
Porch Staircases and Steps.....	61
Roofs	63
Roof Skylights and Vents.....	65
Windows.....	66
Windows - Decorative Glass.....	68
Screen, Storm, and Security Windows	69
Window Shutters.....	71
Wood Siding	72
VIII. GUIDELINES FOR SITE AND SETTING	74
Driveways, Parking Lots and Paving.....	76
Fences.....	78
Garbage Collectors.....	82
Landscaping	82
Grade Changes	82
Retaining Walls.....	83
Sidewalks and Walkways.....	84
Yard Features (Pergolas, Gazebos, Fountains).....	85
X. GUIDELINES FOR NEW CONSTRUCTION	86
Decks.....	86
Fire Escapes	87
Handicapped Access Ramps.....	88
Residential Additions (New Rooms).....	89
New Residential Buildings (Primary Buildings).....	91
New Residential Construction (Secondary Buildings)	95
Lighting (For Front Yards)	96
Satellite Dishes and Antennas.....	97
Signs and Graphic Designs (Residential Areas).....	98
Solar Panels.....	99
Swimming Pools	100
XI. GUIDELINES FOR DEMOLITION AND MOVING BUILDINGS.....	101

ACKNOWLEDGEMENTS

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INTRODUCTION

The City of West Chicago, Illinois is one of over 2,000 communities in the United States that has enacted measures to preserve and protect its historic resources. The City of West Chicago was founded as a railroad town when the Galena and Chicago Union Railroad first arrived from Chicago in 1849. West Chicago's building stock is representative of the many changes in style and fashion from the midnineteenth century to today's twenty - first century modern building choices. Once the hub of several rail lines, transportation and its development have been integral components in the history of West Chicago.

The West Chicago Historical Preservation Commission (WCHPC) is a voluntary, advisory commission whose members are appointed by the Mayor and approved by City Council. It is charged by the City Council with recognizing, preserving and maintaining the architectural character of the historic older neighborhoods. To accomplish this goal the WCHPC conducts surveys of existing building stock, recommends landmarking to the City Council, and develops guidelines to assist building owners in renovation, reconstruction or additions. The WCHPC is currently responsible for reviewing exterior building changes and issuing a "Certificates of Appropriateness" for buildings that are individually landmarked or located within a designated Historic District. The design of any exterior alteration for an individual landmark or for properties located within a designated historic district must be reviewed and approved by the Commission before a building permit can be issued by the City.

For those properties not in a locally designated historic district or individually landmarked, it is the intent of the WCHPC that these guidelines be voluntary and provide home owners and other building owners of older properties with some guidance when questions arise to "what is appropriate for my house?" Design guidelines outline the practical methods for building rehabilitation and new construction that are essential to preserving a neighborhood's sense of time and place. Design guidelines offer property owners protection against actions that could be harmful to their property values and the marketing of their dwellings. The WCHPC hopes these guidelines will provide homeowners with well-researched, historically appropriate suggestions for renovation, reconstruction, additions and maintenance of their older homes.

Through design guidelines the owners of older West Chicago homes have a resource to preserve the historic character of their properties. West Chicago is home to many examples of several Victorian styles (Greek Revival, Italianate, Queen Anne), Arts and Crafts styles, pre -World War II bungalows, and several types of post World War II housing (Sears homes, Lustron). While the City recognizes that well maintained housing stock helps maintain the community's median housing values, these guidelines speak to a deeper need: to urge the preservation of our community's architectural heritage. The City believes that all of our citizens benefit when the best of our past is preserved while we add important new growth to our community.

WHAT ARE THE BENEFITS OF DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND LANDMARK PROPERTIES?

The West Chicago Preservation Ordinance, adopted in 1990, allows the Commission to recommend to City Council neighborhoods or individual properties to be designated as local historic districts or individual landmarks.

Using design review guidelines, the preservation ordinance protects the overall economic value of designated historic districts and individual landmarks. Properties in a historic district are affected by the actions of their neighbors and those around them. Decisions of one property owner have an impact on the property values of another. Design guidelines provide a level playing field for all property owners because they apply to everyone in a historic district. This way all property owners' rights are protected from the adverse economic impact that could result from the actions of another.

West Chicago Residential Design Guideline Manual

Guidelines Benefit the City

- Design guidelines in West Chicago are part of an overall citywide effort to promote and improve its older neighborhoods and quality of life. Revitalization of historic areas draws new residents interested in historic preservation, increases property values and the City's tax base, and promotes economic development. Design guidelines provide practical assistance and information to make sure that improvements are compatible with the goals and desires of property owners, and the City.

Guidelines Benefit the Historic Neighborhoods

- West Chicago's historic neighborhoods contain an excellent collection of historic buildings from the 19th and early 20th centuries. Design review guidelines assist in the preservation and maintenance of the unique appearance of these neighborhoods.

Guidelines Benefit Property Owners

- Guidelines benefit the owners of vintage homes who want to make improvements by providing information on the history of their home and guidance on how to maintain the original architectural character of their home.
- *Historic district designation and the design guideline review process* help to ensure that our investment in an historic district will be protected. Protected from inappropriate new construction, misguided remodeling, or demolition. Use of design guidelines and historic district designation generally stabilizes or increases property values. Historic designation and design review helps not only existing residents of the historic district but it often attracts new buyers since they know their investment will be protected.

Guidelines Do Not Impose Excessive Requirements

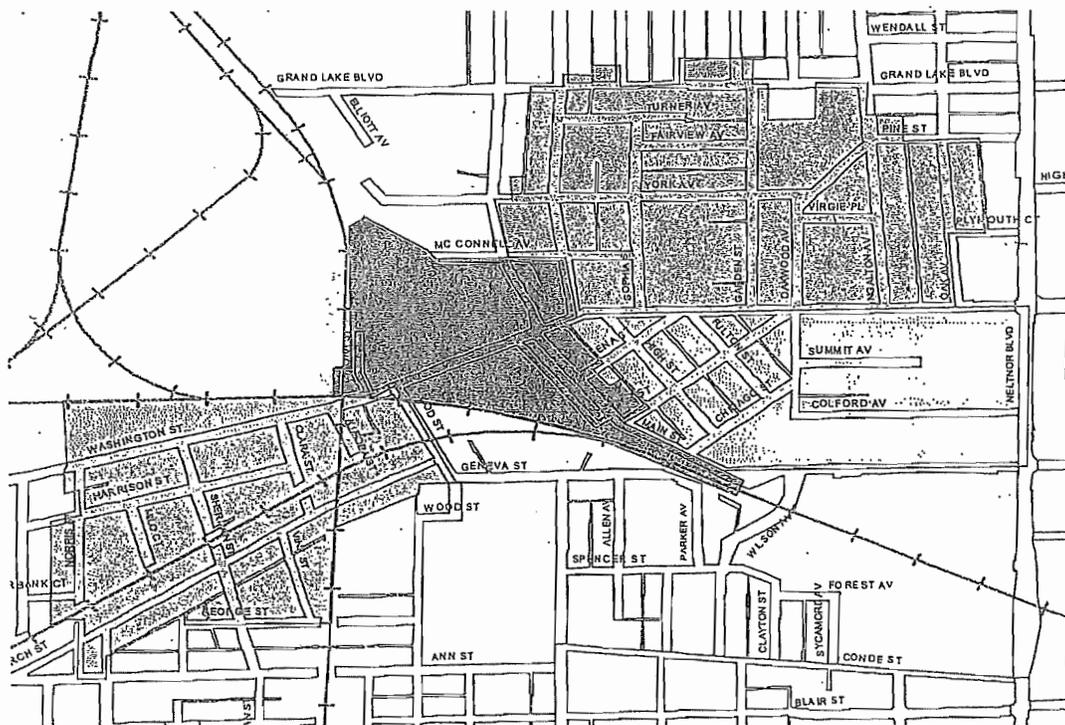
- The design guidelines can aid in selecting proper color for exterior painting. Recommendations are contained within the Residential Guidelines for color selection that are appropriate for the architectural style of the property.
- Design review by the Commission only occurs when owners of a locally designated landmark or of property located within a locally designated historic district propose changes to the exteriors of their property that may require a Building Permit or a Certificate of Appropriateness.
- Design guidelines do not affect the use of your property or its interior. Property owners of designated landmarks or in designated historic districts may remodel the interior as they choose and these changes are not reviewed as part of the design review process.
- Design guidelines do not prohibit new construction or additions to historic buildings. Design review in designated historic districts and of locally designated landmarks ensures that new construction and additions are as compatible as possible to the historic neighborhood.

West Chicago Residential Design Guideline Manual

Historic Buildings Have Value

- Buildings in West Chicago's historic *neighborhoods* are known for their quality of construction and craftsmanship. Many are over one hundred years old and if properly maintained will last indefinitely.
- Current State and Federal law makes certain properties in locally designated historic districts or individual landmarks eligible for property tax credits or deductions. For information on these incentives, call the Commission liaison at (630) 231-3376.

WEST CHICAGO HISTORIC RESOURCES SURVEY MAP



- Historic Areas
-  Rust-Turner Junction Historic District
 -  Town of Junction
 -  Old Heidelberg Neighborhood Survey
 -  Town of Turner Historic Resources

I. INTENT AND PURPOSE OF THIS MANUAL

The purpose of this manual is to present architectural design guidelines to property owners, residents, contractors and others, relating to the type of rehabilitation work and new construction that may be approved by the City of West Chicago in locally designated historic districts and to locally designated landmark structures. Additionally, the guidelines may be used as a reference for the rehabilitation of vintage structures not located within a designated historic district or individually landmarked.

The guidelines apply only to the exteriors of properties and are intended to protect the overall character of West Chicago's historic neighborhoods. These guidelines are to be followed for COA review of properties located in locally designated historic districts as well as locally designated landmark structures. The guidelines emphasize maintaining architectural integrity of a neighborhood's individual buildings, and the architectural styles, details and streetscape elements that collectively make up the unique character of the neighborhood. For new construction, the guidelines provide information on the importance of relating new buildings and landscape elements to the existing historic streetscapes.

The West Chicago Residential Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for rehabilitating historic buildings. These federal standards provide a framework for the more detailed guidelines presented in this manual. The West Chicago Design Guidelines state the generally appropriate and inappropriate treatments for rehabilitation work and preserving the architectural styles, details and streetscape elements that collectively make up the character of the designated districts or structures.

The West Chicago Residential Design Guidelines, as adopted by the West Chicago City Council, shall be the official document used by the City to evaluate and approve applications for a Certificate of Appropriateness (COA), for any residential historic district or individual locally landmarked residential properties.

II. DESIGN GUIDELINES - APPROACH AND FORMAT

How Are the Guidelines Written?

Design review guidelines emphasize preservation of existing building details, materials, and overall plan rather than complete remodeling. That is why terms such as *repair, retain, maintain, and protect* are widely used throughout the guidelines. To *repair, retain and maintain* original architectural features and materials is preferred to their replacement. To *protect* the overall character of the neighborhoods (*with review and approval of changes within designated historic districts and/or individually landmarked properties*) is the goal of the preservation ordinance and the guideline document.

Other common terms used in this manual are *should* and *should not*. The use of the terms *should* or *should not* signify that in most cases the Commission staff will usually expect property owners to follow the meaning and intent of a guideline as written. These terms also provide guidance as to how the Commission will generally approve or disapprove a COA application. There may be instances where more flexibility or creative solutions are needed in applying the guidelines.

What is the Primary Focus of the Guidelines?

The design guidelines are primarily concerned with the fronts and readily visible sides of buildings. The fronts and visible sides of a building usually contain its most defining features such as porches, main entrances, and decorative details. The front street or sidewalk is also where the public most often views a building. The rear facades of buildings usually are reviewed with more flexibility. They are generally not readily visible due to the building's placement on the lot or screening by landscaping or fences. The rear façade of a building is the most appropriate location for the construction of additional living space or other major alterations. Note: be aware of setbacks and height of back additions.

The design guidelines are a valuable resource for all historic properties regardless of age or architectural style. The guidelines will be applied in the review of structures in locally designated districts or individually landmarked structures. For non-historic buildings (properties which are less than fifty years of age or which have been substantially altered), the guidelines may apply with more flexibility than for historic buildings. In reviewing work affecting non-historic buildings, the approach is to maintain or enhance their relationship and compatibility with adjacent historic buildings and streetscapes.

How to Use the Manual

Property owners should refer to the guidelines when planning or designing new construction projects, planning exterior rehabilitations, and completing everyday maintenance. The manual lists guidelines in alphabetical order and includes information on common rehabilitation questions, recommendations for maintaining the site and setting of the neighborhood and guidance for new construction. Similar guidelines for commercial buildings are addressed in the Commercial Storefront Design Guidelines. Illustrated descriptions of the guidelines are included to familiarize property owners with typical features and characteristics.

What Are the Guidelines Based On?

The West Chicago Design Guidelines are based upon the "Secretary of the Interior's Standards for Rehabilitation." These Standards are used throughout the country by the majority of America's heritage or preservation commissions as a basis for local design review guidelines and for projects utilizing federal funds or tax credits. The guidelines presented in this manual are modeled after these standards.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations. They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

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 in the gentlest means possible.
8. Significant archaeological 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.

Historic Preservation Districts and Overall Zoning

Historic preservation districts and individually designated landmarks are overlays to the existing zoning within the City of West Chicago. All property owners in the City whether or not they are located in a designated preservation district or are an individual landmark, must follow the zoning and building code requirements for their property. In addition, if the property is located within a designated district or is an individual landmark, the property owner must also follow the Certificate of Appropriateness (COA) process.

Currently, there is one locally designated historic district zoned for commercial use (zoned B1) and no residential districts. The purpose of the commercial district is to conserve the downtown environment. The purpose of a residential district would be to conserve the urban residential architectural heritage and environment of neighborhoods.

All property owners must follow the provisions of the West Chicago Zoning Ordinance and Building Code. In addition, those properties located in a designated historic district or individually landmarked must also follow the COA design review process and follow the recommendations contained in the design guidelines. Building and zoning issues within the current Historic District or any future residential districts will be significant primarily for any proposed changes in the use of a property, any new construction, the erection of signs, or proposed lot subdivisions.

Building inspectors must follow the City's overall zoning regulations in addition to following the design review process for all designated historic preservation districts and individual landmarks. The City's Zoning Ordinance and regulations are within the City Code and should be consulted on building issues such as but not limited to, setback, lot coverage and property use. Site design regulations within the historic preservation districts shall be the same as the underlying zoning district. Planned Unit Developments, Special Uses, and Variations are subject to provisions of the City's Zoning Ordinance and should be coordinated with prior review from the West Chicago Historical Preservation Commission regarding design guideline issues.

III. GENERAL POLICIES

Pre-Existing Non-Original Conditions

Many non-historic and non-original features of buildings and their sites exist within the city's historic districts. Substitute siding materials, enclosed or altered porch design, decreased window size, and chain-link fence are some of the most common and visible of these alterations.

Those alterations of historic structures which occurred before the area's designation as an historic district are considered to be **pre-existing non-original conditions**. Pre-existing non-original conditions may continue in place throughout the useful life of the material. Generally, if a localized portion of a non-original material is damaged through fire, auto collision, vandalism, etc., that portion of the non-original material may be repaired or replaced with a similar material. However, if more than 50% of the non-original material fails due to neglect, lack of maintenance, wear and tear, or exceeding its useful life, or in the event an owner proposes to replace more than 50% of a non-original material, then the repair or replacement shall be considered within the context of the design guidelines as they apply to other structures within the historic district. Repairs or replacements of non-original materials shall not be artificially or arbitrarily divided so as to avoid the requirements in this paragraph that the repair or replacement of more than 50% of a non-original material be considered within the context of the design guidelines as provided herein.

Materials and Workmanship

All work completed under the historic preservation ordinance should be skillfully performed using appropriate materials approved by the Commission, and be conducted, installed and completed in a workmanlike manner so as to secure the results intended by this document.

The Commission has the authority to reject work not completed using the acceptable materials and standards of workmanship.

Upon verbal or written notice from the owner that the work is entirely complete, the Commission will have an inspection made and the Superintendent of Building Inspections will notify the Commission of any incomplete or defective work. The property owner should then take immediate measures to remedy such deficiencies.

For penalties of non-compliance, refer to Section 4-99 of Ordinance 2365.

IV. THE COA APPLICATION PROCESS

How Does the Certificate of Appropriateness Process Work?

STEP I - Determine if Your Work Requires Approval

Only if your structure is in a locally designated district or is a designated local landmark and you want to make changes to the exterior of the property, do you have to obtain a Certificate of Appropriateness in addition to a building permit where applicable, from the Community Development Department. A Certificate of Appropriateness (COA) is a form issued to ensure that the exterior work planned for a building's rehabilitation or new construction meets the criteria of the design guidelines in order to maintain the architectural integrity of the historic district's buildings and locally designated landmarked structures. A building permit is a separate form and type of review that ensures the structural soundness and safety of the building. The COA needs to be obtained in addition to the regular building permit and in some cases where a building permit is not required. The City does not charge a fee for the COA. The Commission reviews COA's monthly.

If you are planning to do work on a property located within a locally designated district or is a local designated landmark, call the Community Development Department for an appointment at 630-293-2200.

A COA is required for the following:

- Construction, alteration, demolition, or removal within a locally designated district or to a landmark structure which requires a building or demolition permit such as construction of any additions to buildings, demolishing buildings, or moving buildings;
- Construction, alteration, demolition, or removal of structure(s) or appurtenances, any of which affect the exterior architectural appearance of a property within a locally designated district or to a landmark structure, but not requiring a building permit.
- Maintenance includes but is not limited to painting surfaces, major porch repair or replacement, window/door repair or replacement, masonry repair and/or replacement such as walls, chimneys, and foundations.

COAs are generally not required for:

- Minor maintenance;
- Installation of plant material, or;
- Interior changes.

SEE PROJECT REVIEW CHART FOR DETAILS

Revised 3/17/03

PROJECT REVIEW CHART

Type of Work Community Development Department
Approval Required

Historical Preservation Commission
COA Approval Required

Awnings and Canopies	Permit not required	Permit not required
Construction of new buildings or additions	All new buildings and additions including garages, sheds, porches and other enclosures	All new buildings and additions including garages, sheds, porches and other enclosures
Decks / Patios	All decks and patios	All decks and patios
Demolition	All projects	All projects
Doors	Addition or enlargement of doors	Addition or enlargement of doors
Fencing	New fencing projects and alterations to existing fencing	New fencing projects and alterations to existing fencing
Gutters	Permit not required	Permit not required
Internal Alterations	Internal alterations including walls, plumbing, and electrical	Review not required
Site alterations	All projects	All projects
Masonry cleaning, repointing, and sealing	Permit not required	Permit not required
Painting	Permit not required	Permit not required
Porch	Permit required	Permit required
Porch and yard fixtures	Additions to Exterior lighting	Additions to exterior lighting
Retaining walls	All projects	All projects
Roofing	Replacement of existing material	Replacement of existing material
Shutters	Permit not required	Permit not required
Siding	Replacement of existing material	Replacement of existing material
Signs	New signs and alterations to existing signs	New signs and alterations to existing signs
Skylights	All projects	All projects
Stairs (external)	All projects	All projects
Windows	Addition or enlargement of windows	Addition or enlargement of windows
Window repair	Permit not required	Not required for replacement of broken window glass
Yard features	Permit requires for pergolas, gazebos, fountains, etc.	Review required for pergolas, gazebos, fountains, etc.

STEP 2 - Obtain a COA Prior To Beginning The Work

COA applications are available from the Community Development Department at 475 Main Street, 630-293-2200.

Required documentation for a COA includes:

- **For new construction (including garages) or extensive renovation,**
A complete set of plans and specifications are required for the project. Plans shall be drawn to scale and shall include a site plan showing all existing and proposed improvements. Specifications and/or samples of exterior materials need to be provided such as siding, roofing, doors, windows, and ornamentation. Photographs are also needed of the lot and any existing buildings on the lot or adjoining lots;
- **For rehabilitation or repair,**
Detailed drawings of proposed modifications to the structure are required. Photographs of the existing building are required along with specifications and/or samples of exterior materials (such as siding, roofing, doors, windows, and ornamentation);
- **For paint removal,**
A description is needed of the proposed methods for paint removal from the building material;
- **For fences,**
Scale drawings and a plat of survey are required which show the proposed location of the fence, height, style, material, thickness or spacing and what the fence will look like. Photographs of the property on which the fence is proposed and a plat of survey are also needed;
- **For signs,**

See Commercial Design Guidelines;
- **For parking areas, driveways, or parking lots,**
A plat of survey is required which shows the location and layout of the parking lot and landscaping. The drawings shall clearly indicate the dimensions of the parking stall(s) drive aisles, and setbacks. Information on the plants proposed for the landscaping should also be submitted;
- **For demolition,**
Photographs of the building proposed for demolition are required along with a statement describing the reasons for demolition and proposed use of the site.

West Chicago Residential Design Guideline Manual

Upon receipt of the COA, the Commission will review the application. The Commission Liaison will advise the applicant on whether or not the plans meet the design guidelines. If there is a conflict between your plans and the guidelines, the Commission Liaison can offer advice on how to modify them to meet the guidelines.

The COA shall be presented before the Historical Preservation Commission at the next scheduled meeting. The applicant will be notified of the date, time, and location of the meeting.

- Upon approval, the COA will include a list of approved work.
- Applicants have the right and are invited to attend or be represented at the meeting, to present information, and to ask questions of the commission. In addition, applicants will receive written notification of the approval or denial of the application. A denied application may require additional information, clarification, or modification. The Historical Preservation Commission may be able to assist with design details. A modified Certificate of Appropriateness (COA) application may also be resubmitted at any time. The right to appeal the decision to the Commission or to the City Council is also available. Appeals can be based on economic hardship or unusual or compelling circumstances.

STEP 3 - Obtain a Building Permit and Begin Work

Building permits (if required) are available at the Community Development Department at 475 Main Street 630-293-2200. If plans change while work is in progress, contact the Community Development Department **BEFORE** undertaking a change or departure from the COA. Work undertaken which is different from the original COA approval or beyond its scope requires approval from the Preservation Commission. If a violation of the COA is discovered or reported to the Community Development Department, penalties may include fines or restoration of the building or site's appearance prior to the violation.

The guidelines are organized alphabetically according to type of work. To use them, applicants should list each type of work they plan to do on a building or property and check the applicable guidelines. The Commission can make exceptions to the guidelines if applicants demonstrate that the proposed work will be appropriate based on historical evidence and documentation in the context of the particular structure.

Help is Available - Assistance is available to help the homeowners or a COA applicant plan and design projects or improvements in accordance with the design guidelines. The West Chicago Historical Preservation Commission is available for free consultations. Contact the office of the Preservation Liaison at the West Chicago City Museum at 630-231-3376.

And Thanks! - Using these guidelines, whether your property is a locally designated landmark or simply located in one of the historic neighborhoods, improves the quality of life for everyone in the City of West Chicago. The West Chicago Historical Preservation Commission appreciates your good work.

V. A BRIEF HISTORY OF WEST CHICAGO

Overview of the City

The City of West Chicago (2000 pop. 23,469) is part of the wooded rolling hills located near the DuPage River in northeastern Illinois approximately 30 miles west of the City of Chicago. Today, the city encompasses approximately 13.8 square miles and is considered part of the Metropolitan Chicago area.

West Chicago was the first Illinois community created by the coming of the railroads. A few settlers owned property in the area of present-day West Chicago as early as the late 1830s. In 1849, the Galena & Chicago Union Railroad laid tracks west from Chicago, reaching the site now known as West Chicago. By late 1850, three railroads met here, forming the first railroad junction in Illinois. Because so many trains met at this junction point, water and fuel facilities for the locomotives were built here, as well as an eating-house and hotel for travelers. Very quickly, a town formed, one that was known as Junction. John B. Turner, president of the G&CU and a resident of Chicago, owned several acres of land in what is now the center of town. He recorded the community's first plat in 1855 under the name of the Town of Turner and began selling off lots. The community continued its growth and in 1857 Dr. Joseph McConnell platted a second portion of town, the land lying just north of J.B. Turner's plat. This was recorded as the Town of Turner. There now existed a platted Town of Turner and a platted Town of Junction, and, as a result, the community began to be referred to as Turner Junction. Most of the residents, who were chiefly farmers or railroad employees, appear to have been of English or Irish stock.

By the 1860's, due to increased rail traffic, the Galena and Chicago Union Railroad built a roundhouse, a rolling mill, and auxiliary shops at Junction. In 1873 the community incorporated as the Village of Turner with a population of 850 residents. Population continued to increase, and by 1890 more than 1500 people called Turner home. The town began industrializing in the 1890's, after a new railroad, the EJ&E arrived. The arrival of industry, including several woodworking factories, coincided with an influx of many German immigrant families. These new immigrants settled in the portion of town near St. Michael's Church, the area south and west of the current Union Pacific tracks. This area became known as "Old Heidelberg". From 1850 till about 1890, the community was a one-industry town. About 40% of the men in town worked for one of the railroads, either in road service or in the C&NW roundhouse and facilities.

As part of the industrialization, the town changed its name to West Chicago in 1896 in order to sound more metropolitan and reincorporated as a City in 1906. The population of the community had increased to more than 2,350 residents. When the electric interurban reached this area between 1902 and 1909, outlying areas were developed as commuter suburbs. High Lake, for example, was a "street car" suburb, with a communally owned lake and lodge and a slogan of "Come Where the Birds Sing."

The large population increase around the turn of the twentieth century necessitated increased housing construction. Many bungalows, including Sears kit homes were constructed between 1900 and 1940. After WWII, the need for affordable housing necessitated the construction of many pre-fabricated homes, popular at the time.

WWII brought new economic vitality, which was dramatically increased in the post war years of suburban growth. The population grew 17% during the 1940s to a 1950 total of 3,973; a whopping 75% during the 1950's to a 1960 figure of 6,839 (it was during this period that Mexicans began arriving in West Chicago); and another 47% during the 1960s to 10,100 in 1970. Today, West Chicago is the fastest growing community in DuPage County.

Preservation Activities in West Chicago

Active efforts in the preservation of historic sites in West Chicago began in the late 1960s when the West Chicago Railroad and Historical Society took on the project of trying to save the historic Neltner- Anthony House. Unfortunately the house burned in 1966, before the Society could purchase the property. In 1975, the West Chicago Historical Society was organized as a non-profit, all volunteer organization. In 1979, they acquired the Kruse House (a 1917 American Foursquare) that they continue to operate as a house museum.

In 1976, the City recognized the need to preserve the history of the community when the recently vacated City Hall (1884 Turner Town Hall building) was converted into the City Museum. The West Chicago Historical Commission was created to advise the City Council on the operation of the museum. By the late 1980s, it became apparent that there was a need for a citywide preservation ordinance. In 1990, an ordinance was adopted and the Commission's name was changed to the West Chicago Historical Preservation Commission. The ordinance gave the Commission the authority to designate local landmarks and districts, and to review proposed changes to these designated structures through a Certificate of Appropriateness process.

To date, one historic district and seven individual structures in West Chicago have been locally designated. The City of West Chicago has been proactive in the identification and preservation of historic residential structures through its ongoing architectural survey program. In 1990 it commissioned three architectural surveys- the first, an irregularly bounded area of downtown West Chicago that included structures on Main Street and West Washington Street that was eventually designated as the Turner Junction Historic District; the residential area east of downtown between East Washington and East Main Street; and two small areas adjacent to the downtown survey area.

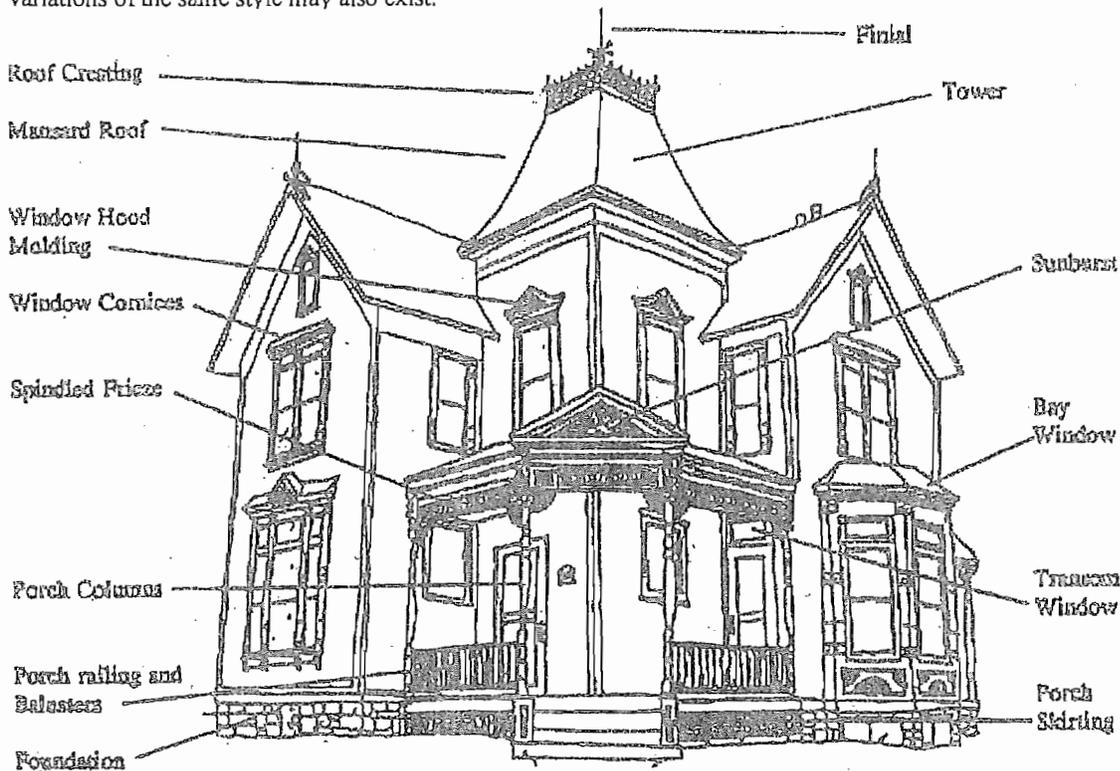
The Turner Junction Historic District incorporates commercial buildings primarily in the ordinal plat of Junction. Commercial guidelines relating to preservation of these buildings are published separately and are not part of this publication. In 1997 an architectural survey was done of the Old Heidelberg Neighborhood (90 primary structures) that was threatened by expansion of the Union Pacific Railroad. Eighteen structures on the south side of East Washington that were surveyed in the 1990 Phase II survey were resurveyed in 1998, and an additional 27 buildings were newly surveyed. In 2000, West Chicago began a survey of Sears and other catalog homes throughout the community and undertook the Town of Turner Survey (220 principal structures). These surveys identified the wide range of mid-late 19th century and early to mid 20th century architecture of these various neighborhoods.

Currently, none of these residential survey areas have been designated as historic districts. Any alterations to buildings in these survey areas currently only require building permits from the Community Development Department and do not need a COA from the Preservation Commission. However, homeowners in these historic neighborhoods are encouraged to use these guidelines whenever considering any alterations to their houses.

VI. WEST CHICAGO'S ARCHITECTURE AND BUILDING STYLES

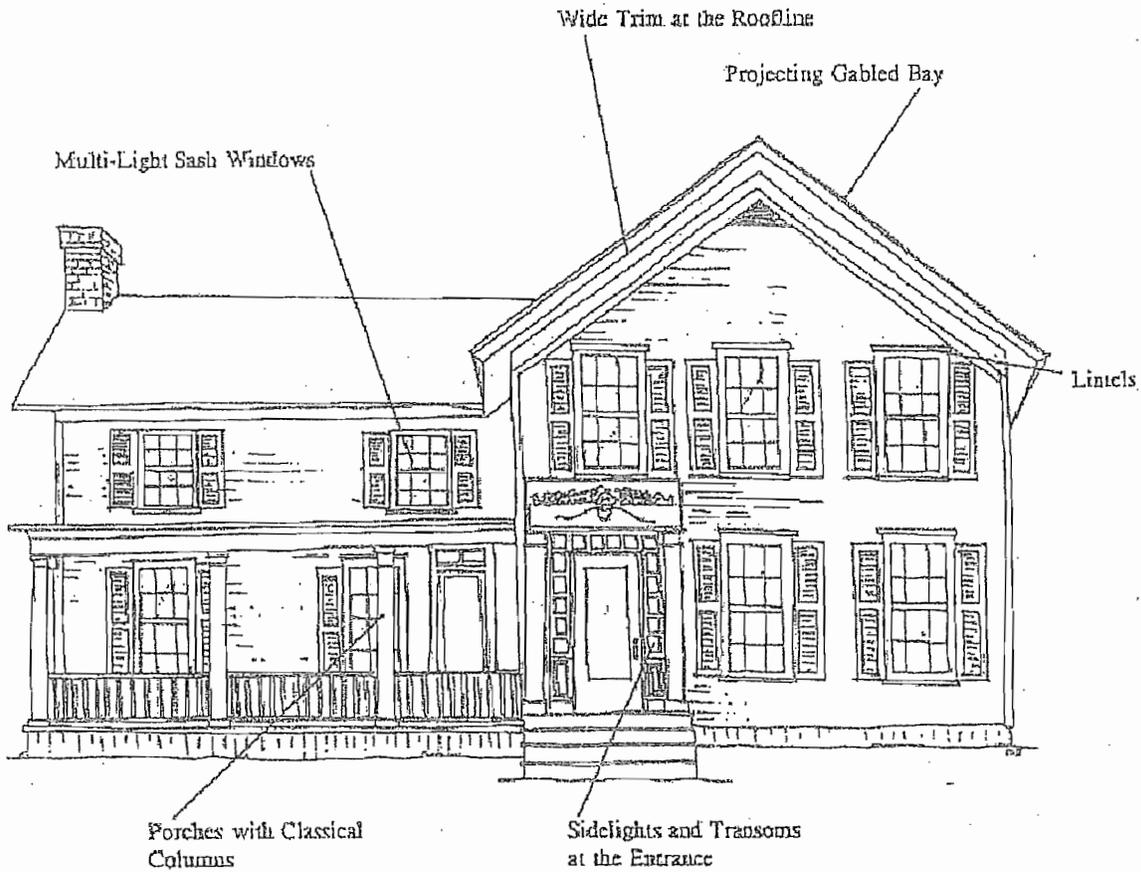
West Chicago possesses an impressive collection of late 19th and early 20th century residential architecture. The city's steady growth and development after 1873 led to intense construction efforts and the prosperity of the community is reflected in the many fine dwellings built during this period. The majority of homes built in these years are of frame construction and are two-stories in height. The architectural styles built in West Chicago mirror those popular throughout the country including the Italianate and Queen Anne styles. Other dwellings were more simple in design such as the "Homestead" house which was attractive yet functional and economical. Early 20th century house styles such as the American Foursquare, Bungalows, the Prairie style and the Tudor Revival style were all built in West Chicago.

West Chicago's architectural legacy is not only impressive due to its large number of historic dwellings but in their quality of construction as well. These dwellings set high standards and the overall approach to West Chicago's construction from 1870 to the early 1900s emphasized substance, diversity of styles, and attention to detail. The following building types and styles are those most common in the locally designated districts. Architectural terms are defined for each building type as well as its characteristics and context. The illustrations present specific examples but variations of the same style may also exist.



GREEK REVIVAL STYLE, ca. 1850 - ca. 1865

The Greek Revival style was an important architectural style of the mid-19th century. The style reflected the influence of early Greek architecture that was felt to embody the idealism of democracy and classical beauty. Dwellings constructed in this style were built with symmetrical floor plans and with classical columns or pilasters. In West Chicago, the most prominent examples were built with a side wing extending from the main gabled front section. Common details include multi-light sash windows with plain lintels, entrances with sidelights and transoms, and classically detailed columns or pilasters. Examples of this style are located at 302 Fulton, 430 Summit, 828 S. Neltnor and 29W70 St. Charles Rd.



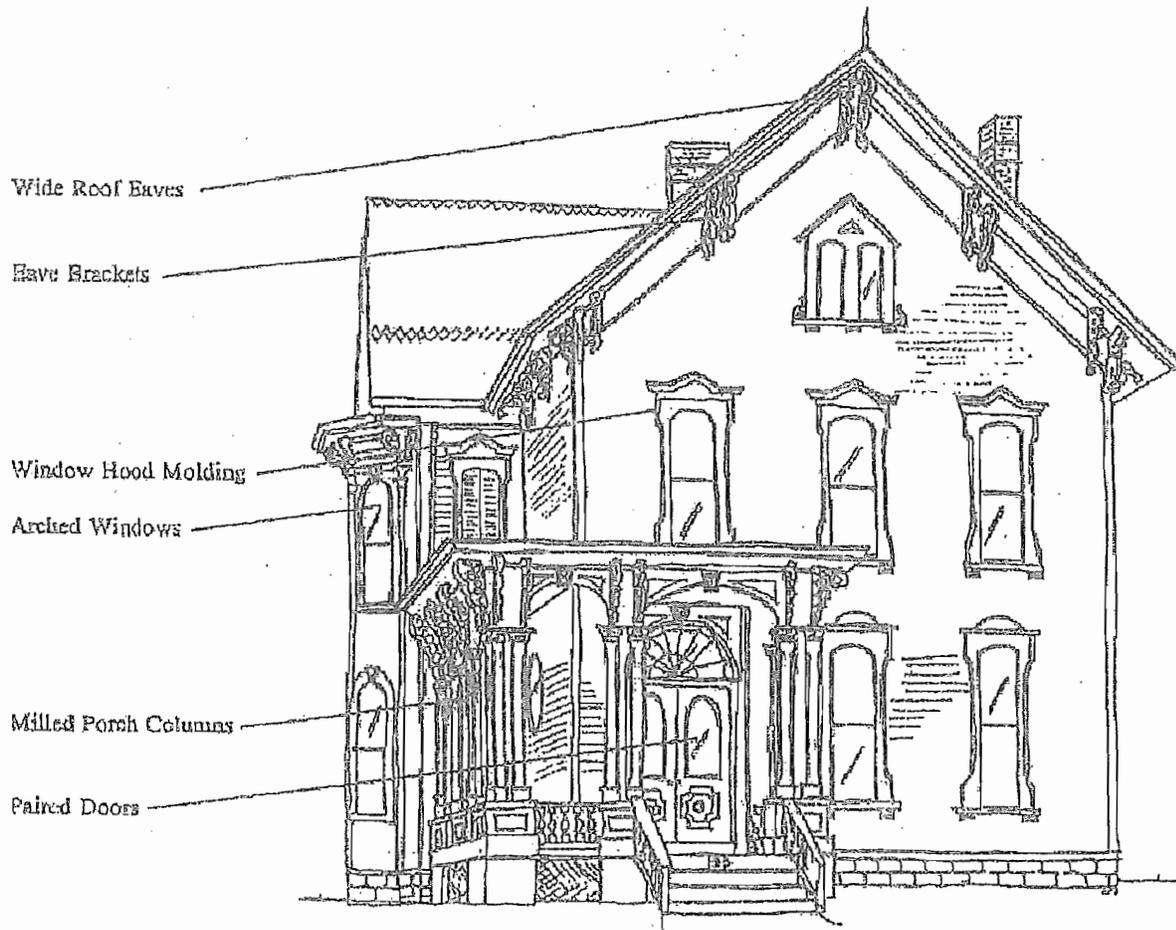
GOTHIC REVIVAL STYLE, ca. 1850 - ca. 1880

The Gothic Revival style was influenced by the formal Gothic designs and forms of Europe. This style was especially popular for churches and civic buildings, however, it was also used to a limited degree for dwellings. This style is characterized by the use of pointed Gothic arches for window and doors. Roofs are steeply pitched and windows are often decorated with hood molding. Bay windows are common as is eave decoration and attached millwork. An example of this style is located at 114 E. Brown



ITALIANATE STYLE, ca. 1850 - ca. 1890

The Italianate style was a popular national style from the mid- to-late 19th century. The style was influenced by rural villas and urban architecture of Italy and promoted by a number of notable American architects such as Alexander Davis and Andrew Downing. Italianate dwellings in West Chicago are generally two stories in height with low-pitched gable roofs and wide eaves. Characteristics of this style include elaborate eave brackets, segmental arched windows, and decorative hood molding. Porches with ornate milled columns and railing are also common on these dwellings. There are several fine examples of this style 216 Arbor, 230 E. Grand Lake, 215 and 241 E. Washington St., and 203 High St. Examples of Italianate style cottages are located at 212 Arbor and 216 E. Grand Lake.



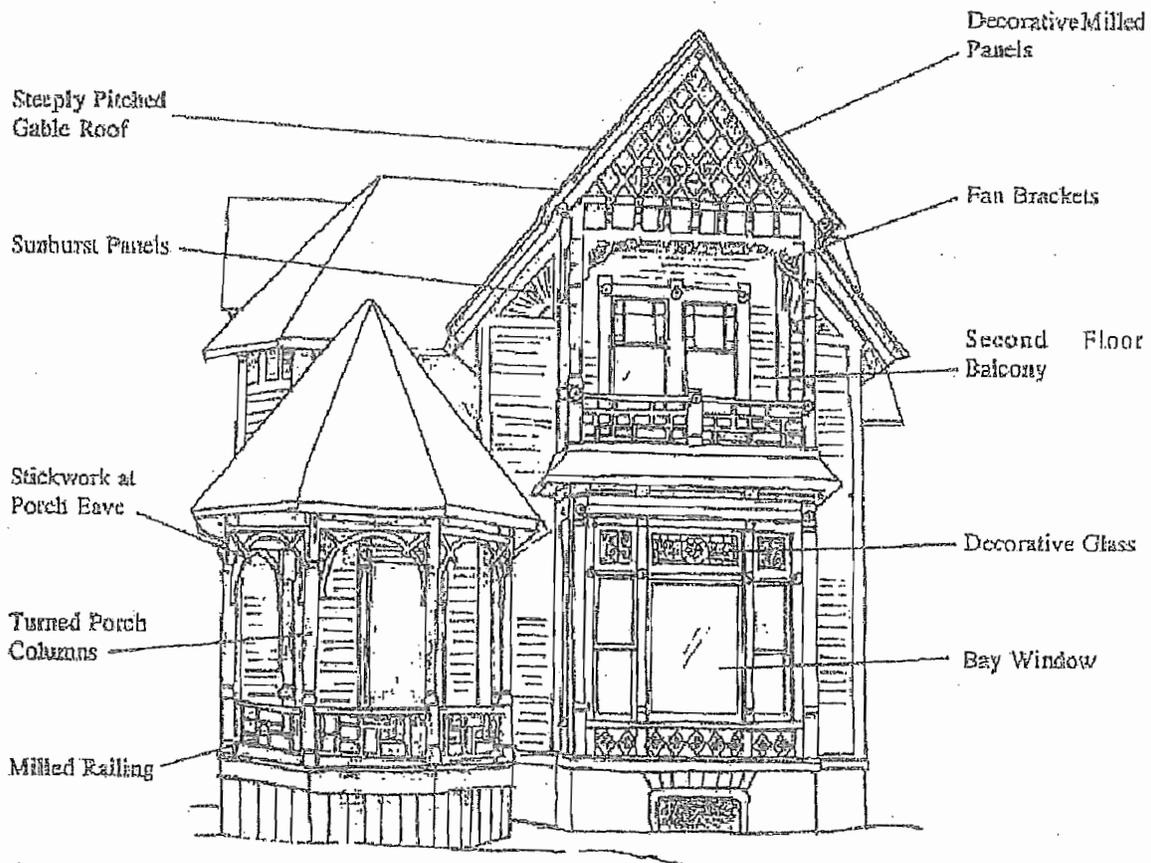
SECOND EMPIRE STYLE, ca. 1865 - ca. 1890

The Second Empire style is related to the Italianate style in its design, detailing, and overall proportions. The primary distinguishing characteristic of this style is its mansard roof for its main roofline or attached tower. These mansard roofs can be concave (bow in), convex (bow out) or straight sided. Slate is a common material covering the mansard roofs. Second Empire style dwellings are usually ornate with bracketed eaves, arched windows with hood molding, and milled porch columns and railings. A fine example of this style is located at 151 W. Washington.



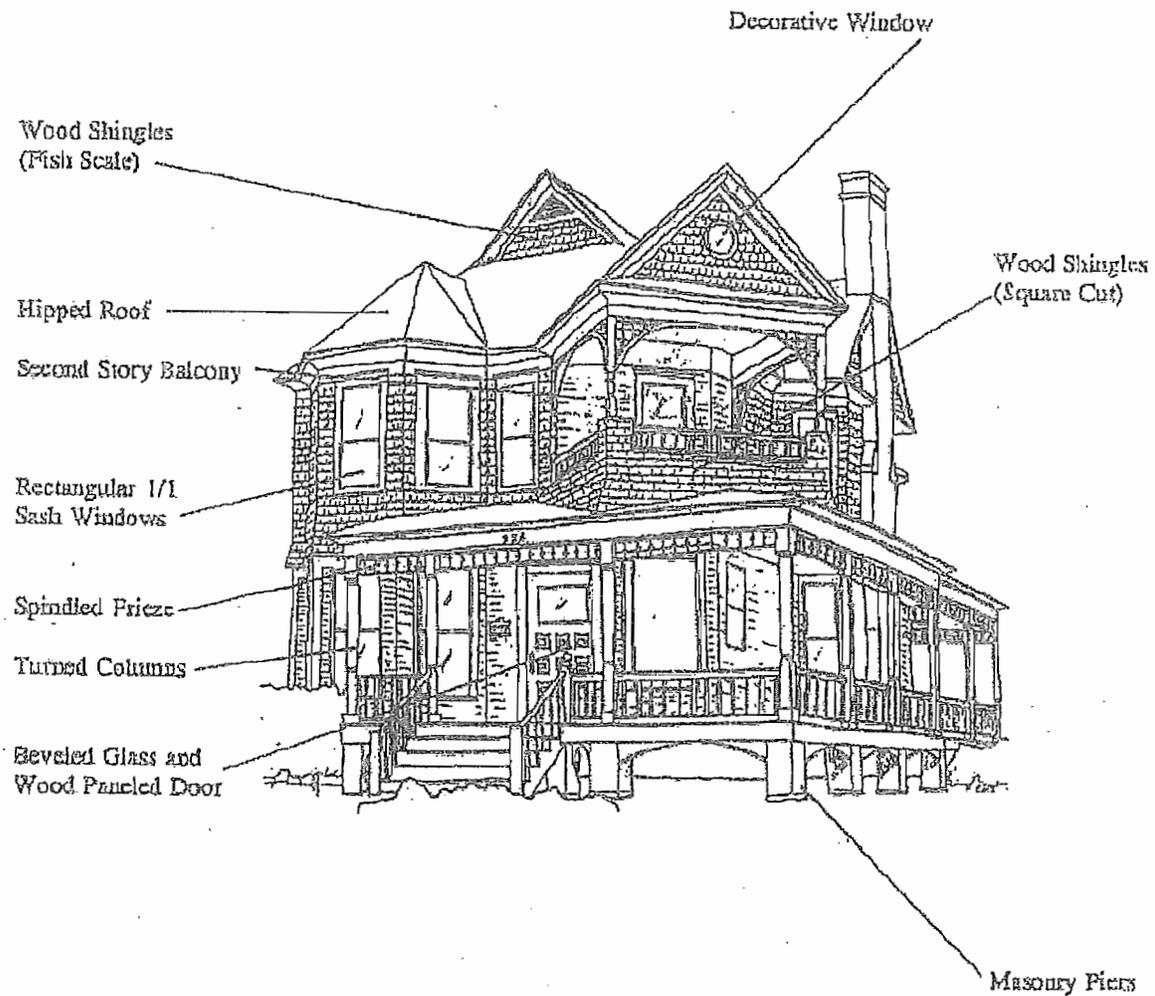
STICK STYLE, ca. 1870 - ca. 1900

The Stick style is characterized by the widespread use of decorative milled detailing and varying uses of wood wall surfaces. These dwellings are similar in form to the Queen Anne style and generally have high-pitched gable roofs and asymmetrical floor plans. Large porches are common with decorative railings, turned columns, and applied vergeboards or spindles. Second floor balconies and bay windows are also characteristics of this style. Windows and doors often have decorative glass and surrounds. Eaves are embellished with milled woodwork such as brackets, sunburst designs, and attached vergeboards. Examples of this style are located at 229 Arbor Ave. and 209 N. Oakwood Ave.



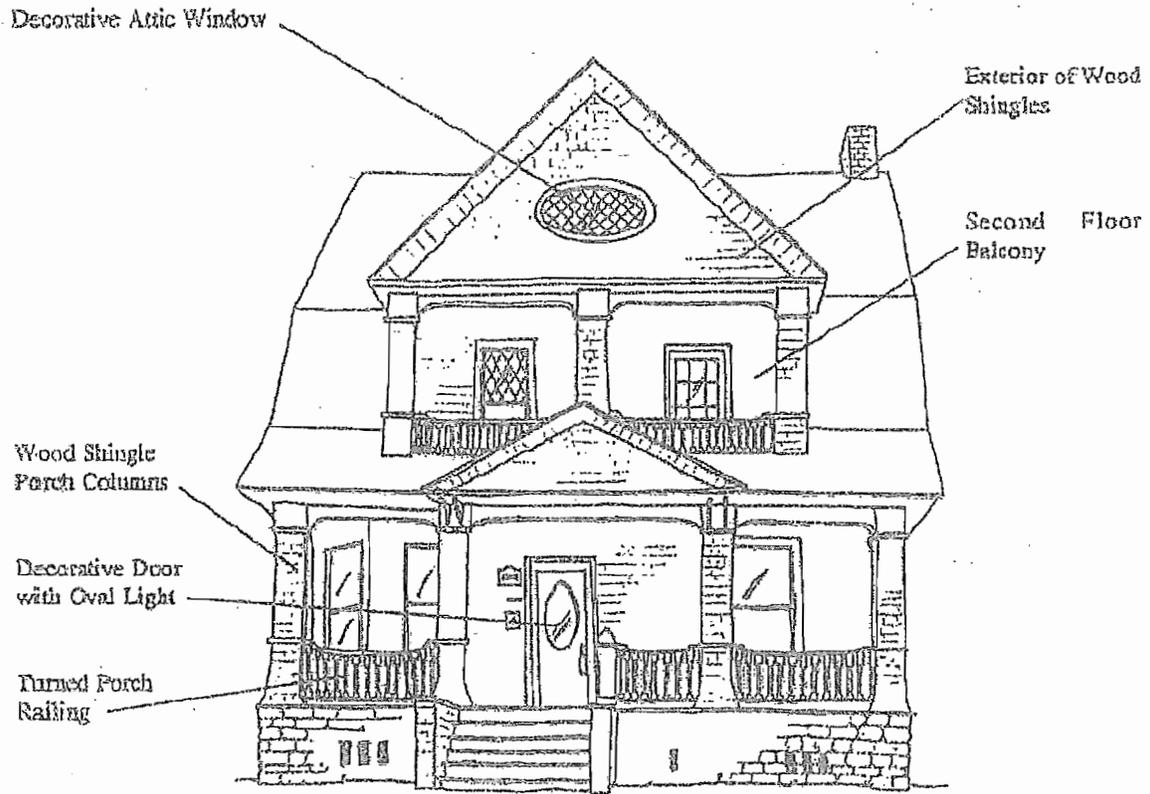
QUEEN ANNE STYLE, ca. 1880 - ca. 1910

The Queen Anne style was one of the most common American house forms in the late 19th century and featured an asymmetrical floor plan and extensive exterior detailing. This style is generally two - stories in height and often features corner towers, turrets, or projecting bays. Exterior wall surfaces are often varied with mixtures of brick, wood siding, stone, and wood shingles. Large wraparound porches with milled columns and balusters are usually present on the main facade. Windows are one-over-one sash or of small multi -light design. Brackets or decorative vergeboard are often found in the gables. The boom years of West Chicago's late 19th century growth coincided with the popularity of the Queen Anne style and hundreds of excellent examples of these dwellings were built throughout the city. Representative examples of this style include 348 Arbor, 354 Arbor, 405 Arbor, 417-419 E. Washington, 431 E. Washington, and 432 Summit Ave.

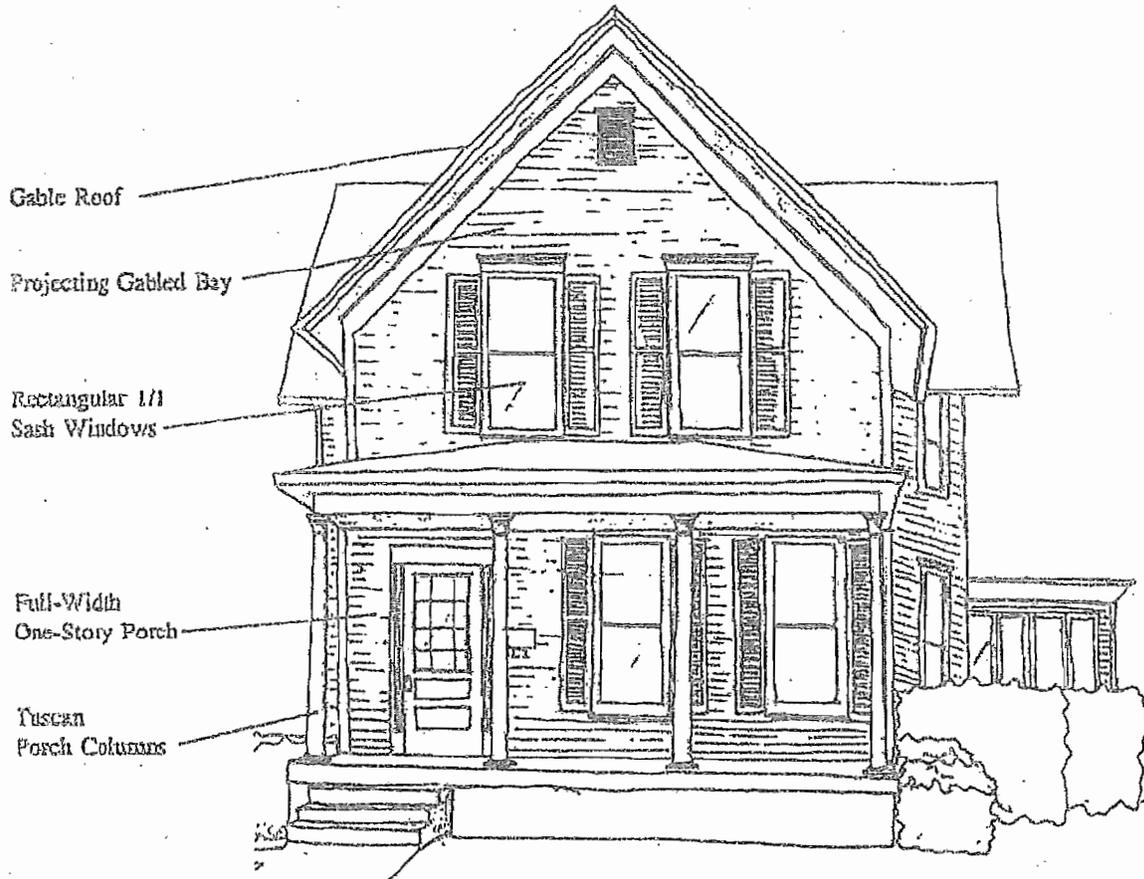


SHINGLE STYLE, ca. 1880 - ca. 1900

Related to the Queen Anne style is the Shingle style that is characterized by an exterior wall sheathing of wood shingles. The shingles are often designed in various interlocking shapes and provide a rich texture to the exterior appearance. In many cases not only is the exterior wall surface covered with shingles but also the front porch columns are sheathed in shingles. Decorative windows and doors are common as are turned porch railings and balusters.



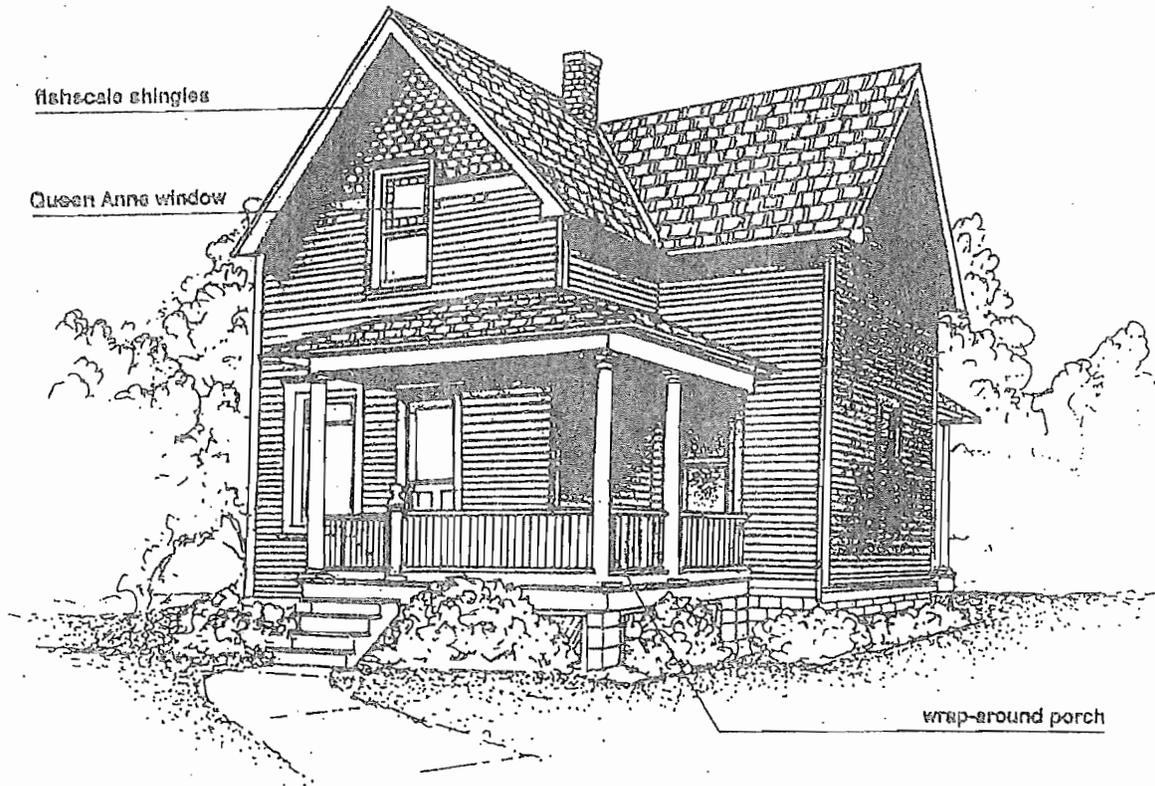
HOMESTEAD/GABLE FRONT FORM, ca. 1870 - ca. 1900



The "Homestead" or "Gable Front" dwellings of West Chicago are vernacular or folk housing forms of the late 19th century. These dwellings are typically of frame construction, two stories in height, and have gable roofs. In West Chicago, these house forms generally have a central projecting gabled bay on the main facade or an overall gable front plan with a one- or two-story lateral rear wing. Decoration is often more restrained than found in the Queen Anne style except for milled porch columns and brackets on the primary facade. One-over-one rectangular sash windows are common as are single-light glass and wood front doors. Example of this house form can be found at 130 Ingalton, 103 Aurora St., 306 Church St., 310 and 351 Harrison St., and 322 W. Washington St.

GABLED ELL, CA. 1870 – CA. 1920

The Gabled Ell houses were commonly built in rural and small towns. They are either L- shaped, with a porch in the interior corner of the L, or T-shaped, with the projecting stem towards the street. These houses are usually frame and simple in design, 1 ½ or 2 stories tall, sometimes with applied ornament around doors and windows. Additionally, the Gabled Ell provides more light and cross ventilation than other house types. There are many examples of this style throughout West Chicago with notable examples located at 351 and 217 Church St., 425 W. Washington, and 118 Garden St.



COLONIAL REVIVAL STYLE, ca. 1890 - ca. 1930

The Colonial Revival style was one of the most popular architectural styles of the early 20th century. During the 1890s there was a renewed interest in the architectural forms of Colonial America. These dwellings were built with symmetrical floor plans and with classically detailed formal porches. Common characteristics are columns and pilasters in Doric, Ionic, Corinthian, and Tuscan orders, eave dentils, and regimented windows and doors. Dwellings in this style were constructed both of brick and frame and are generally two-stories in height. Examples of Colonial Revival style dwellings can be found at 103 Oakwood Ave. and 409 Colford Ave.



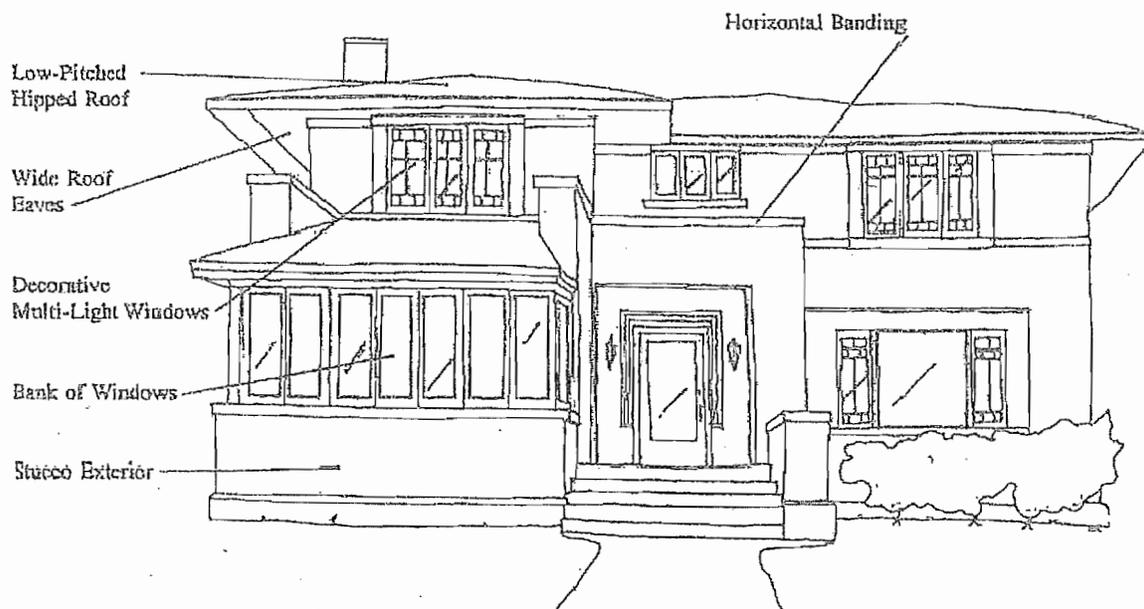
NEO-CLASSICAL STYLE, ca. 1890 - ca. 1930

The Neo-Classical style is closely related to the Colonial Revival style of the early 20th century. The Neo-Classical style maintains the symmetrical forms and classical detailing, but is distinguished by two-story or full-height porches called porticos. These porticos most commonly display wood columns in the Doric and Ionic orders. Entrances are often highly decorative with pediments, sidelights, and transoms.



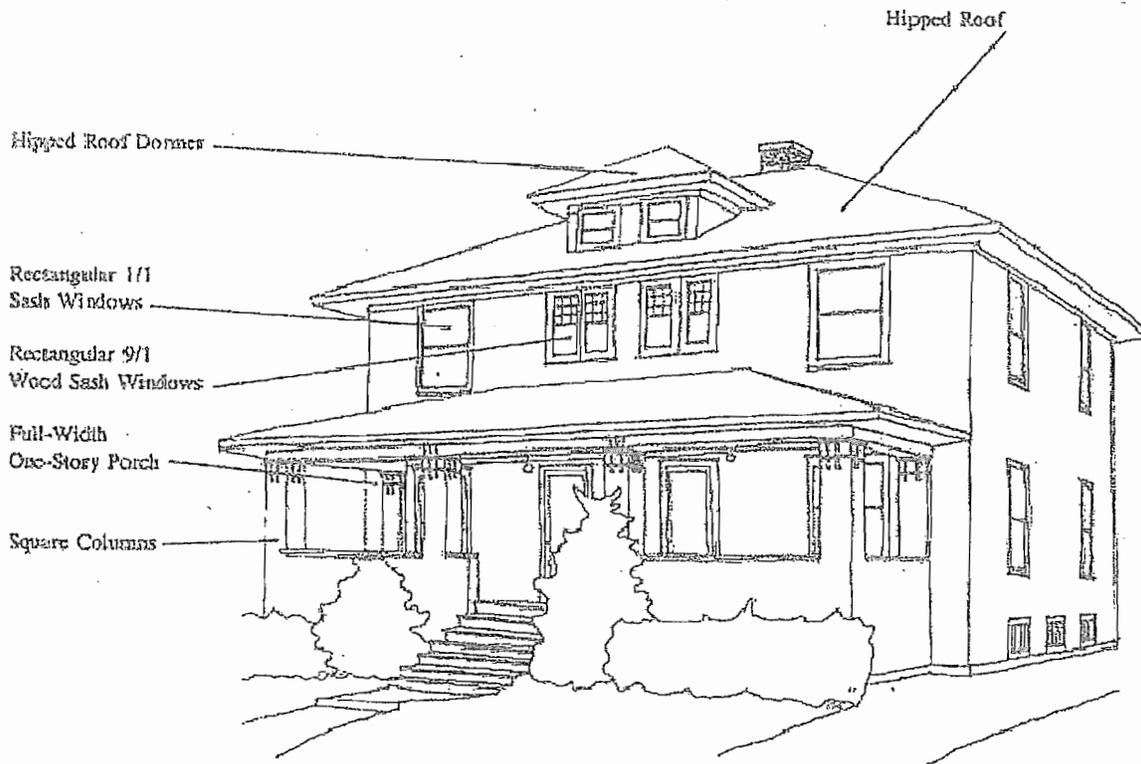
PRAIRIE STYLE, ca. 1900 - ca. 1920

The Prairie style originated in America in the early 1900s from architects such as Frank Lloyd Wright. This style emphasized the importance of blending houses with their surroundings and relating the house to the flat, horizontal lines of the Midwest. Prairie style houses have low-pitched hipped roofs, wide eaves, and broad porches. Exterior wall surfaces are often stucco or brick. These dwellings are generally two-stories in height and have decorative multi-light windows. A notable example of this style is located at 330 Sophia St.



AMERICAN FOURSQUARE FORM, ca. 1900 - ca. 1925

The American Foursquare house reflects an early 20th century return to simple building forms and minimal decoration. These house forms are common throughout West Chicago's neighborhoods and feature rectangular plans with hipped roofs and one-story porches on the primary facade. Porches often have square or Tuscan columns and eaves often feature modillion blocks or brackets. The roofline on the primary facade generally displays a hipped dormer window. Examples of this style can be found at 122N. Oakwood, 314 Arbor Ave., 335 W. Washington, and 224 Fulton.



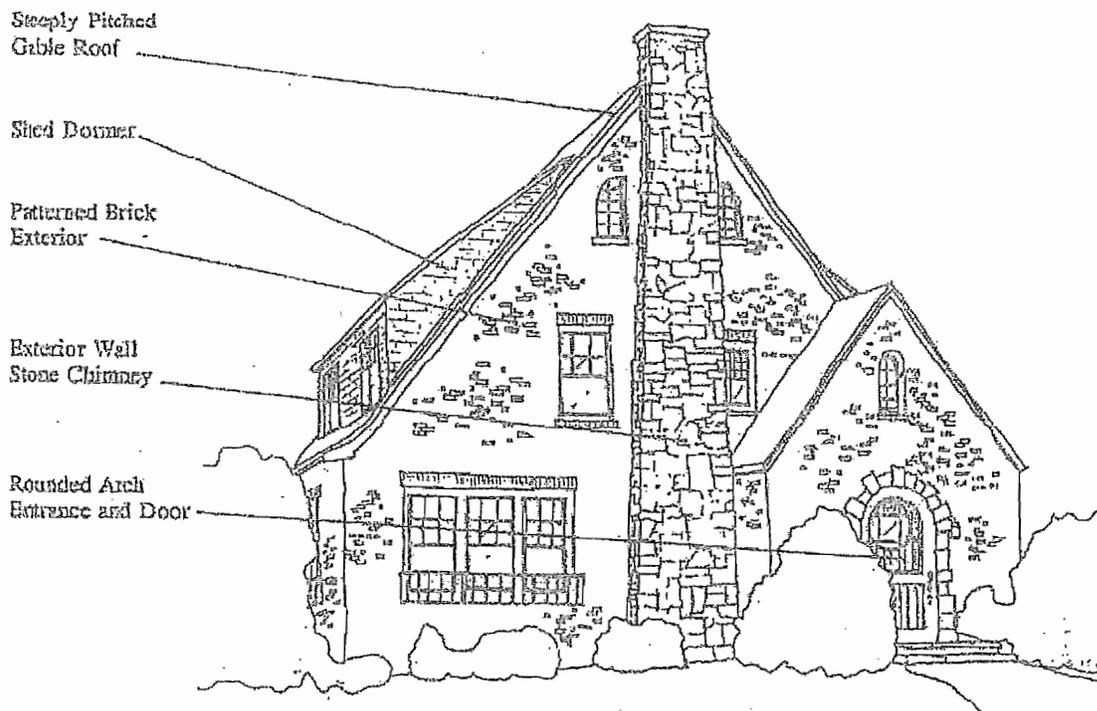
CRAFTSMAN/BUNGALOW STYLE, ca. 1910 - 1940

The Craftsman or Bungalow style was the most common architectural style in America during the early 20th century. The Craftsman style is characterized by square plans with low-pitch gable or hipped roofs, often with shed dormers. Windows are double hung-sash with three or more vertical lights in the top sash and a single-light bottom sash. Craftsman dwellings have large broad porches, which usually extend across the front facade and are supported by tapered columns resting on stone, frame or brick piers. In contrast to the vertical emphasis in Victorian styles, Craftsman dwellings emphasized the horizontal, with wide windows and wide roof eaves. In many examples, rafter ends and knee braces are visible below the eaves. There are many examples of this style throughout the town. Representative examples can be found at 330 Fairview Ave., 357 Arbor Ave., 311 Fairview Ave., 319 E. York Ave., and 344 Sophia St.



TUDOR REVIVAL STYLE, ca. 1910 - 1940

The Tudor Revival style was another popular national style of the early 20th century. These dwellings are based upon medieval house forms of England and were built in America from 1915 to 1940. These house forms have high-pitched gable roofs, multiple gables on the main facade, and are generally of brick and stucco construction. Doors are often set within rounded or Tudor arches while windows often have multiple lights in the upper and lower sashes. In gable fields stucco and wood are often combined to create the appearance of a design known as "half-timbering." Examples of the Tudor Revival style are scattered throughout West Chicago. Representative examples can be found at 323 Harrison St., 237 N. Oak St. and 324 N. Ingaltan Ave.



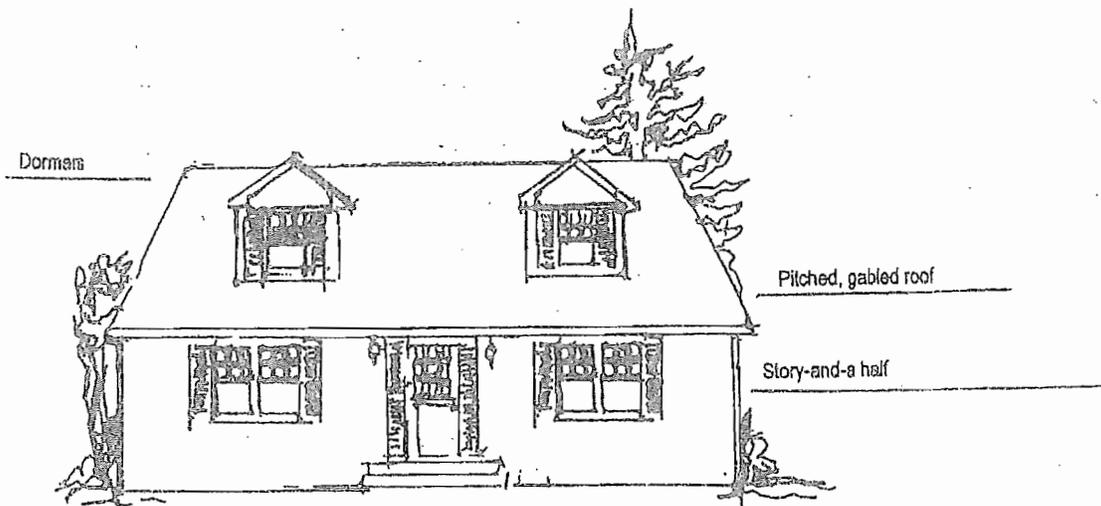
DUTCH COLONIAL REVIVAL STYLE, ca. 1880 – ca. 1955

Dutch Colonial Revival houses are a type of Colonial Revival house marked by a gambrel roof (a steeply pitched gable roof with two planes on the slope). Most are one story with steeply pitched gambrels or overhangs containing almost a full second story of floor space; these have either separate dormer windows or a continuous shed dormer with several windows. Generally faced in shingle or wood clapboard, they are derived from early Dutch houses built in the northeastern United States in the 1600s and 1700s. Most of these houses have a symmetrical front façade and many have a classical entry portico or porch columns that are characteristic of the Colonial Revival period. Examples in West Chicago can be found at 325 Ingalton, 313 High, and 229 Sophia.



CAPE COD STYLE, ca. 1920 – Present

Cape Cod houses are one- or one-and-a-half-story version of Colonial Revival houses characterized by a rectangular plan, side gable roof, two dormers, and a central front entrance. Windows have small panes of glass and shutters. There is usually no front porch and very little ornament. Examples in West Chicago can be found at 219 Sophia, 305 Arbor, and 506 Summit.

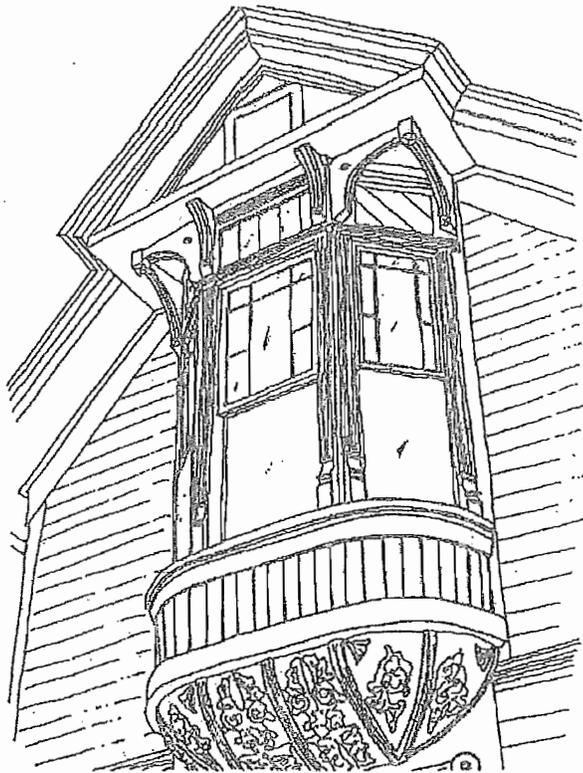


VII. GUIDELINES FOR REHABILITATION AND RESTORATION

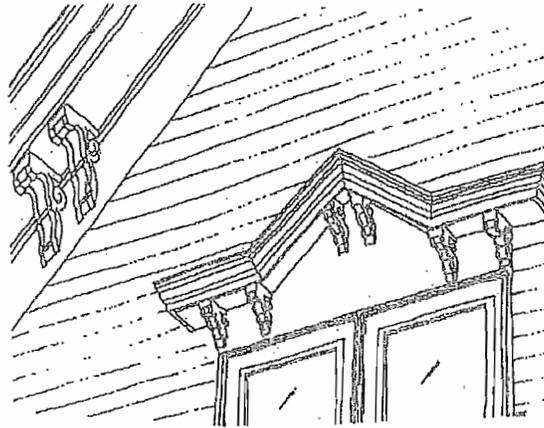
ARCHITECTURAL DETAILS AND FEATURES INCLUDE, BUT ARE NOT LIMITED TO [Gingerbread, vergeboards, eaves, brackets, dentils, terra cotta, cornices, moldings, trim work, shingles, columns, pilasters, balusters, clapboard, shingle and stucco surfaces, or any decorative or character-defining features]

West Chicago's historic dwellings display a wide variety of architectural features and detailing. These details are essential in defining a property's architectural style and period of construction. Original architectural features and detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible.

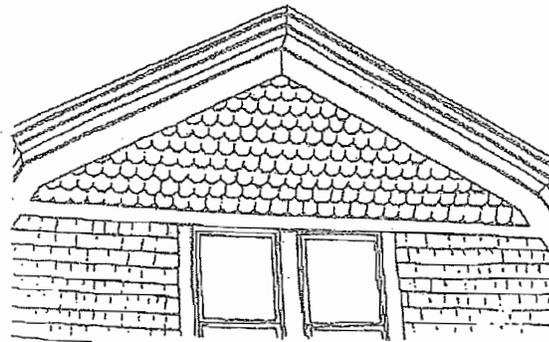
- A. should not be removed or altered if original to the building.
- B. should be repaired rather than replaced.
- C. should not be covered or concealed with vinyl, aluminum or other artificial material.
- D. should not be added unless there is physical, pictorial, or historical evidence that such features were original to the house. These features should match the original in materials, scale, location, proportions, form, and detailing.



Local example can be found at 348 Arbor



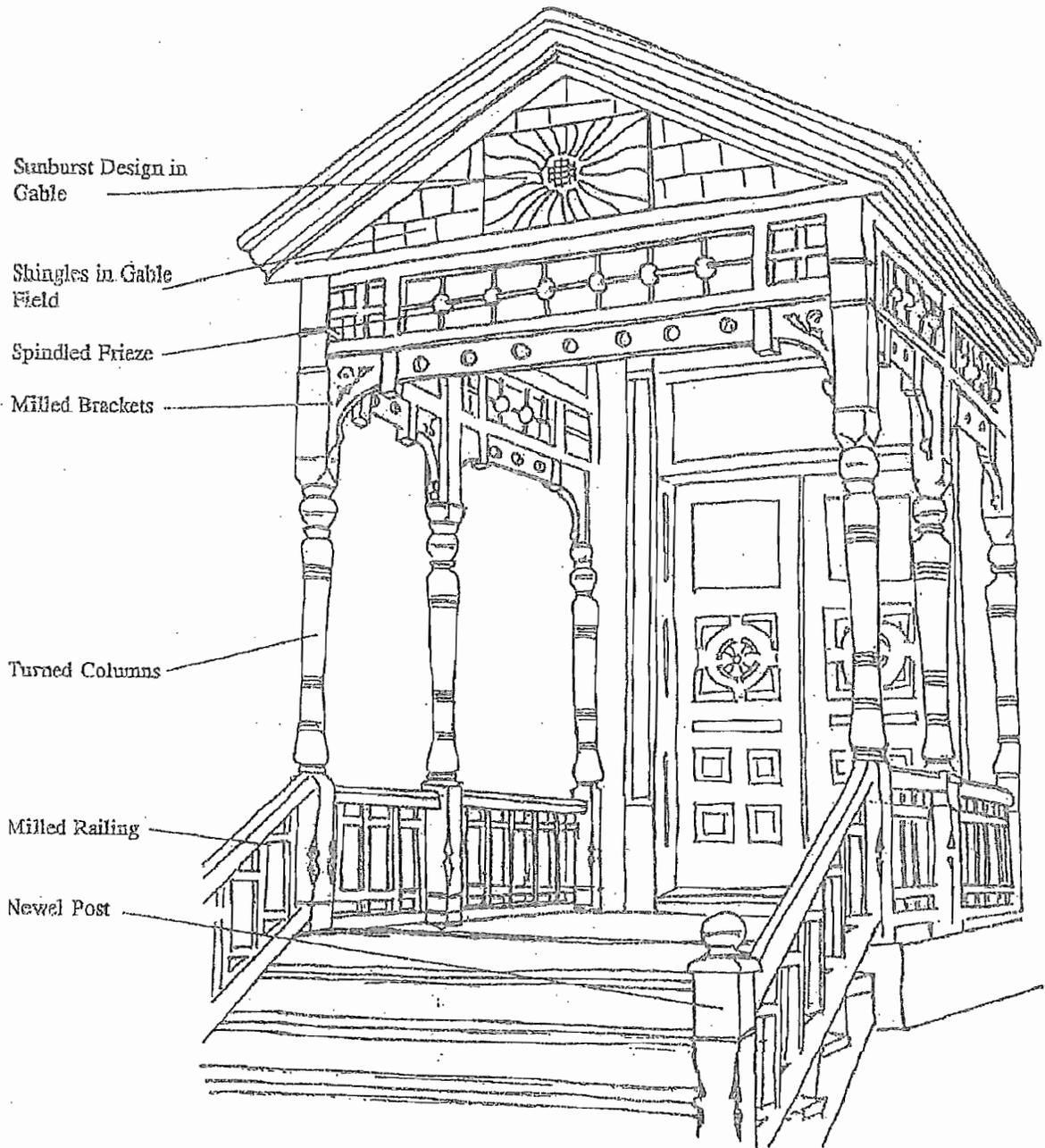
Window hood molding
and eave brackets at
208 Center & 203 High



Octagonal wood shingles in the gable at 228 Chicago



Terra Cotta decoration at 351 Church



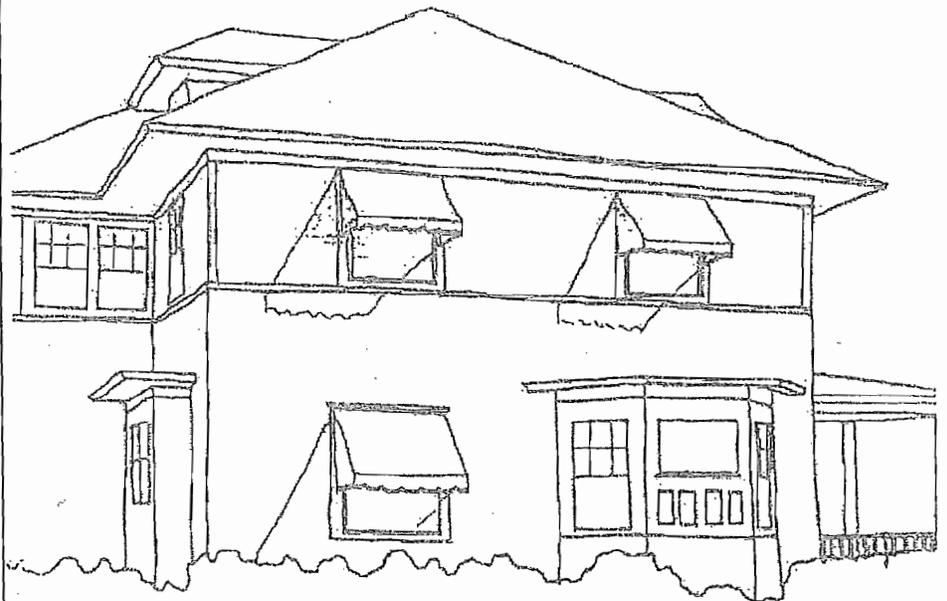
Typical Porch details and terms

Canvas awnings were often applied to windows, doors, and porches to provide shade during the summer. Awnings fell out of favor following the introduction of air conditioning. However, in recent years the popularity of awnings has increased due to their attractiveness and energy savings. The application of canvas or acrylic awnings are appropriate for West Chicago's historic dwellings.

Awnings may not be appropriate for all window locations. If you are considering adding awnings to your older house, avoid using modern, metal awnings, since they bear little resemblance to historic canvas awnings. Select an awning style that is appropriate for your older house.

AWNINGS

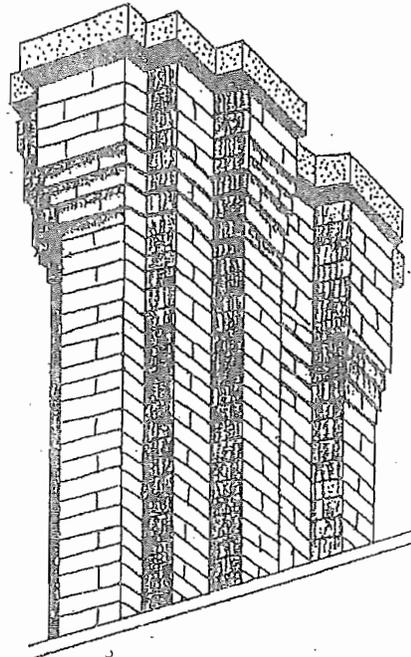
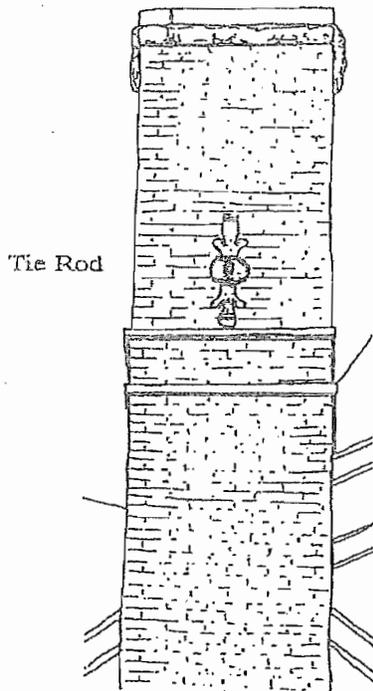
- A. are appropriate for traditional locations such as over windows and doors or attached to porches.
- B. should be of canvas, or similar woven material.
- C. should not cover or conceal significant architectural details such as window hood molding.
- D. should be of colors to compliment the dwelling.
- E. should fit the opening to which they are applied. Rectangular window and door openings should have straight across shed type awnings, not bubble or curved forms. Awnings over arched windows should have curved or rounded awnings to match the opening.
- F. should only be applied when evidence suggests.
- G. should be attached with care to prevent unnecessary damage of original details and materials.



CHIMNEYS

Chimneys often feature decorative brickwork or designs which are part of a dwelling's architectural character. Many exterior wall chimneys in West Chicago are essential features to a dwelling's overall design. Chimneys should be maintained and preserved in accordance with the brick, masonry and mortar guidelines.

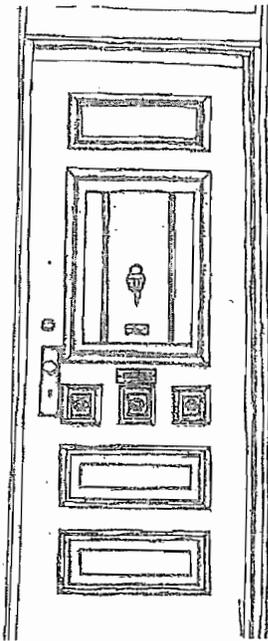
- A. should not be removed or altered if original.
- B. should be cleaned and repointed in accordance with masonry guidelines to match the original in materials, colors, shape, and brick pattern. Chimneys that have been extensively repointed resulting in mismatched colors and textures may be painted in brick colors such as dark red or brown.
- C. which require rebuilding should be rebuilt to match the original design.
- D. should have clay, slate, or stone caps. Metal caps may be acceptable if they are not readily visible.
- E. should not be covered with stucco or other materials.



DOORS

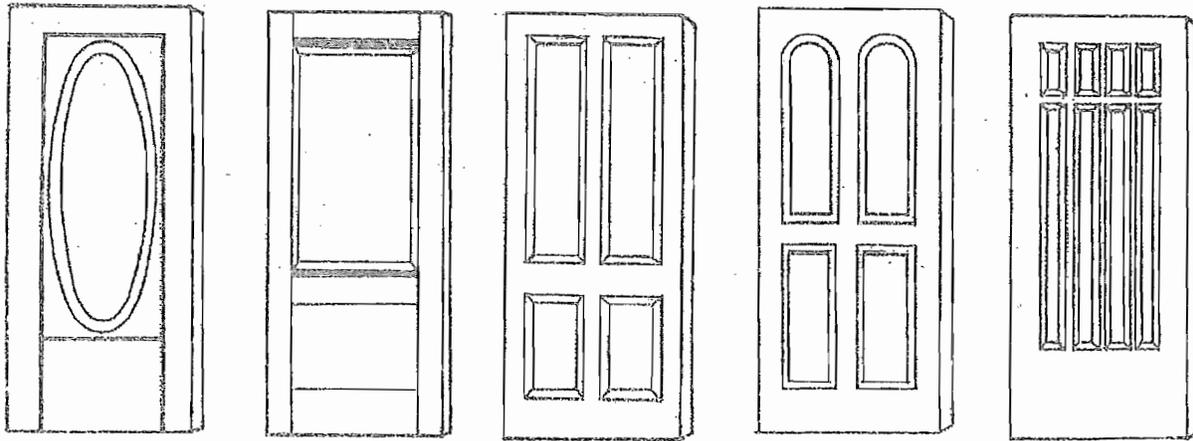
Doors and door surrounds are highly visible and significant in defining the style and character of a dwelling. Original doors, door surrounds, and hardware should be preserved and maintained. Original features should be repaired rather than replaced.

Doors available from most wholesale hardware stores generally are not appropriate for front entrances. The majority of these doors do not have panels or glass lights which match historic door designs.



Paneled wood doors can be seen at 215 & 441 E. Washington St.

- A. and/or door features such as surrounds, sidelights, and transoms should not be removed or altered. The original size of the door opening should not be enlarged, reduced, or shortened in height.
- B. new door designs should not replace original doors at the front entrance or at side entrances which are readily visible from the street.
- C. which are missing on the front or readily visible side facades should be replaced with new doors appropriate for the style and period of the dwelling. Replacement doors should be similar in design to the original in style, materials, glazing (type of glass and area) and lights (pane configuration).
- D. of solid wood or steel design should be used only at rear entrances or side entrances which are not readily visible from the street. These doors should be of traditional designs appropriate for the house.
- E. should not be added at locations where they did not originally exist. If needed to meet safety codes or to enhance the use of a property, doors should be added at the rear or sides of dwellings where they would not be readily visible.



Oval Glass Light
Colonial Revival Door

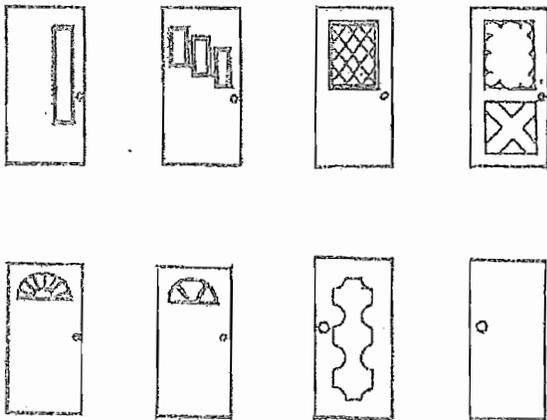
Single-Light
Queen Anne Door

Four-Panel
Homestead Door

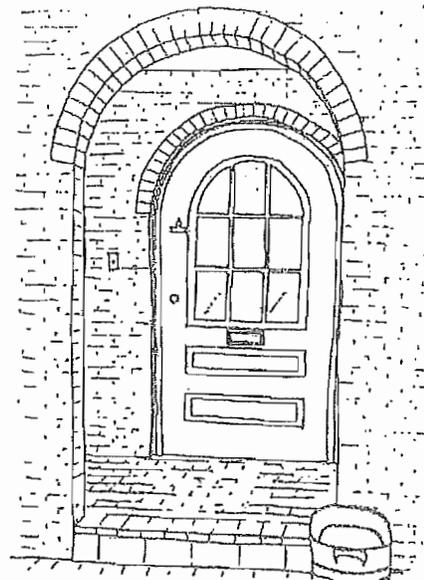
Four-Panel
Italianate Door

Multi-light
Craftsman Door

Common historic door designs in West Chicago's historic neighborhoods.



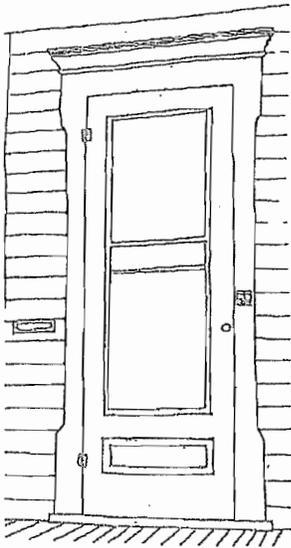
Inappropriate designs for front doors.



Example of a Tudor Revival door at 310 Center

Screen and storm doors can be appropriate for historic dwellings. New screen doors should be full view design or with minimal structural dividers to retain the visibility of the historic door behind the screen door.

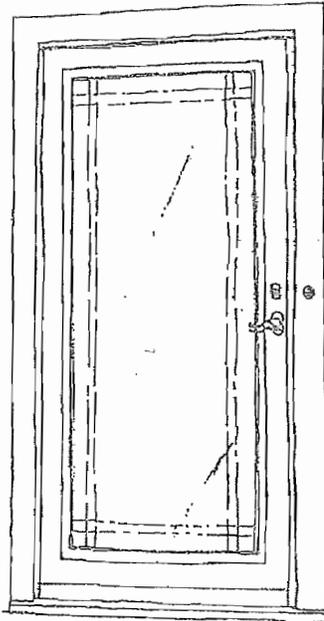
Storm doors can assist in lowering energy costs and should be full-view design or have minimal structural framing. Doors should be of a color complementary to the house. "Raw" or shiny aluminum doors are not acceptable in visible locations.



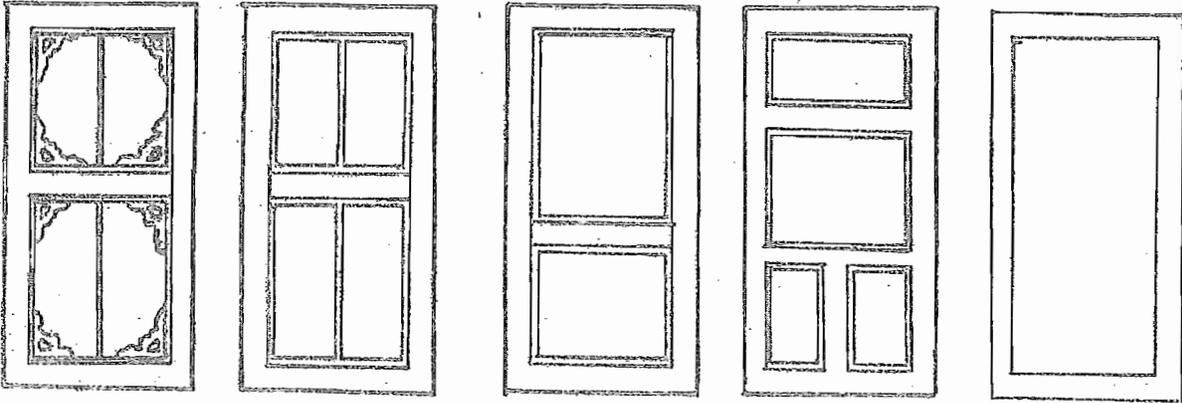
Appropriate screen door at
348 Arbor, 425 & 524 E.
Washington

SCREEN AND STORM DOORS

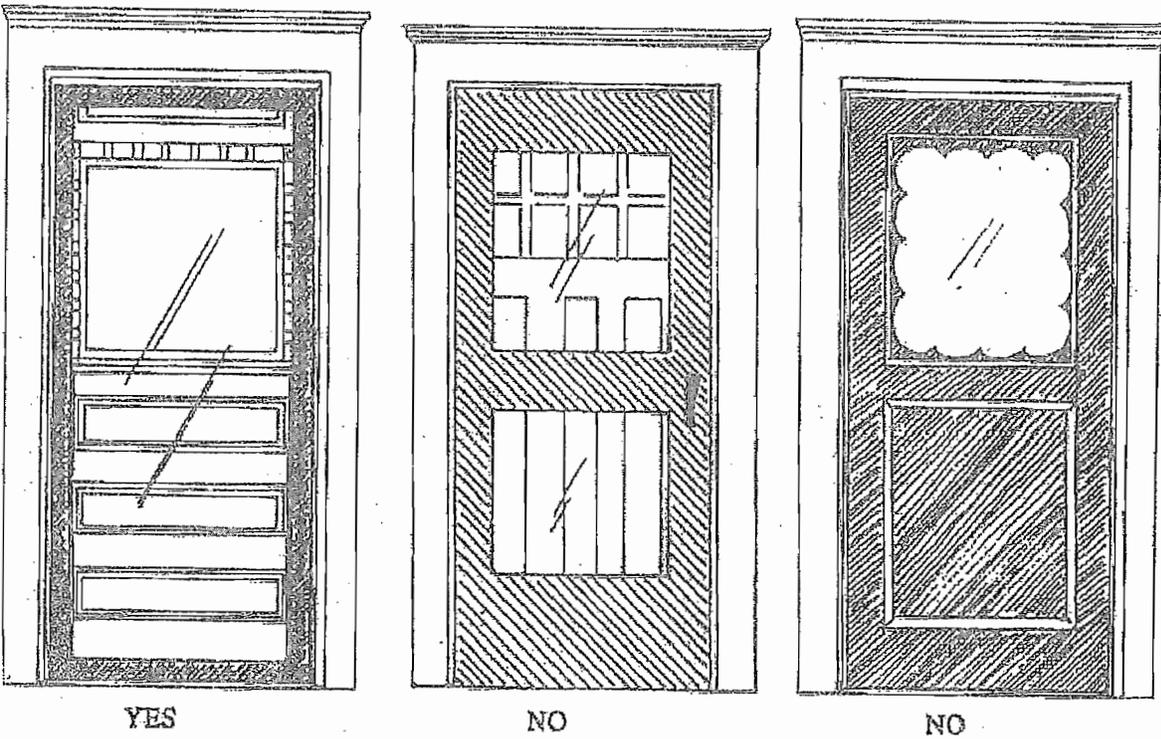
- A. screen and storm doors shall be correctly sized to fit the entrance opening. Door openings should not be enlarged, reduced, or shortened for new door installation.
- B. screen doors should be preserved and maintained if original.
- C. screen doors if new, should be wood and full-view or with structural members aligned with those of the original door.
- D. storm doors should preferably be of wood but aluminum full-view design and with baked-on enamel or anodized finish in colors complementary to the house are also acceptable.



Appropriate storm door at 366 Arbor, 422 E. Washington & 319 York Ave.



Appropriate screen door designs for typical historic doors. Designs should be complementary to the style of the house.

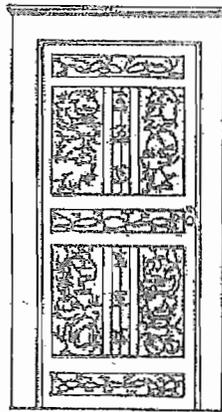


Storm doors should be full-view design so that original doors are not blocked or obscured.

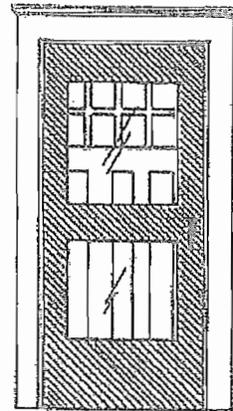
SECURITY DOORS

Security doors are non-historic additions to dwellings. While the installation of security doors on fronts of buildings is discouraged, they may be installed if they are full view design and have minimal structural framing to allow the viewing of most of the historic door behind them. Ornate security doors with extensive grillwork or decorative detailing are not appropriate for entrances on the fronts of dwellings. The addition of security doors on the rear or sides of dwellings which are not readily visible is acceptable.

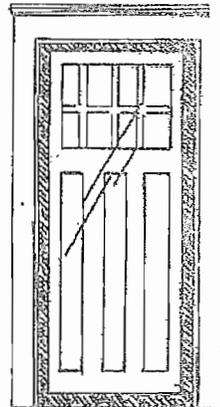
- A. screen and storm doors shall be correctly sized to fit the entrance opening. Door openings should not be enlarged, reduced, or shortened for new door installation.
- B. are less appropriate for fronts of dwellings than at rear and side facades not readily visible from the street. Security doors added to the fronts of dwellings should be full view design or have minimal structural framework to allow for the viewing of the historic door behind them.
- C. which are not readily visible may have more extensive structural framework than would be acceptable for front doors.



NO



NO



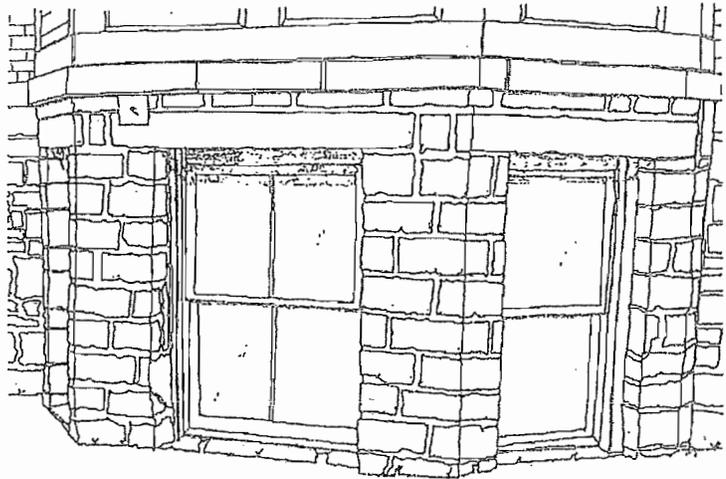
YES

Security doors in visible locations should be full-view design or have minimal exposed framing.

FOUNDATIONS

Most West Chicago dwellings have stone or concrete foundations and repointing and repair should follow masonry guidelines.

- A. should not be altered and original designs should be retained. If removal of sections of the foundation are required such as for mechanical unit installation, this removal should be at the rear facade or non-readily visible side facades.
- B. should be cleaned, repaired, or repointed according to masonry guidelines.
- C. should not be concealed with concrete block, plywood panels, corrugated metal, or other non-original materials.
- D. of brick may be painted or stuccoed if the brick and/or mortar is mismatched or inappropriately repaired.



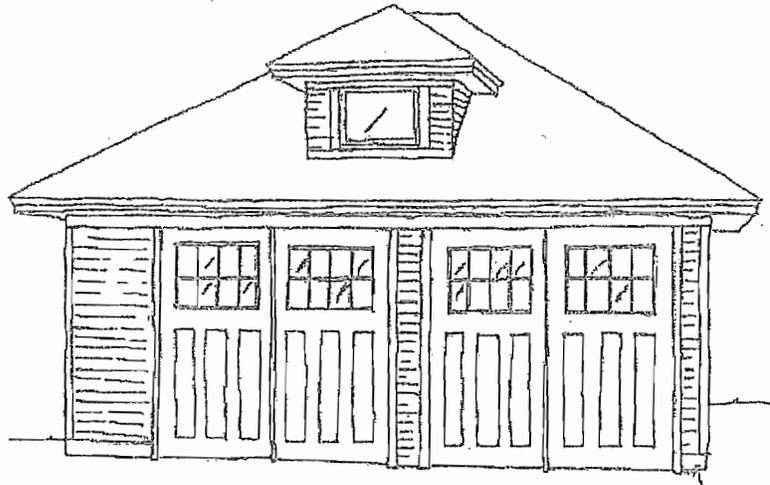
Basement windows should not be enclosed or concealed, and masonry should be properly repointed when repaired (216 Arbor Avenue).

GARAGES, CARRIAGE HOUSES AND OUTBUILDINGS

West Chicago's historic neighborhoods contain a wide variety of 19th and early 20th century outbuildings including servant's quarters, sheds, carriage houses, and automobile garages. These buildings add to the district's character and many have notable architectural significance. These buildings were often built with construction techniques and materials to match the dwelling. These buildings should be preserved and maintained.

NOTE: For new garages see New Construction guidelines.

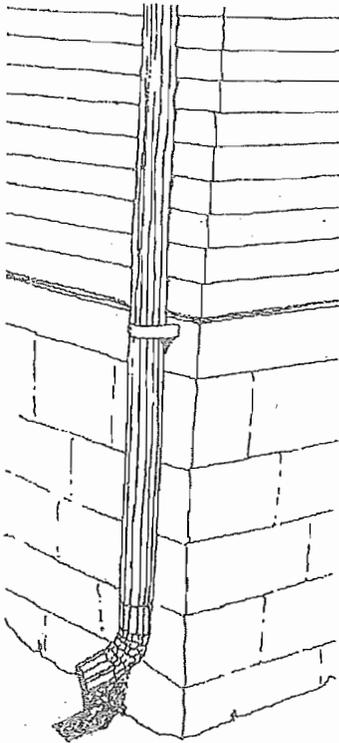
- A. that contribute to a property's historic character, or original to a property should be preserved and maintained. Original features should be repaired to match the original.
- B. original to a property should not be moved or relocated to another part of the lot.
- C. original doors should be maintained to the greatest extent possible, but may be retrofitted with modern hardware and custom garage door openers.



Garages and outbuildings should be preserved and maintained.

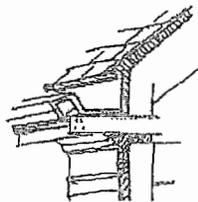
GUTTERS AND DOWNSPOUTS

Gutters and downspouts should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate. If not readily visible, "K" or ogee design gutters of aluminum or vinyl are acceptable.

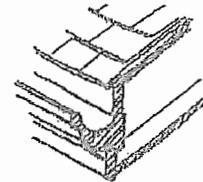


Appropriate corner location and round downspout design

- A. when installed, should not result in the removal of existing eave features.
- B. of boxed or built-in type should be repaired rather than replaced if possible.
- C. of hang-on type should be half-round rather than "K" or ogee. If the location of the gutters is not readily visible, ogee gutters of aluminum or vinyl are acceptable.
- D. should be located away from significant architectural features on the front of the building.
- E. should provide proper drainage through use of downspouts and splashblocks to avoid water damage to the building. Round downspouts are more appropriate than rectangular forms, however, rectangular forms are also acceptable.
- F. straps should be nailed under, not on top, of roofing material.
- G. should be designed to channel the water as far away from the dwelling as possible. Downspouts should extend at least 4 to 6 feet, or utilize a splash block.

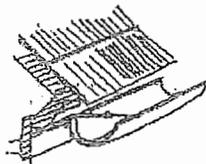


Box Gutter

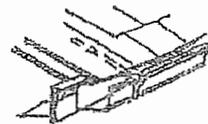


Wood Gutter

Original box and wood gutters should be preserved and maintained.



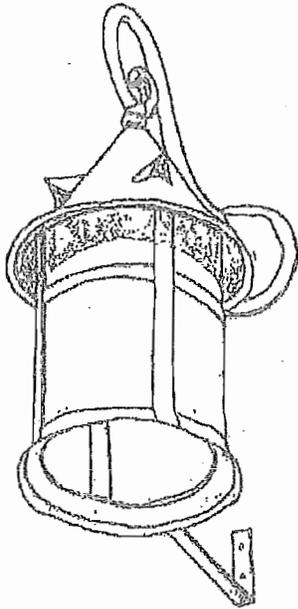
Half-Round Metal Gutter



Molded Metal Gutter
(K and ogee style)

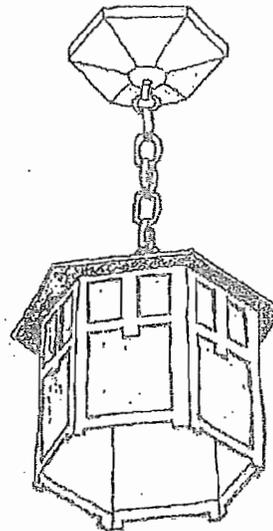
New gutters of half-round metal design are preferred to molded gutters.

Many of West Chicago's dwellings retain original exterior wall and porch ceiling light fixtures. Distinctive tinted globes and the "box" shaped fixtures for Craftsman/Bungalows are part of a building's character and should be preserved and maintained. If the original light fixtures are missing, light fixtures with simple designs and detailing are preferred to large, ornate colonial or "Williamsburg" style fixtures. Many companies now provide light fixtures based upon historic designs and the addition of these types of period fixtures is appropriate and encouraged.



LIGHTING (FOR PORCHES AND EXTERIOR WALLS)

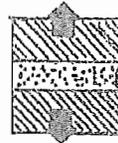
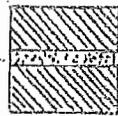
- A. fixtures original to the dwelling should be preserved and maintained.
- B. fixtures introduced to the exterior of a structure should be compatible with the style, scale, and period of the structure, based on traditional designs of the late 19th and early 20th centuries, and mounted on porch ceilings or adjacent to entrances.
- C. if security lights are desired, they should be mounted on rear or sides of dwellings rather than on the front.
- D. such as security lights, flood lights, or foot lights should be small, simple in design, and their number kept to a minimum where readily visible.
- E. if freestanding fixtures are installed, they should also be compatible with the character of the house.



MASONRY: BRICK, LIMESTONE BLOCK, COBBLESTONE

Some of West Chicago's dwellings are of brick or brick veneer construction. If well maintained, brick can last indefinitely. The most important points in brick wall preservation is to keep out water and to use an appropriate mortar mix when repair is needed. Most pre-1920 dwellings in the districts have soft mortars and require similar mortar compounds when repointing or repairing. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Portland cement was used for dwellings after 1920 and generally this type of hard mortar will be appropriate for dwellings from this period. Abrasive cleaning methods such as sandblasting or waterblasting should not be used since it erodes the outer skin of the brick causing water to get inside. Low pressure cleaning at garden hose pressure using water or detergents is best for cleaning West Chicago's brick dwellings.

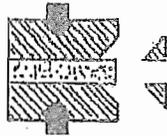
- A. materials original to the dwelling should be preserved and maintained.
- B. should never be sandblasted or subjected to any kind of abrasive cleaning. Brick should never be cleaned with high pressure water which exceeds 300 pounds per square inch.
- C. should be cleaned with detergent cleansers if the brick walls are stained. If you wish to remove paint from brick, the use of chemical removers is appropriate. This is a job that usually requires professionals. Information concerning the use of chemical paint removal products can be found in Chapter 13.
- D. should be cleaned only if there are major stains or paint build-up. If the staining or dirt is limited, it may be best to leave it alone. Do not introduce water or chemicals into brick walls.
- E. should not be coated with silicone-based water sealants. Water sealants or water repellents generally have the affect of keeping interior moisture from evaporating through the walls and thereby damaging the brick.
- F. which has not been previously painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick in poor condition may be painted to provide a sealing coat.
- G. should not be covered in stucco or other coating materials.
- H. repairs should be performed carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.
- I. repointing (fixing the mortar between the bricks) should match the original brick and mortar regarding width, depth, color, raking profile, composition, and texture. Repointing should never be done with Portland cement or other hard mortars unless these mortar compounds are original to the dwelling. For most pre-1920 dwellings, use soft mortars to match the original composition. If the original composition cannot be determined, use a historic compound such as one part lime and two parts sand.



Appropriate mortar mixes allow bricks to ...

expand...

and contract.



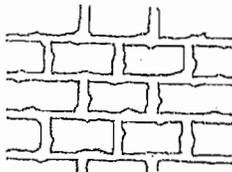
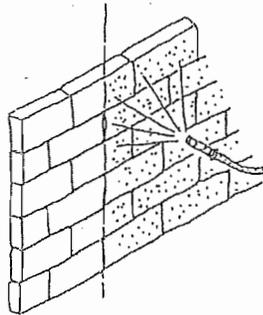
Hard mortars restrict expansion and contraction and bricks...

crack...

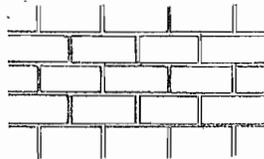
or pull apart.

NO

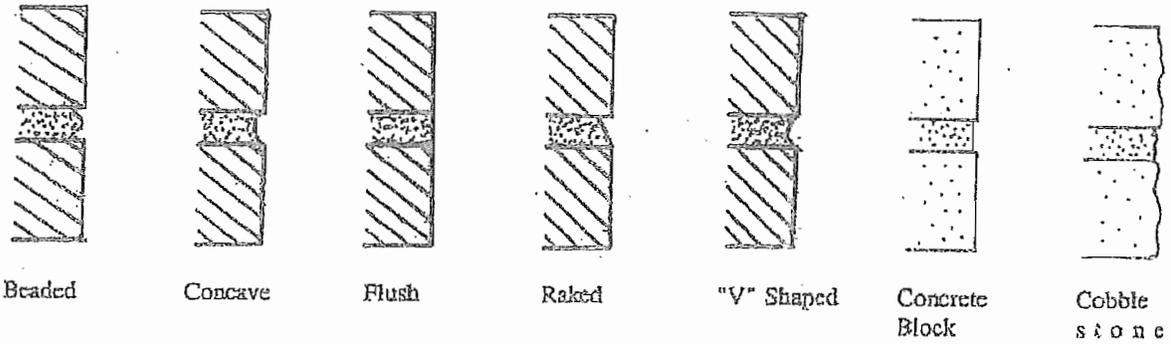
Sandblasting and other methods of abrasive cleaning erodes the exterior brick surface.



Inappropriate repointing - joints are too wide and cover the brick.



Appropriate repointing - mortar joints are thin and recessed.



Common historic mortar joints.

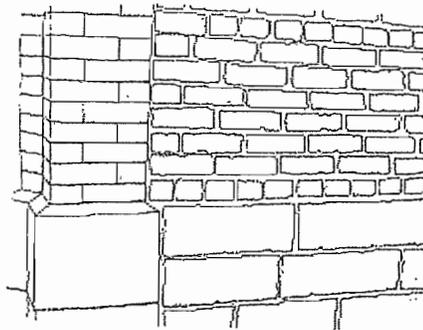


Common limestone foundation details.

Bead

Mortar

Limestone



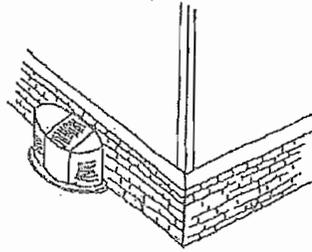
Contrasting brick and stone contributes to this building's character at Sprague corner of Grandlake and Elite

MECHANICAL SYSTEMS

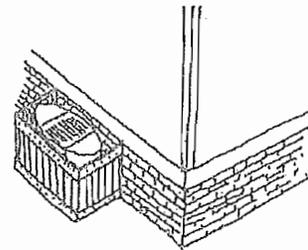
Today's air conditioning and heating units often require condensers and other mechanical units to be placed within a few feet of the exterior walls of a dwelling. Heating and cooling units should be placed at the rear or sides of dwellings not readily visible from the street. The placement of these units at the front of dwellings is not appropriate and should be avoided. Screening of these units on side or rear facades through shrubbery is highly recommended. In some instances, screening with fencing or latticework is also acceptable.

Window air-conditioners should be located in windows on the rear or sides of dwellings rather than on the front. The installation of such window units should not result in the removal or replacement of the original window sash or surround.

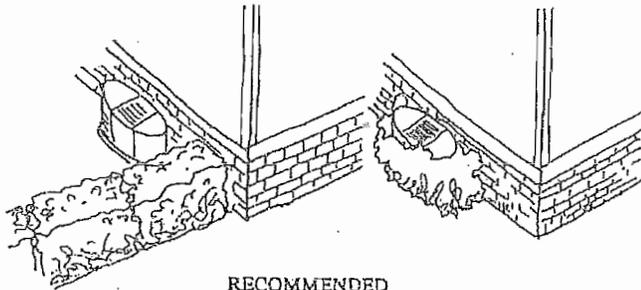
- A. should be located where they are not readily visible from the street.
- B. if visible on the sides of buildings, should be screened preferably with shrubbery, but fencing or lattice panels are also acceptable.
- C. such as electrical conduits, gas meters, cable TV connections, DBS satellite dishes, and other mechanical equipment should be located on the rear or side of a building.



NO



ACCEPTABLE



RECOMMENDED

Condensers and mechanical units should be screened.

GUIDELINES FOR PAINT REMOVAL AND SURFACE PREPARATION

If paint is to be removed by using a heat gun, the utmost care should be taken during the process. The use of blow torches to remove paint is not recommended as this may lead to a fire hazard. Also, the use of abrasive sand and water blasting is not recommended as the force of the sand and water may damage the wood siding and raise the grain. In addition, during this process, water is forced into the wood and can take a very long time to dry. Wet or damp wood will not allow a coat of paint to properly adhere to the surface, and may additionally cause the wood to stain due to the formation of mildew. Water may only be used at a pressure no greater than 200 p.s.i. to remove flaking or peeling paint.

- A. paint should be removed by manual scraping or by appropriate chemical removers.
- B. caution should be used when removing paint through heat plates or heat guns to avoid unnecessary damage to the wood through charring or fire.
- C. paint should not be removed by abrasive techniques such as sand or water blasting since this can damage the wood and introduce moisture into the building.
- D. A paint shaver may be used, but with caution so as to avoid removal of wood siding.

RECOMMENDATIONS FOR PAINT AND PAINT COLORS

The Commission is available to review and advise on the appropriateness of paint color and to provide recommendations for paint colors if requested. Paint charts with historic colors are also available at most paint stores.

Consider painting the dwelling in keeping with its style and period of construction. Avoid loud, garish, or harsh colors and bright hues and avoid too many colors on a building. Select sections of the dwelling to highlight architectural details in contrast to the body of the dwelling. Painting with high quality oil based or exterior latex paints will last from eight to fifteen years depending on sunlight exposure, regular gutter and downspout maintenance, and wood surface condition and preparation.

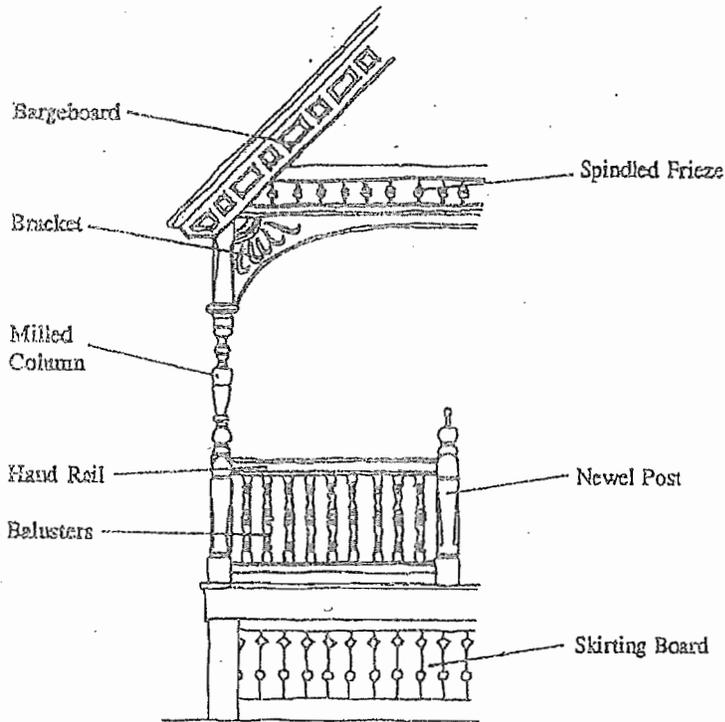
- A. Paint should be of high quality to provide a long lasting finish.
- B. In most instances, unpainted masonry should be left unpainted.
- C. Paint colors should be appropriate for the dwelling's architectural style and design:
- D. Paint colors do not require review and approval, however, books and paint charts are available at City Museum to aid in the selection of appropriate colors.
 - Italianate Style - Light colors for the body and trim.
Body - Tan, Light Brown, Beige, Light Green, Yellow
Trim and Accents - Cream, Gray, Light Brown
 - Queen Anne/Second Empire/Homestead - Diversity of colors using combinations of contrasting colors for the body and trim.
Body - Tan, Red, Green, Brown
Trim and Accents - Darker colors such as Dark Olive, Salmon Red, Dark Brown
 - Shingle - Most Shingle style dwellings were originally built with the exterior wood shingles stained or left natural rather than painted. Most of these dwellings in West Chicago have been painted over the years and a return to the dark browns and reds of the wood shingles is recommended.
Body - Dark Red, Brown, Dark Gray, Dark Green
Trim and Accents - Dark Green, Dark Brown
 - Prairie - A return to lighter colors such as yellow and white.
Body - Light Tan, Light Yellow, Light Brown, Grays, Medium to Light Greens
Trim and Accents - Whites and Off-Whites, Cream, Brown, Blues, Greens
 - Craftsman/Bungalow/Tudor Revival - Darker colors again such as earth tones. Dark stains also used in place of paint. Brick, stone, stucco, and concrete generally left unpainted.
Body - Brown, Green, Gray, Dark Red
Trim and Accents - Both light and dark trim colors such as Reds, Browns, Greens, and shades of Tan
 - Colonial Revival - Light colors predominate
Body - Yellow, Light Gray, Light Blue
Trim and Accents - White, Off-White, Cream

PORCHES

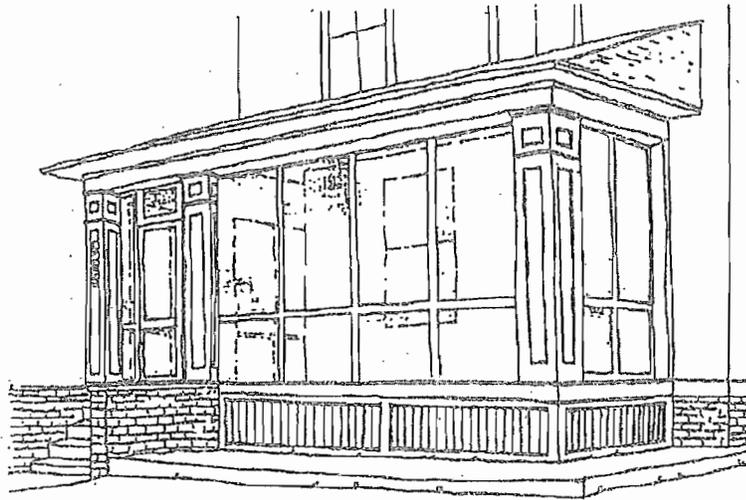
Porch design, materials, and placement are key defining characteristics of an historic dwelling. Original porches should be maintained and repaired where needed. Porches on the fronts of dwellings should not be enclosed with wood or glass for additional living space. The screening of porches on the fronts of buildings is appropriate as long as the open appearance of the porch is maintained. If replacement of porch features is required, use materials to closely match the original. If the original porch is missing, a new porch should be constructed based upon photographic or physical evidence. If such evidence does not exist, base the design upon historic porches of similar dwellings from the same time period and architectural style. In some cases turn of the century dwellings had their original porches removed and replaced with Bungalow style porches in the 1920s and 1930s. If desired, these Bungalow porches may be replaced with porches in keeping with the original design.

Enclosing porches on the front of a house or where readily visible is not appropriate or recommended. Front porches should not be enclosed with glass, wood siding, or other materials. Porches on the rear or sides of dwellings may be enclosed when not readily visible from the street and if the height and shape of the porch roof is maintained.

- A. on front and side facades should be maintained in their original design and with original materials and detailing.
- B. should not be removed if original to the dwelling.
- C. should be repaired or replaced to match the original in design, materials, scale, and placement.
- D. on the fronts of dwellings should not be enclosed with wood, glass, or other materials which would alter the porch's open appearance.
- E. with wood porch floors should have wood steps, not brick or concrete.
- F. may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Screen panels should be placed behind the original features such as columns or railings.
- G. may be screened if the screen panels do not hide decorative details or result in the removal of original porch materials.
- H. may have trellises added if they are of wood construction.
- I. with wood floors should have wood tongue and groove flooring running perpendicular to the facade.
- J. of masonry or patios and terraces with poured concrete floors may use poured concrete steps (see section on Porch Steps).
- K. with open areas in the foundation should be filled in as traditional for the type and style of the house, or with decorative wood framed skirting, vertical slats, or lattice panels.

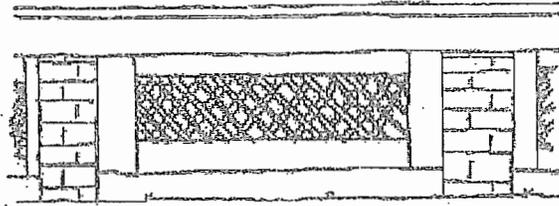


Common porch details can be found in West Chicago's historic neighborhoods.

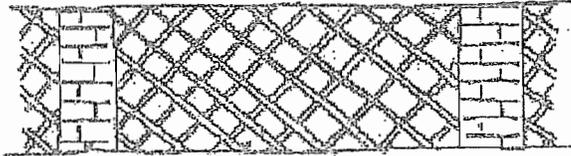


If porches are enclosed with screen panels, the panels should have minimal framework and be placed behind columns. This is an acceptable porch enclosure at 418 Summit.

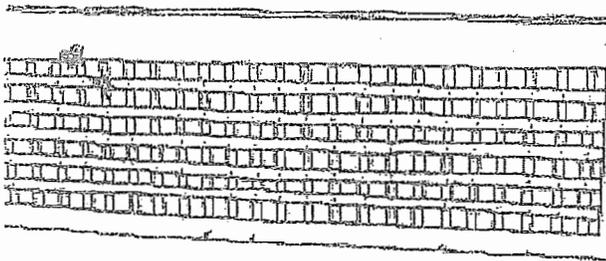
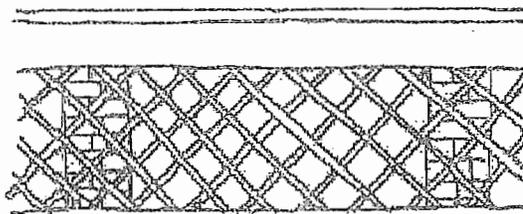
YES Lattice between porch piers should be placed within frames and not touch the ground



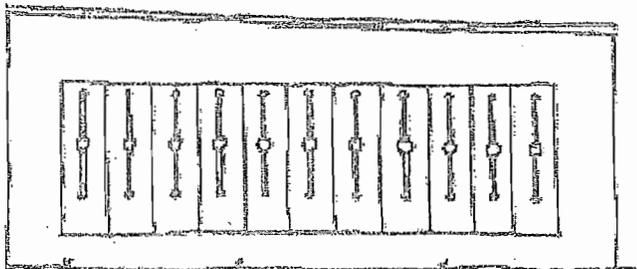
NO Lattice should not touch the ground or be added without framing



NO Lattice should not be nailed to the surface of the foundation



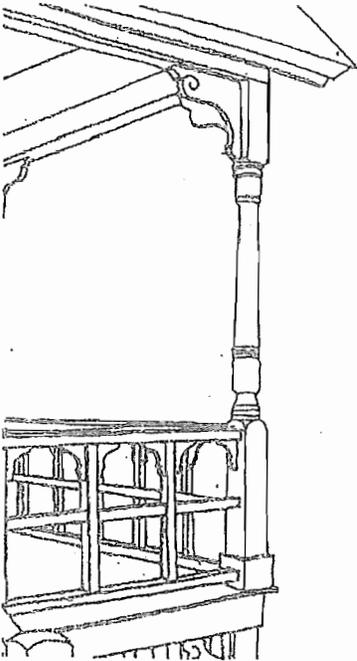
Common lattice panels and skirting boards in West Chicago's historic neighborhoods



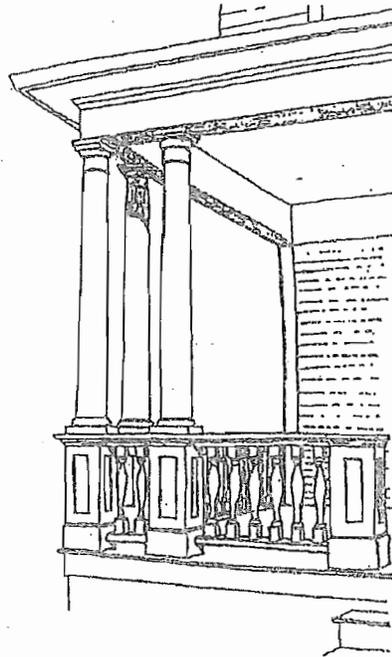
Original porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the dwelling's architectural style and period; handrail height and style should be determined by photographs, paint outlines, paint shadows, or similar homes in the area.

PORCH COLUMNS AND RAILING

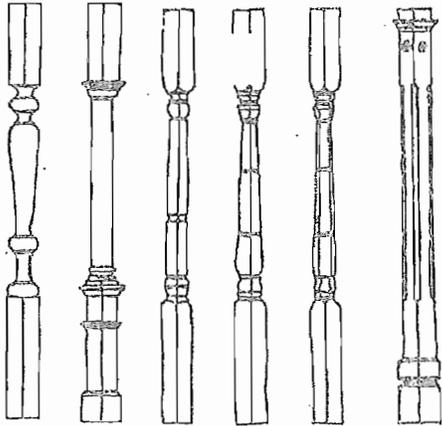
- A. should be preserved and maintained. Where repair is required, use materials to match the original in dimensions and detailing.
- B. often deteriorate first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section rather than replacing the entire column.
- C. on front porches should be rebuilt in historic designs if the original columns and railings have been removed or replaced.
- D. on front porches may require new balusters for the railing. Porch balusters (also called spindles) should be appropriate for the building's style and period.



Queen Anne style turned 348 Arbor

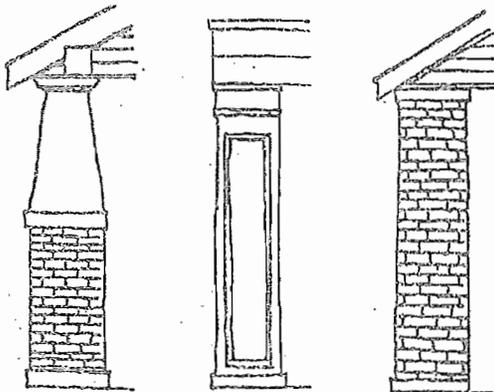
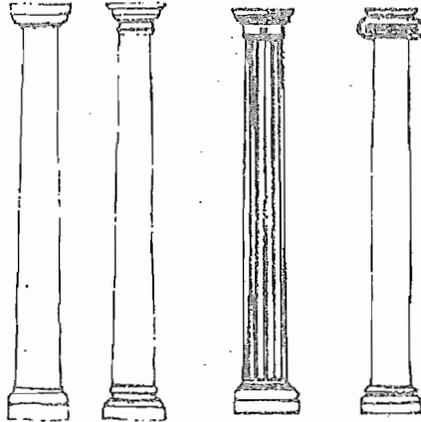


Colonial Revival style Tuscan columns at 323 & 412 Washington Street.

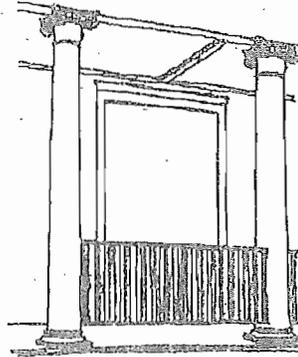


Appropriate columns for porches of Queen Ann and related house styles.

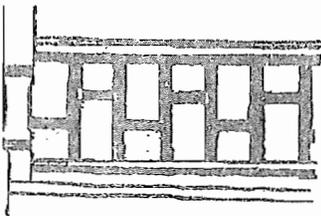
Appropriate columns for Colonial Revival and related house styles.



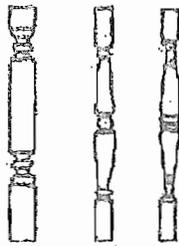
Appropriate columns for Craftsman dwellings



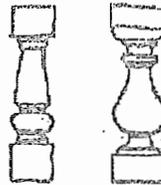
Porch railing with square balusters



Fretwork railing appropriate for Queen Anne dwellings.

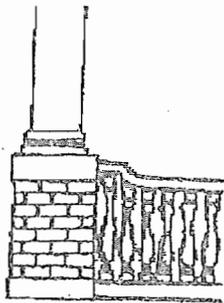


Appropriate balusters for Queen Anne dwellings.

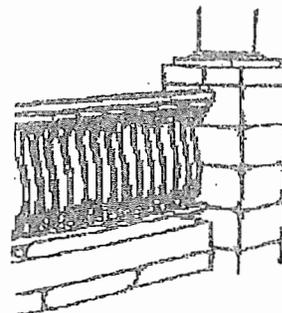


Appropriate balusters for Colonial revival and Italianate dwellings.

Angled "goose neck" railings are found in historic neighborhoods.

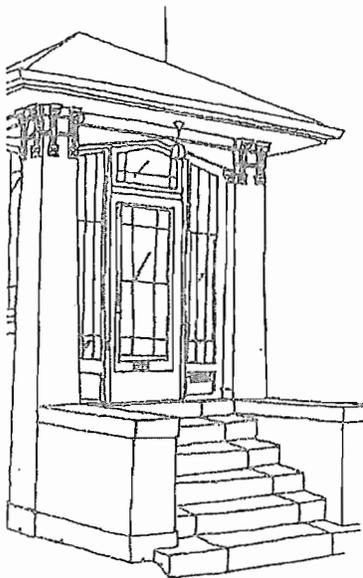


"Harp" style railings are also found in historic neighborhoods.



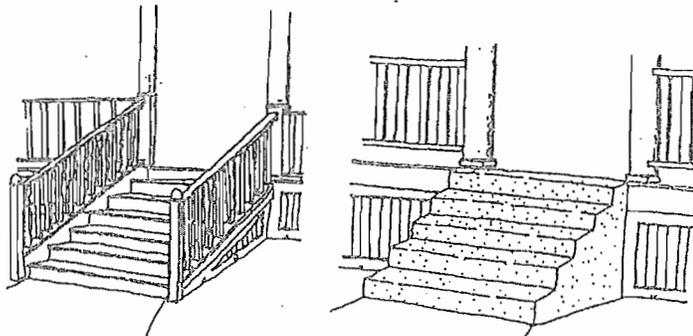
PORCH STAIRCASES AND STEPS

Most of West Chicago's pre-1945 dwellings were built with wood steps leading to the door or front porch. Since steps are readily exposed to the sun and rain they require continual maintenance and repair. In many cases the original wood steps have been removed and replaced with steps of concrete. Concrete was widely used for porch steps after early 1900 and these original stairs should also be repaired and retained.



Original concrete staircases and steps should be preserved and maintained.

- A. original to a property should be retained in their original location and configuration. Wood and concrete steps should be repaired with materials to match the original.
- B. to porches with wood floors should be replaced with wood rather than brick or concrete.
- C. added to a dwelling, should have newel posts and balusters, treads and risers, to match original porch construction.

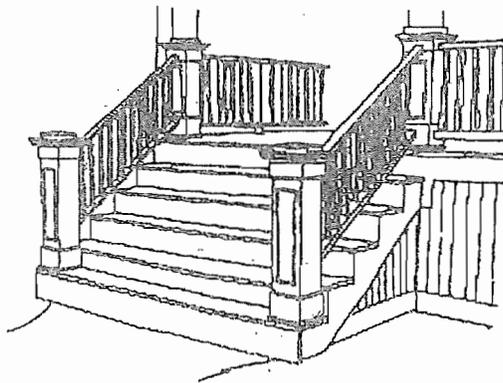


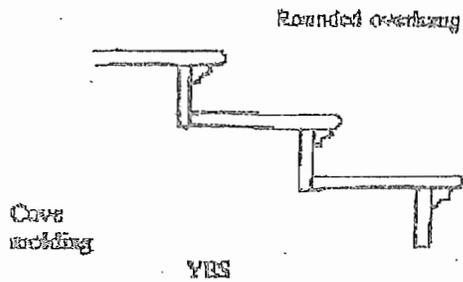
YES (Wood)

NO (Concrete)

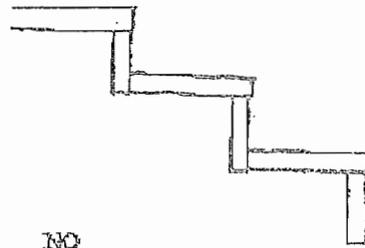
Front steps for wood porches should be of wood rather than concrete.

Appropriate replacement staircase. The balusters in the Staircase railing match those on the porch.

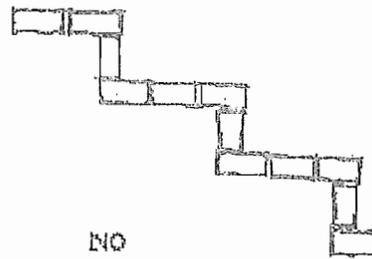




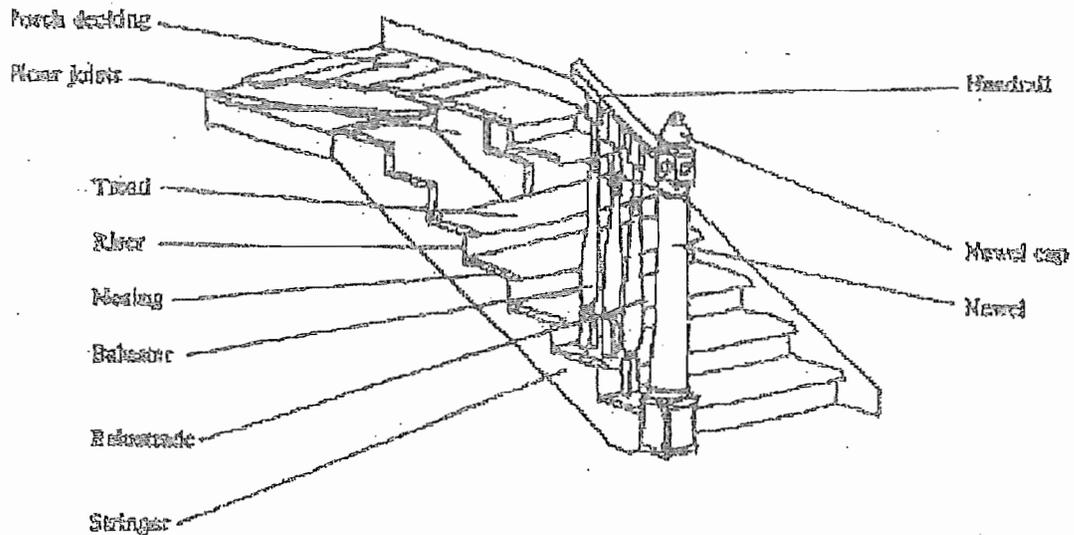
New wood porch steps should be appropriately sized and with molded boards.



Avoid straight-sided flange boards and steps without ballnose.



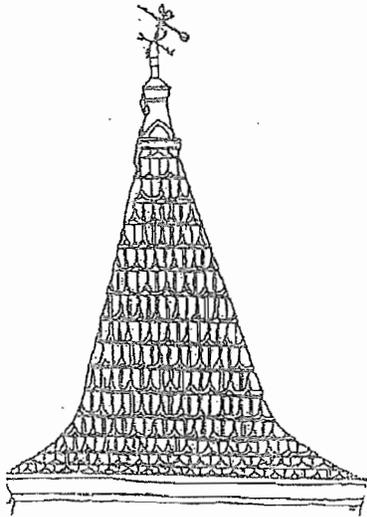
Avoid using decking material (Cork) on steps.



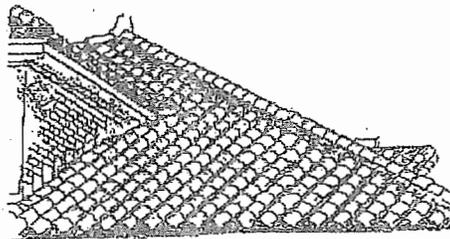
Common porch terms and location.

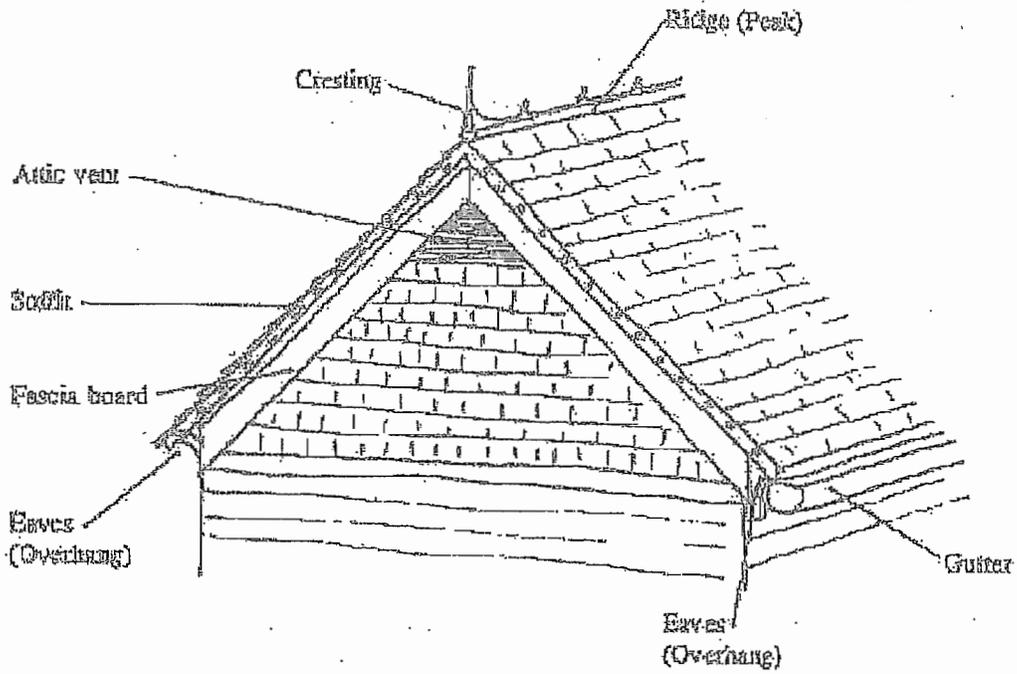
ROOFS

Original roof forms should be retained. If additions will affect roof forms the additions should be added at rear or side rooflines which are not readily visible from the street. Historic roof materials such as metal shingles, clay tiles, or slate should be repaired and preserved. If repair is no longer practical, replacement with asphalt shingles may be considered. Sawn cedar shingles were also a common roof material used on West Chicago's older houses.

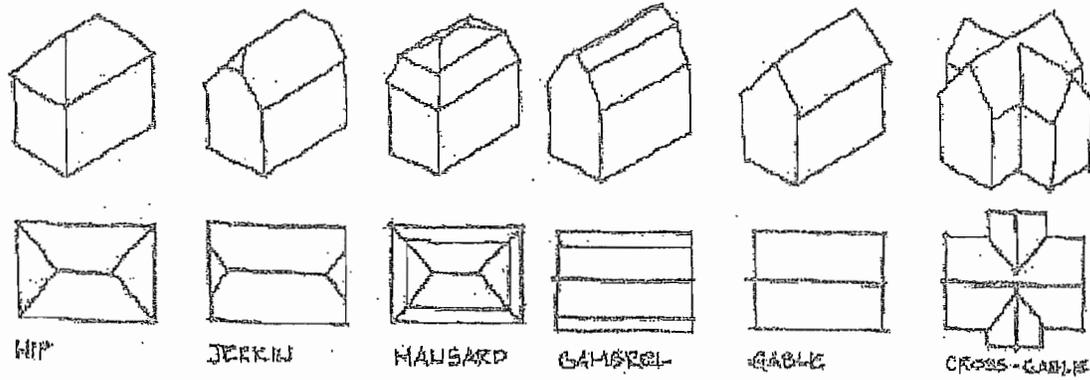


- A. should be retained in their original shape and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.
- B. may be re-roofed with substitute materials such as asphalt or fiberglass shingles if the original materials are no longer present or if the retention of the original roof material is not economically feasible.
- C. of new asphalt or fiberglass shingles should be in appropriate colors such as dark gray, black, brown or shades of dark red; red or green may also be appropriate for Craftsman/Bungalow period dwellings.
- D. should not have new dormers, roof decks, balconies or other additions introduced on fronts of dwellings. These types of additions may be added on the rear or sides of dwellings where not readily visible.
- E. of asphalt materials may be used instead of wood shingles.
- F. of split cedar shakes are inappropriate in most cases.
- G. of sawn cedar shingles which are installed should be added only after a complete tear-off of the existing roof materials is completed. This is necessary to provide adequate ventilation and proper drying of the roof during wet conditions.
- H. which are flat should have soldered metal panels added as the surface material. If not readily visible, rolled composition or EPDM (rolled rubber) roofing materials are acceptable.
- I. requiring vents should have ridge vents rather than pot vents. If pot vents are used they should be sited at rear rooflines.



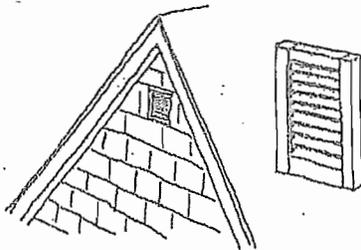


Common roof terms and location.

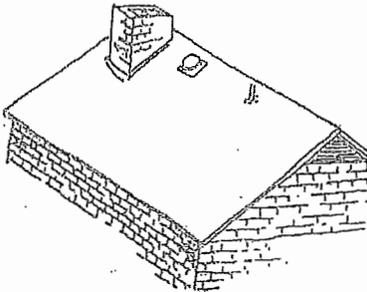


ROOF SKYLIGHTS AND VENTS

Skylights are often installed to help make usable space in upper floor areas or attics. The installation of skylights is acceptable as long as they are placed on rear roof lines, behind gables or dormers, or at other roof locations not readily visible from the street. Skylights which are flush with the roofline or lay flat are more acceptable than those with convex or "bubble" designs.

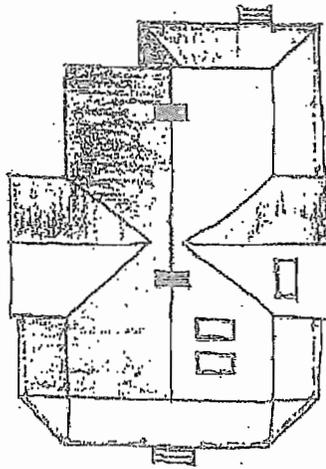


Original gable vents should be maintained.

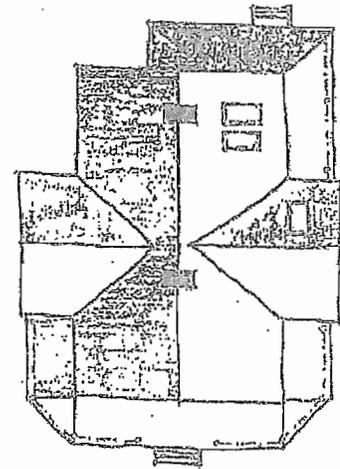


Pot vents, if added, should be placed at rear facing roof lines.

- A. requiring vents should have ridge vents rather than pot vents. If pot vents are used they should be sited at rear rooflines.
- B. original to the house should be preserved.
- C. should not be added where they would be visible from the street. Skylights should be placed at rear roof lines or behind gables and dormers.
- D. should be flat or flush with the roofline, not convex or "bubble" designs.

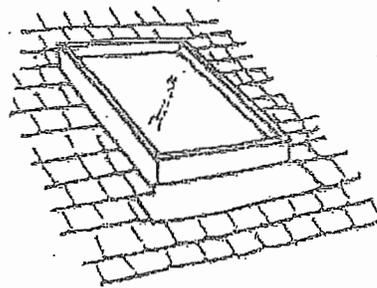


From
NO



YES

Skylights should be placed at rear rooflines or behind dormers.



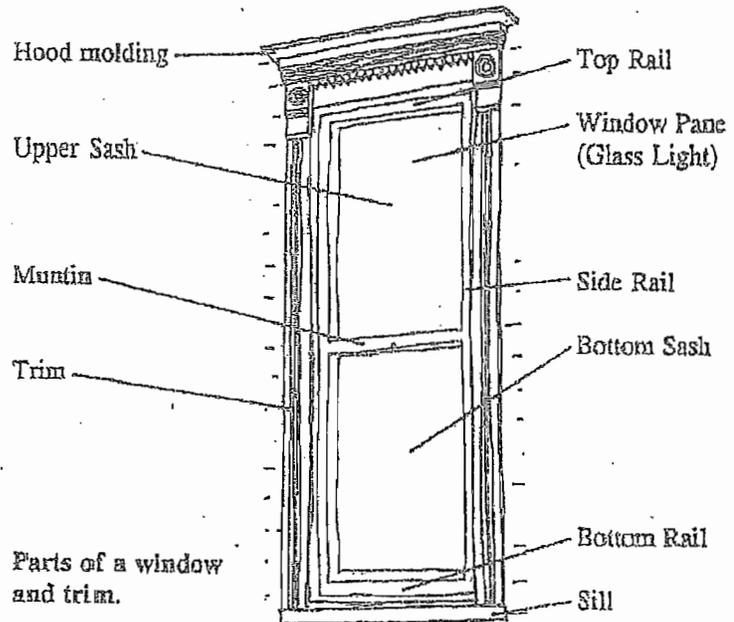
Appropriate flush mounted skylight.

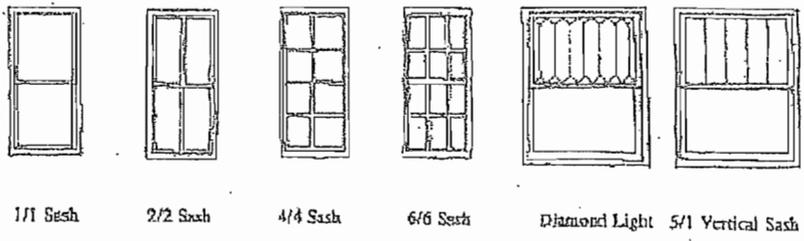
West Chicago's dwellings display a wide variety of historic wood windows in various sash designs and sizes. Windows should be repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is recommended. Vinyl clad windows or windows of anodized aluminum are also acceptable but these are more appropriate at the rear or sides of dwellings which are not readily visible from the street.

Window openings original to a dwelling should not be covered or concealed. Window openings should also not be altered to accommodate new windows of different size, proportion or configuration if readily visible. Windows which are not original to a dwelling should not be added on the fronts of dwellings but may be added at the rear or sides if not readily visible from the street.

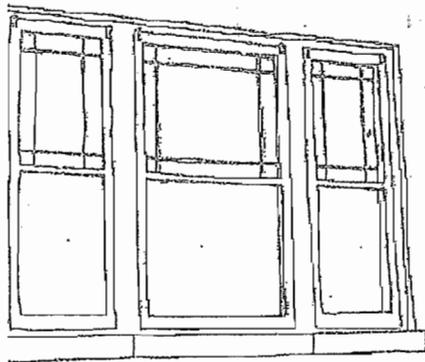
WINDOWS

- A. which are original should be preserved in their original location, size, and design and with their original materials and numbers of panes (glass lights).
- B. which are not original should not be added to primary facades or to secondary facades where readily visible.
- C. should be repaired rather than replaced, but if replacement is necessary, the recommended replacement should be in-kind to match the originals in material and design. Windows of anodized aluminum or baked-on aluminum are acceptable at the rear or sides of dwellings which are not readily visible from the street.
- D. which are original of steel or aluminum should be repaired with materials to match the original. If repair is not feasible, replacement should be with new windows to match the original as closely as possible in materials and dimensions.
- E. which are new should not have snap-on or flush muntins. True divided muntins are preferred over these types of muntins which do not have the same appearance as historic windows.
- F. screens and/or storms should be wood or baked-on or anodized aluminum and fit within the window frames.

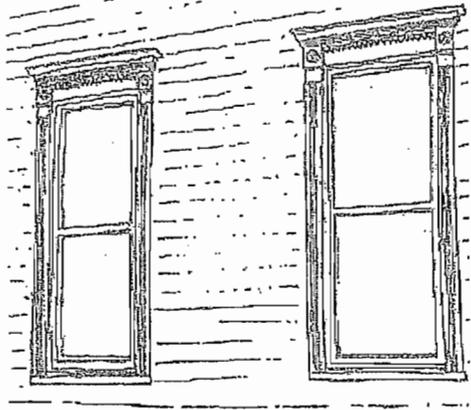




West Chicago historic neighborhood – common window design



Multi-light sash design windows-
527 Arbor



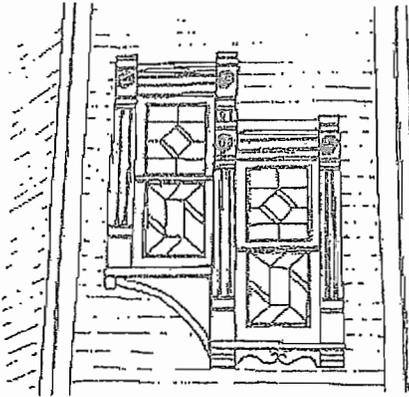
Original 1/1 wood sash windows and decorative cornices at 208 Center, 228 Chicago

WINDOWS - DECORATIVE GLASS

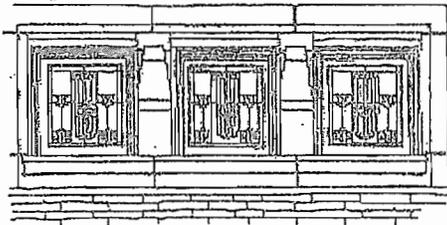
West Chicago's dwellings display a wide variety of decorative historic windows including materials such as stained glass, beveled glass, leaded glass, and etched glass. These windows should be retained and repaired to match the original design. Decorative windows should not be removed or concealed.

Full-view storm panels may be added to provide protection from vandals and for energy conservation.

- A. which are original should be preserved in their original location, size, and design and with their original materials and glass pattern.
- B. should be repaired rather than replaced. Consultation with a glass specialist is recommended when extensive repairs are needed.
- C. which are not original should not be added to primary facades or to secondary facades where readily visible.



Preserve original stained glass windows 366 Arbor & 228 N Oakwood.



Decorative glass continued to be used for Prairie style dwellings and other early 20th century styles

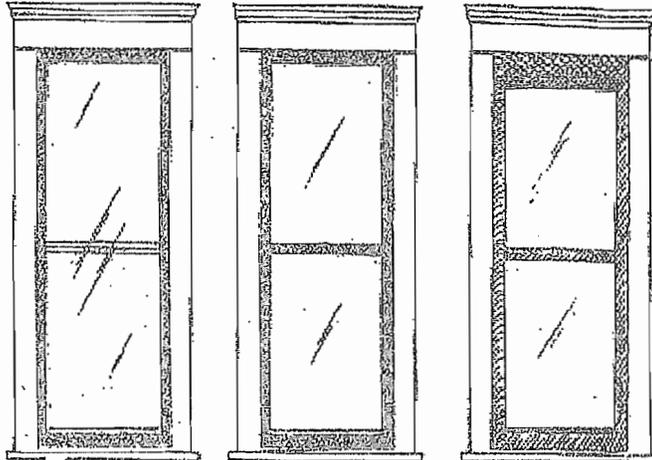
SCREEN, STORM, AND SECURITY WINDOWS

Screen, storm, and security windows are acceptable for historic dwellings.

Screen windows should be full view or have the meeting rail location match that of the window behind it. Storm windows assist in lowering energy costs and should be wood full-view design or have the central meeting rail at the same location as the historic window behind it. Windows of dark anodized aluminum or baked enamel are preferred to those of "raw" or shiny aluminum. Windows of raw aluminum are not acceptable unless painted to match the color of the window sashes.

The installation of security windows on the fronts of buildings is discouraged, however, they may be installed if they are full-view design. Window bars should not be added to windows which are readily visible from the street. The addition of window bars on the rear or sides of dwellings which are not readily visible is acceptable.

- A. Screens shall be correctly sized to fit the window opening including round arched windows.
- B. Screens should be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames. Screen window panels should be full view design or have the meeting rail match that of the window behind it.
- C. Storm windows should preferably be of wood but aluminum full view design and with baked-on enamel or anodized finish in dark colors are also acceptable.
- D. Storm windows should be sized and shaped to fit the window opening.
- E. Storm windows should be full-view design or with the central meeting rail at the same location as the historic window.
- F. Storm windows with built-in lower screens are acceptable.
- G. Window security bars may be applied on windows which are not readily visible from the street.



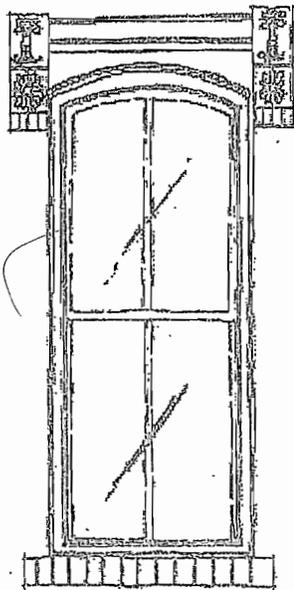
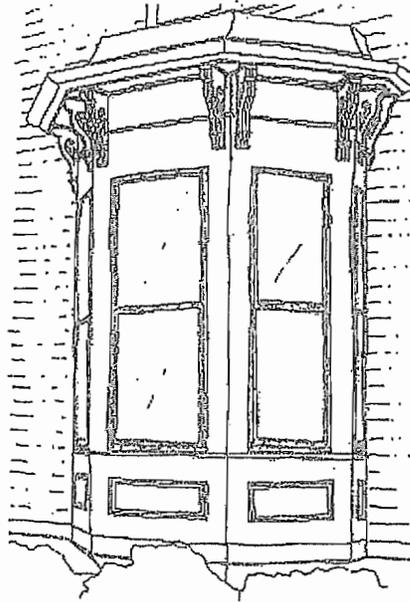
YES

YES

NO

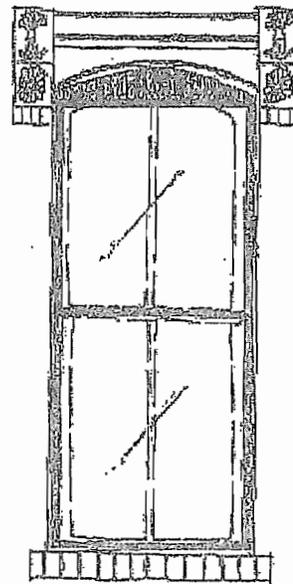
Storm windows should be full-view or have matching meeting rails. Altering the original window opening for smaller storm windows (shown on right) is not acceptable.

Appropriate storm windows at 241 E. Washington.
The storm windows fit the original openings and match
the location of the meeting rail.



YES

Arched windows should have storm windows
appropriately sized to fit the opening.

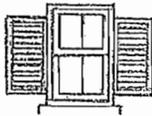


NO

An arched window should not be filled in
to fit a rectangular storm window.

WINDOW SHUTTERS

Window shutters were often added to pre-1945 houses to provide interior shading in the summer and to protect windows during storms. With the advent of air conditioning, window shutters are more ornamental in design than practical. Over the years many original window shutters have been removed. Original shutters should be preserved and maintained. The addition of new shutters should only be of wood, of louvered or paneled design, and with dimensions which match the window opening.



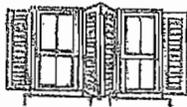
NO



NO



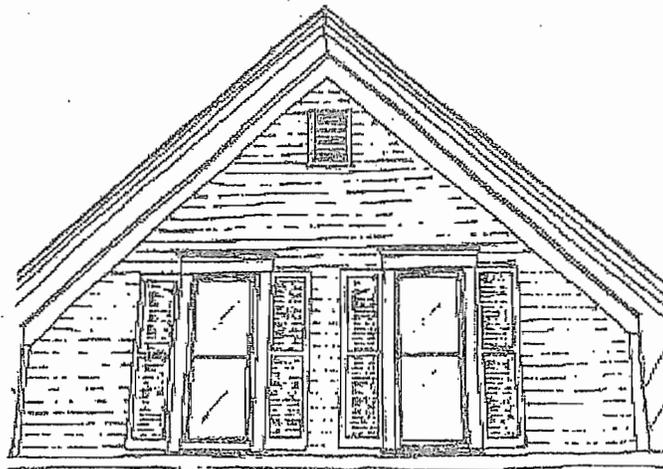
NO



YES

Shutters should cover windows if closed.

- A. which are original to the dwelling should be preserved and maintained.
- B. should not be added unless there is physical or photographic evidence that the dwelling originally had them.
- C. should be of louvered or paneled wood construction and the shutters should fit the window opening so that if closed they would cover the window opening.
- D. of vinyl or aluminum construction are not appropriate. These shutters generally have dimensions or textures which are not compatible with historic dwellings.



Appropriate sized shutters should cover the window when closed.

WOOD SIDING

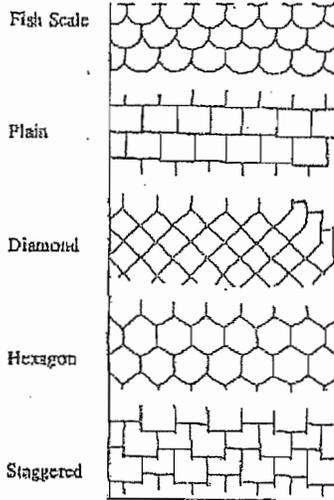
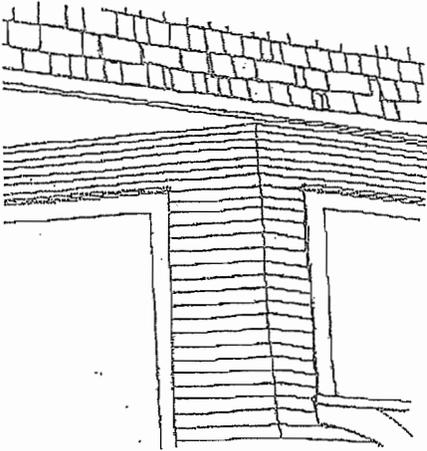
The majority of West Chicago's pre-1945 dwellings are of frame construction with various types of wood siding. On many of the dwellings there are combinations of horizontal weatherboard or clapboard siding and wood shingles. These original siding materials are essential components in defining a building's architectural character. The concealment of original wood siding with vinyl, aluminum, or other synthetic sidings is not appropriate. These siding materials do not successfully imitate original wood siding dimensions or texture.

NOTE: In addition to the challenge of imitating original wood sidings in appearance, the use of synthetic sidings also poses potential structural problems for historic buildings. Most importantly, these materials may not be cost effective compared to continued maintenance and painting of the wood siding. All materials have a limited life span and we are now seeing property owners having to paint aluminum and vinyl siding which is 15 to 20 years old. The sale of paint for vinyl and aluminum siding has risen dramatically over the past few years due in part to these materials fading, chipping, or cracking.

NOTE: Before considering the replacement of siding, obtain a determination from the Historic Preservation Specialist on the condition of the siding.

- A. original to a dwelling should be repaired rather than replaced. If replacement is necessary, wood siding and shingles should be replaced with new siding or shingles to match the original in size, placement, and design.
- B. original to a dwelling should not be concealed beneath synthetic materials such as vinyl, masonite, or aluminum. Original siding should also not be concealed beneath wood based materials such as particle board, gyp board, or press board. These materials generally do not possess textures or designs which closely match original wood siding. However, if more than 50% of the original siding material is damaged beyond repair, or missing, substitute materials may be applied if the following conditions are met:
 - existing siding materials removed prior to the installation of substitute materials;
 - the application of these materials must not result in the concealment of or removal of original decorative detailing or trim including window and door surrounds;
 - synthetic siding materials should match the dimensions of the original wood siding as closely as possible.
- C. which has been concealed beneath synthetic sidings such as aluminum, asbestos, or vinyl should be repaired and the synthetic sidings removed. Following the removal of synthetic sidings the original siding should be repaired to match the original, caulked and painted. If the "ghosts" or outlines of decorative missing features is revealed, these should generally be replicated and reinstalled. If these features are not replaced they should be recorded through photographs or drawings for future replication.
- D. may be insulated if the addition of the insulation does not result in alterations to the siding. The creation of plugs or holes for blown-in insulation is not acceptable.
- E. Asbestos shingles which are original to a dwelling should be kept stained or painted. If asbestos shingle siding is deteriorated or poses a health hazard, it may be removed and replaced with wood or other substitute siding. Removal of asbestos siding should follow hazardous material guidelines.

Preserve and maintain original siding materials such as weatherboard and wood shingles



Common wood shingle designs in West Chicago.



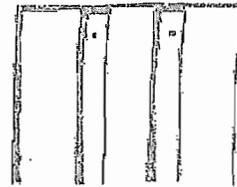
Drop siding



Clapboard siding



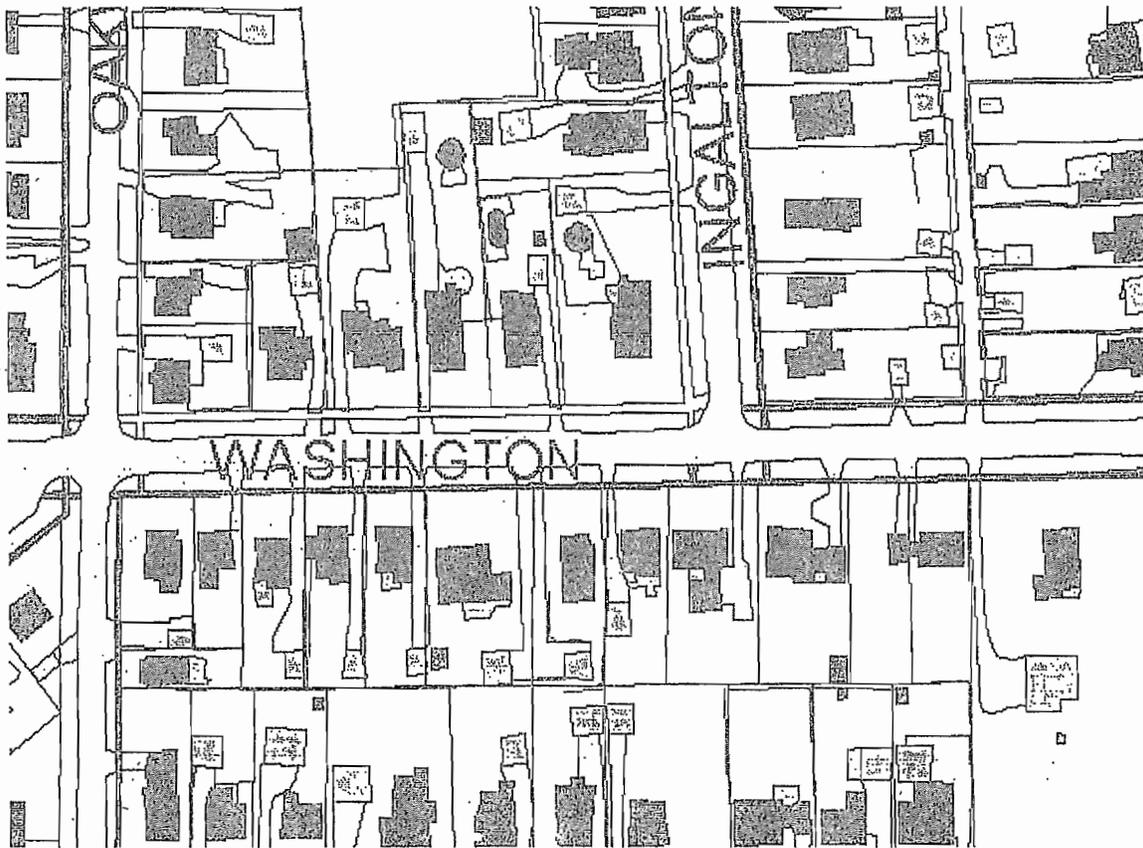
Beveled Siding



Board and Batten siding

VIII. GUIDELINES FOR SITE AND SETTING

West Chicago's historic neighborhoods developed from the mid-19th to the early 20th centuries and most blocks retain their original character of site and setting. Dwellings were built with consistent setbacks from the street, with front yards for landscaping and plantings, and with the house's porch and main entrance oriented towards the street. Most blocks were laid out with similar lot dimensions and distances between houses, creating a consistent rhythm and pattern in the location of dwellings and their intervening spaces. This streetscape character is retained on most blocks in the locally designated districts and should be preserved and maintained. The following guidelines provide information on changes and alterations to a property's site and setting which could affect its architectural appearance.



Washington Street neighborhood showing consistent setbacks and location of outbuildings at rear lots and along alleys.



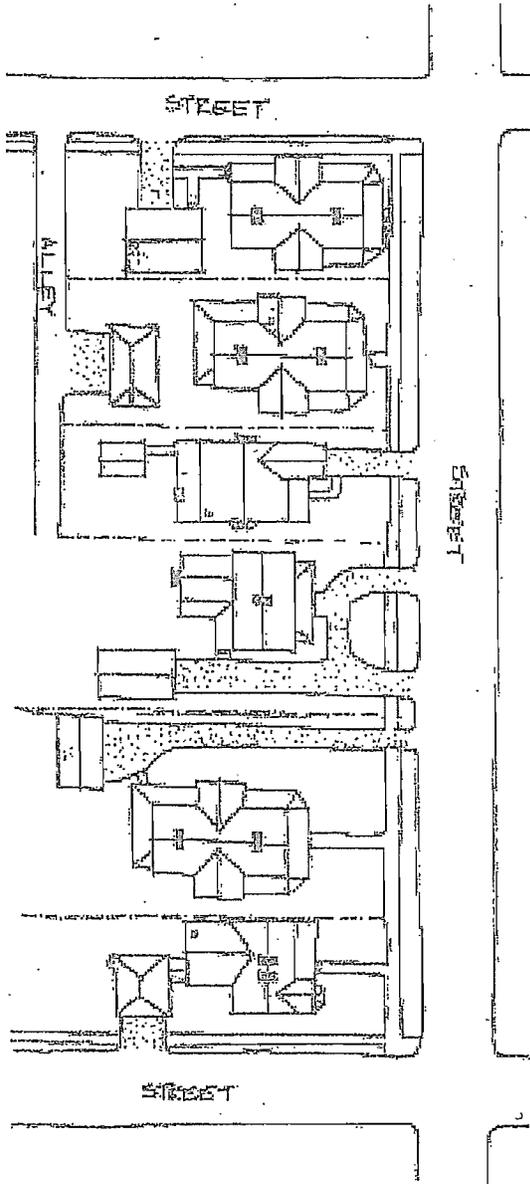
Most blocks in the districts have similar setbacks, orientation to the street, and landscaped front yards.

DRIVEWAYS, PARKING LOTS, AND PAVING

Access to properties in West Chicago is generally from driveways added along side lot lines from the street or from rear alleys. Within the districts, original driveway materials such as concrete should be preserved and new driveways should be designed with traditional materials and placement.

West Chicago's locally designated districts were largely platted and developed in the days of horses and horse drawn vehicles and in the early days of the automobile. Some streets were laid out with rear alleys to provide access to barns, carriage houses, and sheds. These buildings were generally located directly adjacent to these alleys. With the rising popularity of the automobile, many of these original outbuildings were replaced or converted to garages. Today, vehicular access to West Chicago's historic dwellings are by driveways off the street or through the rear alleys. The addition of garages and parking places in areas other than rear yards is thus not consistent with traditional streetscape design.

- A. driveways and their original designs, materials, and placement should be preserved.
- B. driveways in the front or side yards should be of brick, concrete, or concrete tracks (narrow strips). Asphalt or textured concrete designed to look like brick pavers are also appropriate materials.
- C. driveways should have their parking areas located in the rear yard nearer the alley than the building and screened with hedges, shrubs, or fences where noticeable from the street.
- D. driveways of semi-circular or drive-thru design should not be sited in front yards.
- E. parking lots should be screened through plantings of hedges, shrubs, trees, or fences at edges and in medians within.
- F. for commercially-used houses, churches, apartment buildings, or schools, parking lots should be located in rear yards. If placement along a side yard is required, the parking lot should be located no closer than the front wall of the building.
- G. on vacant lots between buildings, parking lots should align edge landscape screening with front facades of adjacent buildings.
- H. on corner lots, parking lots should have edge landscape screening on both the primary and secondary street.
- I. Shall conform with current zoning and building ordinances. Consult Community Development Department.



YES - Access to garage from side street.

YES - Access to garage from alley.

No - Garage or carport attached on front.

NO - Parking circle in front of house.

YES - Driveway to rear garage.

YES - Access to garage from side street.

Wood picket and plank fences were widely used in West Chicago's residential areas before 1945 to separate lots, outline front yards, and enclose domestic animals and pets. Cast iron was also used in the city's residential areas, however, few original cast iron fences remain standing. In recent years chain link fences have been popular but this is a non-historic fence material and its use is not acceptable. Historic (pre-1945) fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is appropriate.

Many Victorian era wooden front yard fences were essentially ornamental, low, open, and often three feet in height or less. Fence posts were usually thick, often measuring eight inches square or more. Often there was no gate with these fences.

Most of the classic picket and baluster fences built through the 1930s feature a continuous horizontal bottom board or baseboard, which is seldom part of modern picket fence designs today. This baseboard is a wooden imitation of a stone base, called a plinth, which is a feature of many iron and stone fences. The baseboard is an easy way to enhance the design of a simple picket fence as well as to add strength. Visually, a baseboard is desirable since it gives a fence a much more solid, architectural appearance.

FENCES

- A. of cast iron or other original materials should be preserved.
- B. of cast iron may be added to buildings constructed in the late 19th and early 20th century. Cast iron fences are generally not appropriate for dwellings built after 1920.
- C. of chain link, louver, split rails, concrete block, basket weave, horizontal board, stockade or shadowbox designs are not acceptable within the historic districts.
- D. constructed of free-standing brick are generally not appropriate in front yards but are acceptable at rear yards and side yards not readily visible from the street.
- E. Traditional plantings such as hedges and shrubs are acceptable as alternatives for fences in historic districts.

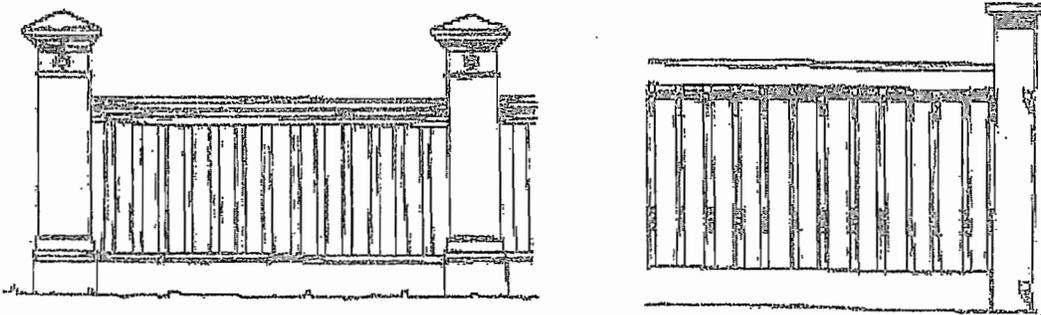
FENCES IN THE FRONT YARD

- F. of wood pickets or balusters are appropriate for front yards. Such fences should be painted or stained. Fences, more than 50% open should be no more than 42 inches in height. If less than 50% open, fences should be no more than 36 inches in height. Solid board fences are not appropriate for use in front yards and should be avoided. If evidence exists to show the prior existence of a fence that exceeds the above limitations, the new fence should be constructed based on the available evidence.
- G. Pickets or spindles should be no wider than four inches, and be set between a top rail and a bottom baseboard and rail.

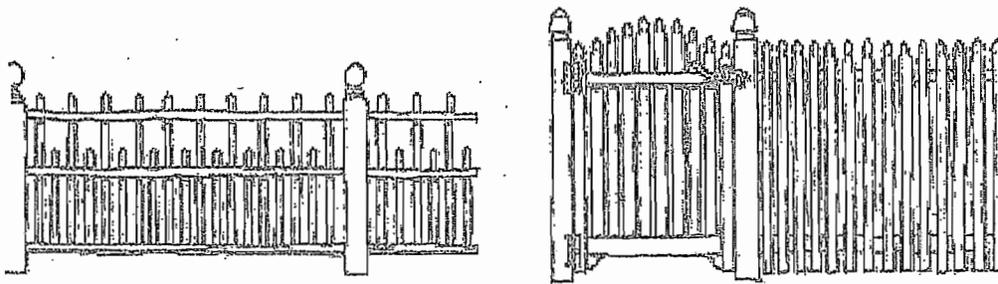
FENCES IN THE REAR YARD

- H. can be constructed in the same low fence design found in the front yard.
- I. of wood boards or planks for privacy should be located in rear yards and be no taller than six feet. Boards should be no more than four to six inches wide.
- J. Privacy fences should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards with flat tops in a single row are most appropriate for the historic districts. Vertical boards topped with lattice or picket are also appropriate as privacy fences.

Recommended: Fences of historic design for front or rear yards.



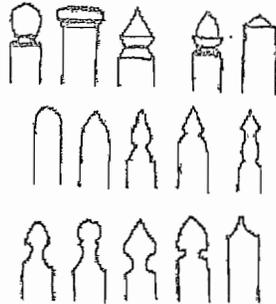
Balustrade style fences.



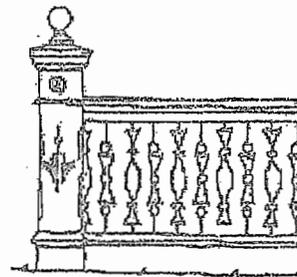
Picket style fences.



Cast iron fence

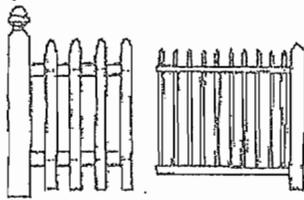


Post and picket styles.

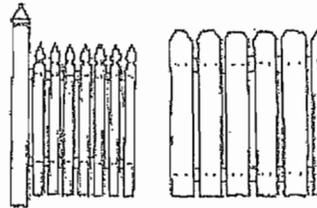


Sawn baluster fence.

Acceptable: Fence styles for front and rear yards.

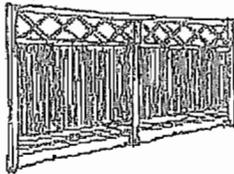


Greater than 50% open: up to 42" in height.

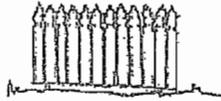


Less than 50% open: up to 36" in height.

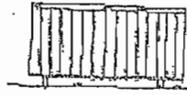
Acceptable: Fence styles for rear yards only (6 ft. maximum height).



Solid with lattice.



Picket style privacy.

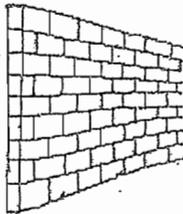


Flat top privacy.

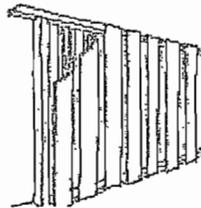


4 ft. solid (or spaced).

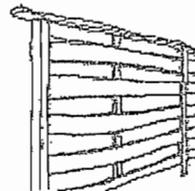
Unacceptable fence styles.



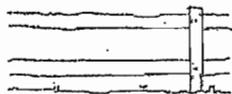
Concrete block.



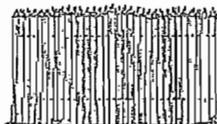
Studow box.



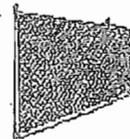
Basket weave.



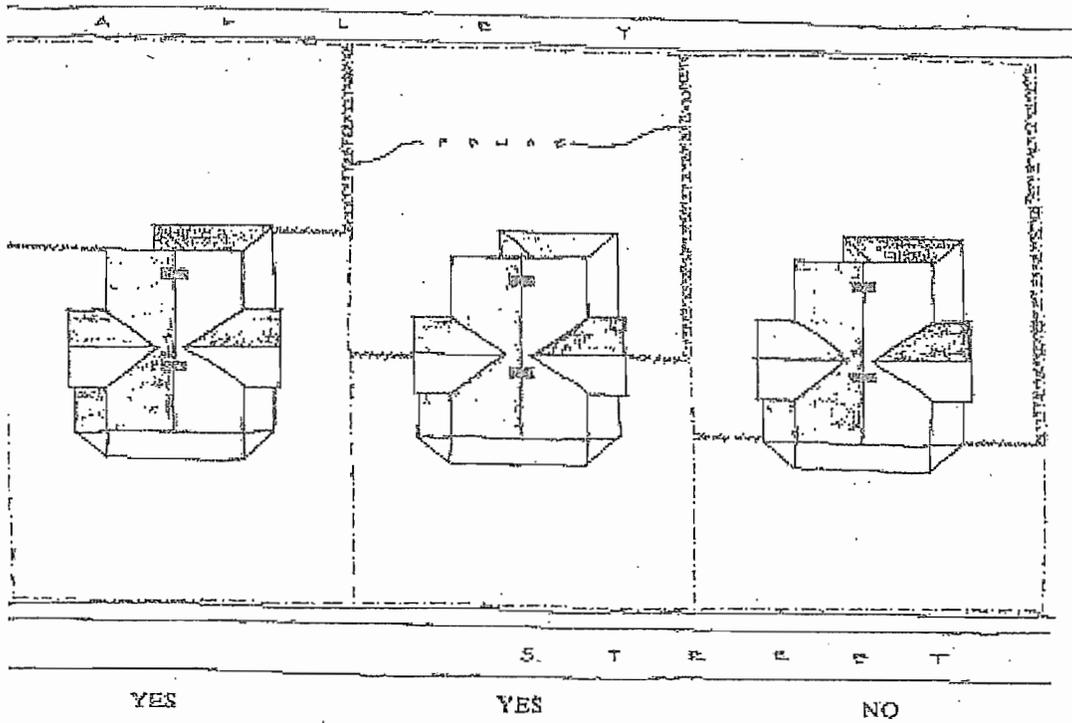
Split rail.



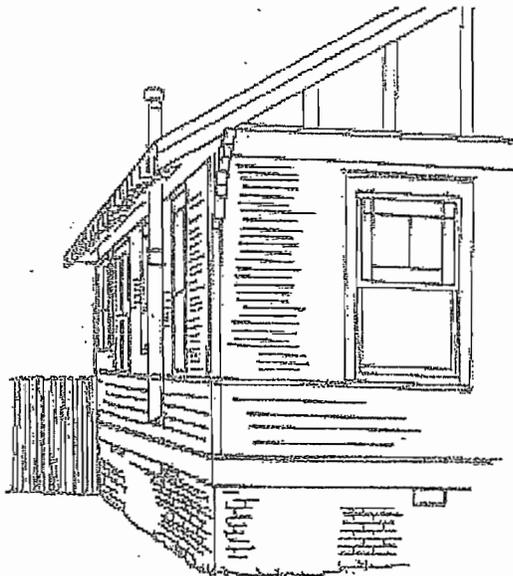
Stockade.



Chain link.



Privacy fence locations.



Privacy fences should be set back from the front of the dwelling.

Garbage collectors (cans, dumpsters, etc.) should be located at the rear of dwellings or along alleys. Large garbage collectors at the rear of office buildings, churches, or apartments should be screened with landscaping and wood panel fences.

Planting of flowers, shrubs and trees, landscaping and minor grade changes are not reviewed by the Commission. However, review would be required for the construction of structures such as retaining walls or driveways.

West Chicago's shade trees are important to the character of the locally designated districts and existing trees should be regularly pruned and cared for. New trees should be planted where they will not obscure the front of a dwelling.

The addition or removal of ground material on the site is known as a grade change. This should generally be avoided. In addition to changing the visual character of the property, they may also result in damage to the structure, or erosion and drainage problems on the property or the one adjacent to it.

GARBAGE STORAGE

- A. for institutional, commercial, and multi-family buildings, garbage collectors should be located at the rears of buildings and be enclosed with wood and screened with landscaping.

LANDSCAPING

- A. Existing shade trees should be regularly pruned and maintained. The lower branches of trees should be pruned up as the tree grows so that the dwelling is visible beneath the branches. Tree within the right of way or between the sidewalk and street are the responsibility of the city. Please contact the city if they need trimming.
- B. Trees and shrubbery should be regularly pruned so as not to conceal, obscure, or damage a dwelling.
- C. New trees in parkways should be indigenous or traditional to the historic districts. The City can provide a list of trees allowed and not allowed to be planted in parkways.

GRADE CHANGES

Requires approval from Engineering Division

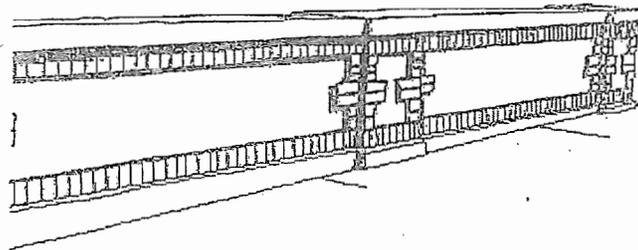
- A. should not result in the obscuring or concealment of a dwelling.
- B. should not change the character of the streetscape or the relationship of buildings to their sites.

A limited number of Pre-1945 yard retaining walls are found in West Chicago's locally designated districts. Some are of concrete construction and were built at the same time as the dwelling. Other concrete retaining walls were built in the early 20th century when concrete sidewalks were installed. Historic retaining walls should be preserved and maintained. New retaining walls will be reviewed and may be built if they are of stone or concrete.

RETAINING WALLS

Require approval from Engineering Division

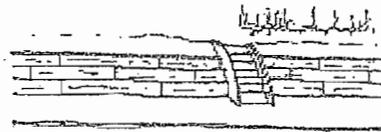
- A. of timbers, railroad ties, or artificial stone should not be constructed on the fronts of dwellings.
- B. of concrete that are original to the dwelling (or built before 1945) should be preserved and maintained.
- C. built prior to 1945 should not be removed or replaced with new materials.
- D. of new construction should be of concrete or in stone designs such as cut stone, random rubble, coursed rubble, or cobblestones. Retaining walls of brick are less appropriate but may be constructed.



Historic retaining walls should be preserved and maintained.

Inappropriate retaining wall designs.

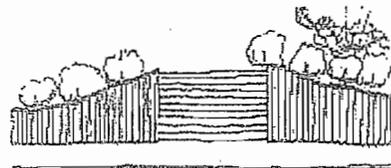
Railroad Cross Ties
NO



Concrete Block
NO



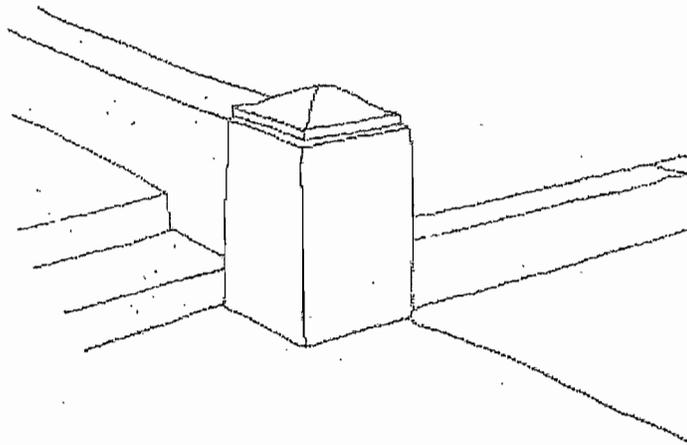
Landscape Timbers
NO



PRIVATE SIDEWALKS AND WALKWAYS

Sidewalks and walkways in West Chicago's historic neighborhoods are primarily of concrete construction. Many of these were poured in the early 20th century and remain in good condition. The use of concrete is traditional and appropriate in West Chicago and the repair, replacement and addition of concrete sidewalks and walkways is recommended. Materials such as brick pavers and aggregate for sidewalks and walkways, though not as appropriate as concrete, may be used.

- A. that are original to a dwelling or block should be preserved.
- B. that are installed for a dwelling should be smooth concrete in details, dimensions, and placement like original or early sidewalks.
- C. of aggregate or pebble-surfaced concrete are generally not appropriate in visible areas. Smooth poured concrete, brick pavers, or pavers that replicate brick can be used.
- D. of asphalt are not acceptable in front yards but may be used in less visible areas of the property.

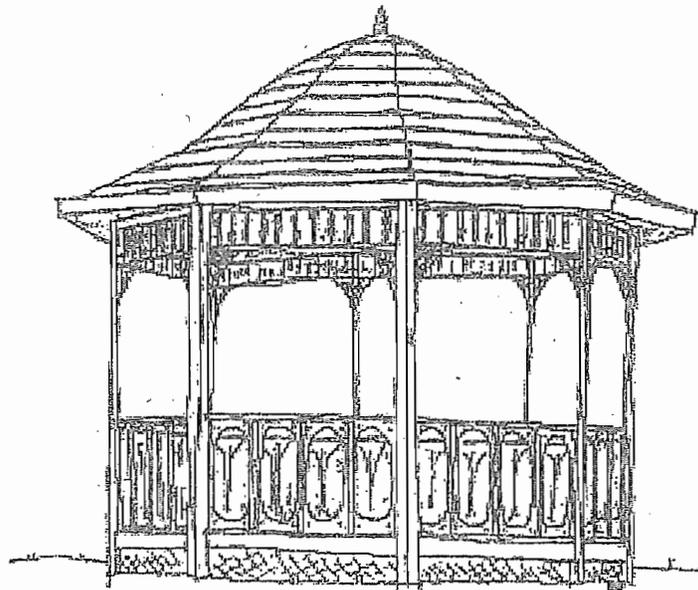


Concrete walkways and sidewalks are found throughout the historic neighborhoods.

YARD FEATURES (PERGOLAS, GAZEBOS, FOUNTAINS)

Substantial yard structures such as pergolas, gazebos, or fountains are appropriate for rear yards or side yards. The designs for these structures should be based on historic designs appropriate to the dwelling. Wood construction should be used rather than brick, concrete, metal, or glass.

- A. should be sited in rear yards or side yards.
- B. should be of wood construction in designs appropriate for architectural period of the house.
- C. of materials such as glass, metal or brick can be placed in yards if near the rear of the lot and effectively screened by fencing or landscaping.



X. GUIDELINES FOR NEW CONSTRUCTION

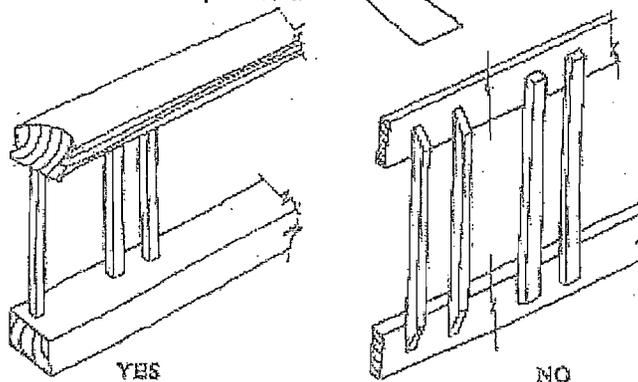
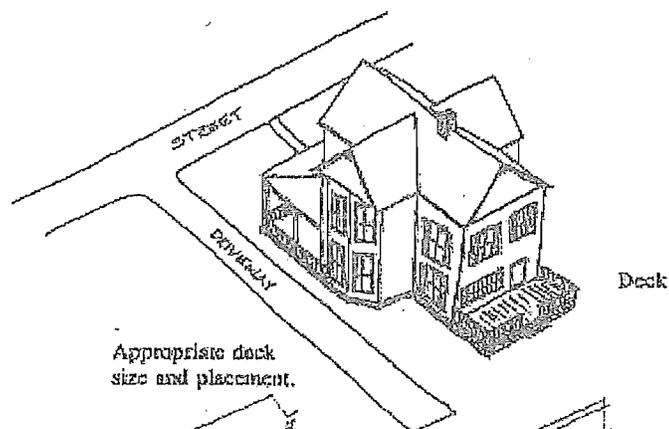
Decks were generally not used on West Chicago's older homes and as such are not appropriate additions on the front facade or other readily visible locations. However, as in the case of any type of addition, a wood deck may be acceptable if placed at the rear of a dwelling where it will not be visible from the street. Deck railings should be in traditional forms rather than in contemporary designs (see section on porches).

Porches or verandas, as they were called in Victorian times, can be utilized the same way as a deck is used in modern architecture.

More appropriate outdoor sitting areas for back yards are stone or brick terraces (or patios, as they are now called) next to the house or built under the shelter of a large tree; summer houses or gazebos, especially popular in the latter half of the 19th century; and pergolas, either attached to the house or freestanding, which were popular after the turn of the century.

DECKS

- A. should be located at the rear of dwellings or areas not readily visible from the street.
- B. should be stained with an opaque stain or painted to blend with the colors of the dwelling.
- C. should be kept simple in design. Wood decks are recommended to have traditional style wood balusters complimentary to the design of the building.



Use traditional railing designs for deck construction.

FIRE ESCAPES

Within West Chicago's locally designated districts are historic dwellings which have been converted into duplexes or apartments. These buildings often have or require fire escapes to meet fire and safety codes. Fire escapes should be sited at the rear or non-readily visible sides of dwellings.

Fire escapes and stairs should be removed when a dwelling is converted back from multi-family to single-family use.

- A. should not be added unless they are required by fire or safety codes.
- B. should be located where they will not be readily visible from the street.
- C. if placed on the exterior should be of wood construction with simple balusters and handrails. Metal fire escapes may be applied if they are not readily visible from the street.

YES



Place emergency stairs and fire escapes on the rear.

NO



Avoid fire stairs on the front or readily visible sides of buildings.

HANDICAPPED ACCESS RAMPS

Handicapped ramps are sometimes needed to provide access to dwellings for those who are ill or have disabilities. Handicapped access ramps should be sited at the rear or sides of dwellings which are not readily visible from the street.

- A. should be added in such a way that original historic materials are not removed and that the ramp construction should be reversible.
- B. preferably should be located at the rear or sides of dwellings. If a handicapped ramp must be placed on the front of a dwelling it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of dwellings.
- C. of wood construction should be of simple traditional design and configuration or designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or to match the overall paint color of the building.
- D. in readily visible area, should be screened with landscaping.

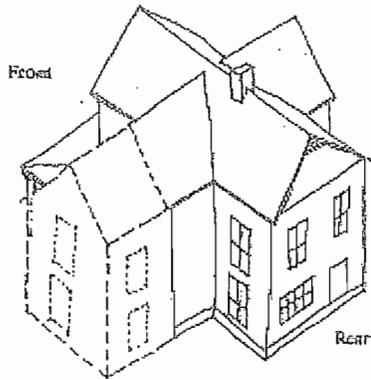


Acceptable handicapped ramp design for front entrance access. Note that the balusters of the ramp match those of the porch.

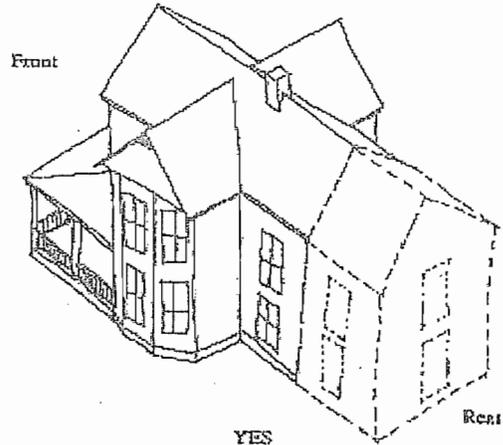
West Chicago's historic dwellings generally possess the flexibility to be enlarged for additional living space. Additions are acceptable when they are placed at rear or side facades not readily visible from the street. Additions should also be built so they will have a minimal impact on the building's overall character. The rear of dwellings are the best locations for the addition of rooms, wings, porches, or decks.

RESIDENTIAL ADDITIONS (New Rooms)

- A. should be located at the rear of dwellings, not on the front or readily visible areas of the sides of dwellings.
- B. should be secondary (smaller and simpler) than the original dwelling in scale, design, and placement.
- C. should be of a compatible design in keeping with the original dwellings's design, roof shape, materials, color, and location of window, door, and cornice heights, etc.
- D. should not imitate an earlier historic style or architectural period. For example, a ca. 1880 Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.
- E. should be constructed to avoid extensive removal or loss of historic materials and to not damage or destroy significant original architectural features.
- F. should impact the exterior walls of the original dwelling as minimally as possible. When building additions use existing door and window openings for connecting the addition to the dwelling.

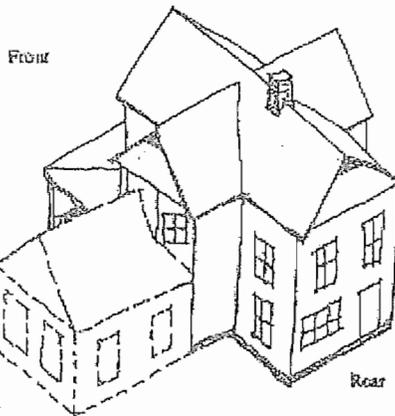


NO

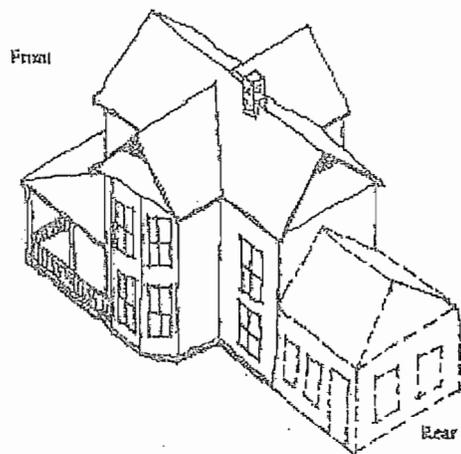


YES

Two-story additions should be placed at the rear, not on prominent side locations.



NO



YES

NEW RESIDENTIAL BUILDINGS (Primary Buildings)

Few vacant lots exist in West Chicago. However, it is important that any new construction on these lots or in any future locally designated districts be compatible with neighboring historic dwellings. The general approach to new construction is for it to be compatible with adjacent dwellings or to blend in with the district through replication. Compatible means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. Replications are dwellings which are constructed to be exact copies of historic building forms or architectural styles in the districts.

It is important that new construction complement the dwellings found along its specific block. A design that may be appropriate along one block may not work for a different block. For example, a new dwelling compatible with one-story Bungalow designs may not be appropriate for a block where two-story Queen Anne architecture predominates and vice versa. Commonality of architectural styles balanced with variety and diversity shall be a goal.

Each new building has to be evaluated within its exact location and surroundings.

- A. Design of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:
1. **shape.** Variations of asymmetrical, rectangular, and square forms are most appropriate for the locally designated districts;
 2. **scale (height and width).** New construction should not vary more than one-half story from the predominate building height typical of dwellings along a block. In most blocks of the designated districts this would require new construction to be no more than two-and-one-half stories;
 3. **orientation to the street.** All dwellings should have an entry porch on the front. Most dwellings in West Chicago's locally designated districts have their primary facades and main entrances oriented towards the street and this characteristic should be maintained in any new construction;
 4. **roof shape and pitch.** Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to six inches of rise to 12 inches of run in measuring slopes). Roof forms of gable and hipped variations are more common on most blocks than roof forms which are flat, mansard, or gambrel forms;
 5. **placement on the lot.** Front and side yard setbacks should respect the setbacks found along the block on which the building is sited.
 6. **location and proportion of porches, entrances, and divisional bays.** The design of the porch should be compatible with design of the house. Porches should have roof forms of gable, hipped or shed design and at least cover the entrance. Porches extending partially or fully across the front of the building are recommended. Porches should have columns and railings with balusters that are traditional in design and compatible with the overall character of the building.

7. location and proportion of windows.

Generally, new window openings should be rectangular in shape. Window proportions on the main facade should not exceed three-to-one in the height/width ratio or be any less than two-to-one in the height/width ratio (two-to-one proportions are preferred). No horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. Special window types (i.e. oriel, bay, stained, beveled glass) may be considered when compatible with the new structure's design as well as the surrounding area;

8. foundation height. Height of foundations should generally be similar to foundation heights in the area. Foundation heights can increase along the sides or at the rear of a building if necessary to follow slope contours. No slab foundations or at-grade foundations should be utilized on the fronts or readily visible sides of buildings;

9. porch height and depth. Porch heights and depths should be consistent with those of adjacent dwellings;

10. material and material color.

Foundations: Most historic dwelling foundations are of stone or cast concrete and new construction should continue the appearance of these foundation materials. Poured concrete, concrete block, and split faced concrete are acceptable foundation materials.

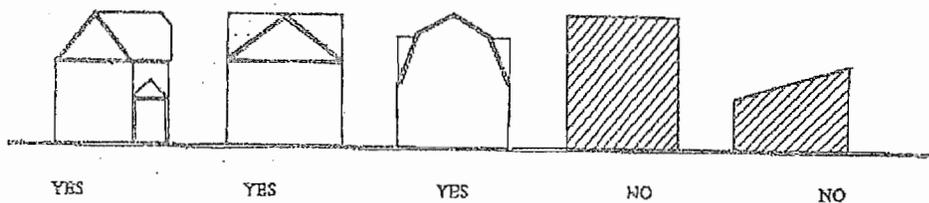
Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the locally designated districts and along the block. White or light mortars provide too much contrast with typical dark brick colors and should be avoided.

Frame Dwellings: If the new construction is of frame, the preferred exterior material is wood or a material which is similar to original materials in the area like clapboard, shingle, stucco, etc. The use of masonite, grained pressboard, aluminum or vinyl siding, or similar materials is acceptable if it meets size recommendations and proper construction detailing of traditional siding materials. If wood siding is used, its exposure should reflect the exposure of traditional wood siding.

Windows: Wood construction is preferred for windows. However, the use of vinyl clad or aluminum clad windows is also acceptable as long as they are sized to be compatible with historic window openings. The use of dark tinted windows, reflective glass and coatings for windows is discouraged on readily visible sides of buildings.

11. details and texture. The details and textures of building materials should be applied in a manner consistent with traditional construction methods and compatible with surrounding structures;

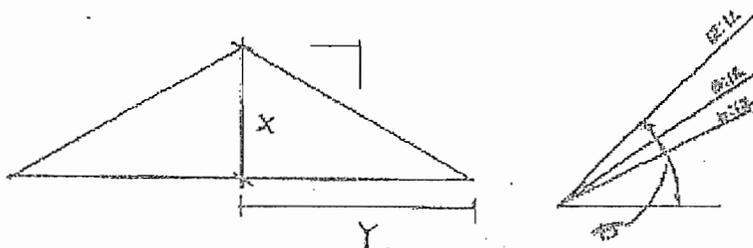
B. Replications. Replications are new buildings which closely imitate historic dwellings typically found in the historic district. Replications are acceptable if they are consistent with historic dwellings in their overall form and plan, porch design and placement, window and door treatments, roof forms, and architectural details. Replications of specific structures within the immediate vicinity is discouraged.



Roof forms should be consistent with those which exist in West Chicago's historic districts.

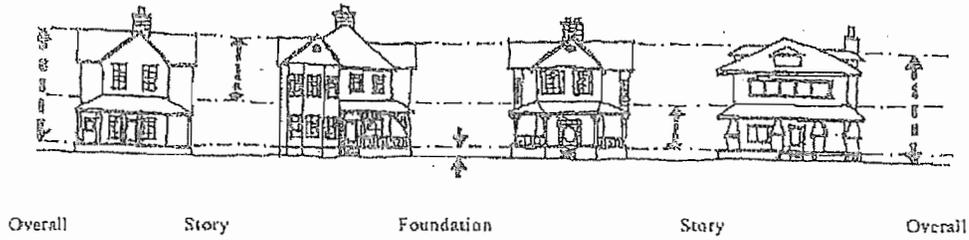


New construction should be consistent in height, lot placement, and roof slope.

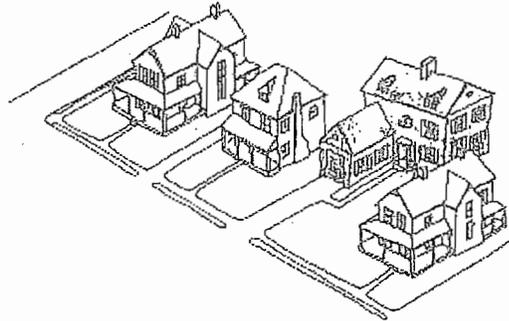


For example, 8 inches of rise (X)
and 12 inches of run (Y) = to
8:12 pitch.

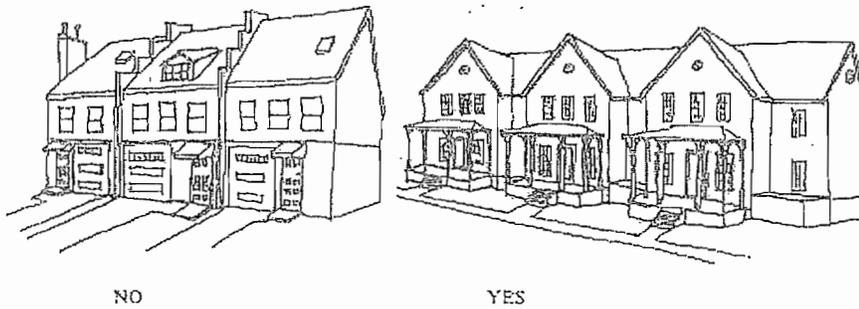
Acceptable roof slopes for new construction.



New construction should maintain foundation height, story height, and overall building height.

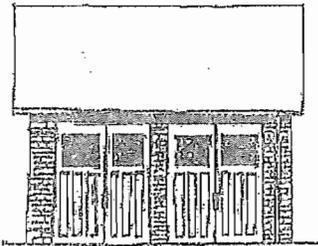


New dwellings should not have garages placed on the front.



New construction such as attached townhomes should reflect porch, door, and window designs which exist along the street.

New construction of secondary buildings such as garages and sheds are acceptable as long as they are simple in design and sited in traditional locations. Construction materials should be similar to those of the primary dwelling.



NEW RESIDENTIAL CONSTRUCTION (Secondary Buildings)

of secondary buildings such as garages, sheds, and other outbuildings should be:

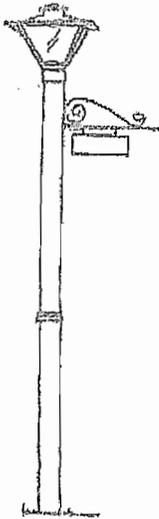
1. smaller in scale than the dwelling;
2. simple in design but reflecting the general character of the associated dwelling. For example, use gable roof forms if the dwelling has a gable roof, hipped roof forms if the dwelling has a hipped roof etc.;
3. built at traditional locations for outbuildings in the locally designated districts. These include at rear lot lines, adjacent to alleys, and at the back side of a dwelling;
4. compatible in design, shape, materials, and roof shape to the associated dwelling;
5. preferably of an exterior material to match the associated dwelling such as clapboard, stucco, or brick. However, if not readily visible from the street, secondary buildings may have exterior substitute siding materials such as masonite, aluminum, or vinyl;
6. of traditional materials if readily visible. For garages, wood paneled doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.
7. have windows included in the garage doors.

Wood paneled garage doors are more appropriate than those of metal or vinyl.

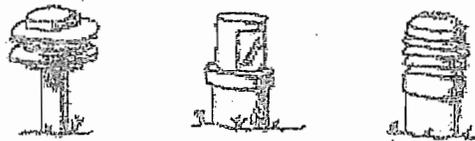
LIGHTING (FOR FRONT YARDS)

Light fixtures for front yards have been popular in recent decades. These include free-standing gas or electric post mounted lamps and sidewalk footlights. The installation of these light fixtures is acceptable for front yards.

Fixtures for yards or sidewalks should be simple and small in design. These fixtures should have a dark, non-glare finish rather than a shiny finish.



- A. for sidewalks and front yards should be of small footlights rather than post-mounted fixtures. Post-mounted fixtures may be installed if they are compatible with the structure.
- B. fixtures to be avoided are any fixtures of a period earlier than the dwelling such as colonial or "Williamsburg" designs.
- C. security lighting should be mounted on non-readily visible rear or sides of dwellings rather than on the front.

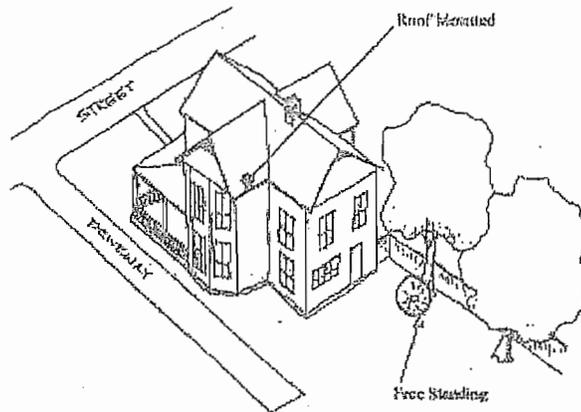


Appropriate foot light designs for sidewalks and walkways.

SATELLITE DISHES AND ANTENNAS

Satellite dishes may be installed if they are sited in rear yards or along side yards which are not readily visible from the street. As non-historic features, the smaller dishes are preferred to the larger dishes. Sometimes antennas may be installed in the attic when it will not inhibit the ability of the antenna to receive signals.

- A. should not be installed in front yards or in readily visible side yards. Dishes should also not be installed at readily visible roof lines.
- B. in the smaller sizes are more appropriate than the large dishes.
- C. should be mounted as low to the ground as possible and the use of landscaping, lattice panels, or fencing to screen the dish from view is recommended.



Satellite dishes should be located at rear roof lines or preferably in rear yards.

SIGNS AND GRAPHIC DESIGNS (Residential Areas)

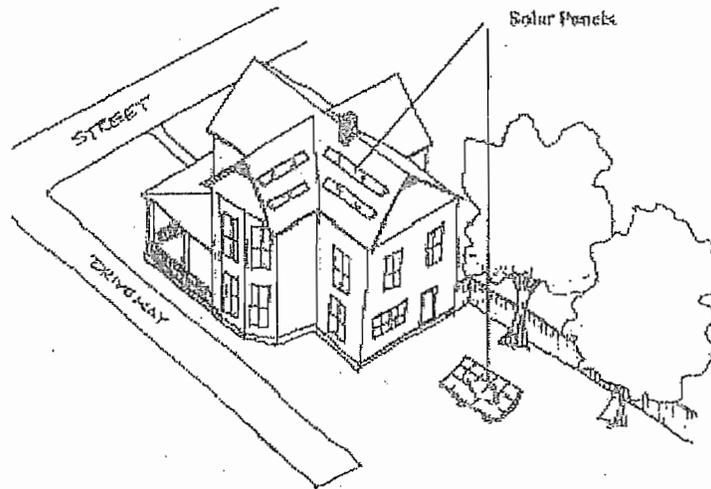
West Chicago's locally designated districts are primarily residential in character and most signs are confined to a few blocks with commercially used dwellings or commercial and community facility buildings.

- A. should also follow regulations subject to the zoning ordinance and commercial guidelines.
- B. for churches may be freestanding or attached to the face of the building. For commercial buildings signs may be freestanding, on windows, or affixed to the face of the building
- C. . should not cover or obscure architectural features.
- D. should not be illuminated with visible bulbs, flashing lights, or luminous paints, but with remote sources. Signs should not be backlit or internally lit.
- E. should be of traditional materials such as finished wood, glass, copper, or bronze, plywood, plastic, or unfinished wood.
- F. should use colors that coordinate with the building colors.
- G. when mounted on masonry walls should be anchored into the mortar, not the masonry.

SOLAR PANELS

As a non-historic addition, solar panels should be sited at rear roof lines or at freestanding locations adjacent to a dwelling. Solar panels are acceptable as long as freestanding panels are sited in rear yards or the roof panels are on rear facades or side facades not readily visible from the street.

- A. should be located on rear sections of the roof, behind dormers or gables or other areas not visible from the street.
- B. which are freestanding should be located at rear yards or on side facades not readily visible from the street. If side yard locations are readily visible (such as a corner lot), freestanding panels may be installed if they are effectively screened by landscaping, fencing, or lattice panels.

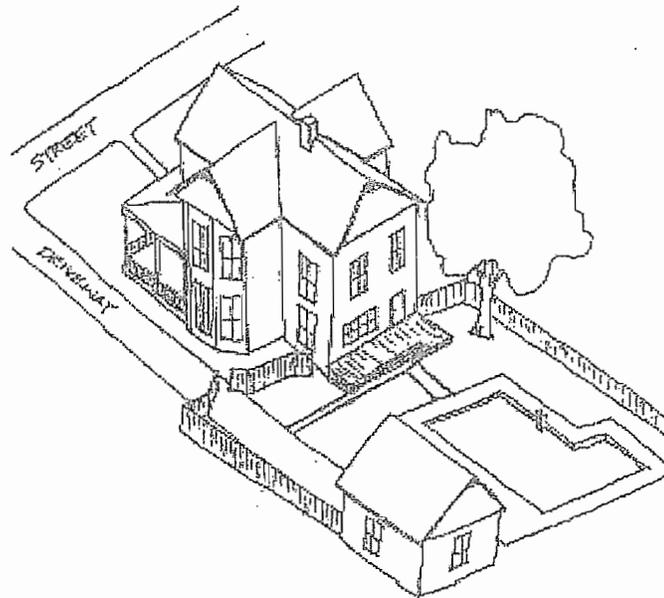


Solar panels should be placed on rear rooflines or in rear yards.

SWIMMING POOLS

The installation of in ground or above ground swimming pools in rear or side yards is acceptable, as long as they are effectively fenced or screened from view.

- A. should be located in rear or side yards and screened from street view by fencing or landscaping.



A swimming pool located in a fenced rear yard.

XI. GUIDELINES FOR DEMOLITION AND MOVING BUILDINGS

DEMOLITION

West Chicago's Historic Preservation Ordinance allows the Commission to deny demolition within the locally designated districts. Demolition of an historic building which retains its architectural character should only occur after all other options are explored. These options may include moving the building to another compatible site or selling the property to a sympathetic buyer for rehabilitation.

MOVING BUILDINGS

Moving buildings usually occurs only to avoid demolition or if the historic site and setting of the property will be significantly changed. If a pre-1945 dwelling within or outside the locally designated districts is threatened with demolition, it is acceptable to move the building to one of the district's vacant lots for rehabilitation. A building moved into the district should maintain the front and side yard setbacks, orientation, and foundation heights of its neighboring properties.

DEMOLITION

- A. demolition of any original feature or part of an historic building should be avoided.
- B. of a building which contributes to the historic or architectural significance of the locally designated districts should not occur, unless:
 - 1. an emergency condition exists and the public safety and welfare requires the removal of the building or structure;
 - 2. a building does not contribute to the historical or architectural character of the districts and its removal will improve the appearance of the districts; or
 - 3. the denial of the demolition will result in an Economic Hardship on the applicant as determined by Section 4-96 of the Historic Preservation Ordinance.
- C. demolition of pre-1945 secondary buildings (garages, etc.) may be acceptable if substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members).

MOVING BUILDINGS

- D. moving buildings into the locally designated districts may be acceptable if compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot.
- E. moving buildings that contribute to the historic and architectural character of the districts should be avoided unless demolition is the only alternative.
- F. moving buildings such as garages or other outbuildings from one location to another on the same lot is acceptable if the relocation will not be readily visible.