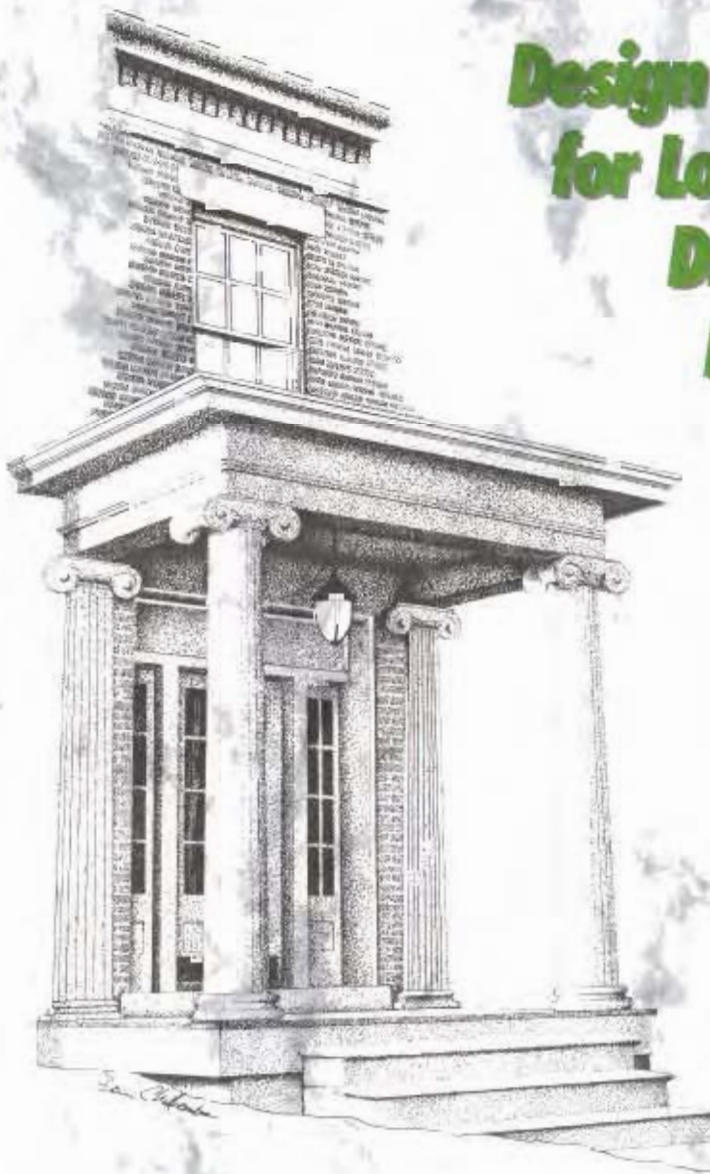


# Design Guidelines for Local Historic Districts and Landmarks



PREPARED BY  
THE CITY OF PEORIA DEPARTMENT OF  
PLANNING & GROWTH MANAGEMENT AND  
THE PEORIA HISTORIC PRESERVATION COMMISSION



## Contributors

Ellen C. Dailey, Urban Planner, Department of Planning & Growth Management

Dan Challacombe, Graphic Artist, Department of Planning & Growth Management

Tom Gerend, Intern, Department of Planning & Growth Management

Frank Corso, AIA, Architect

## Peoria Historic Preservation Commission

Rev. Robert L'Homme, Thomas Kallister, R. James Bateman, Frank Corso, Dr. Peter Couri, Jr., Nancy Neumiller, Michael O'Neil, Annie Collison, Michael F. Copping



### Illinois Historic Preservation Agency

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Old State Capitol Plaza  
Springfield, IL 62701

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# INTRODUCTION

## **Purpose of the Guidelines**

The purpose of these guidelines is to promote historic preservation in Peoria's neighborhoods and to encourage the sensitive restoration and preservation of the many historic homes that serve as landmarks to Peoria's rich history. These guidelines have been developed to assist property owners who reside in local historic districts or in local historic landmarks with their efforts to maintain and restore their homes and property sites appropriately and sensitively. They include specific examples of appropriate styles, materials, and techniques. The guidelines are also developed for property owners residing outside Peoria's historic districts who wish to preserve the historic integrity of their older homes.

Even when great lengths are made to preserve historic structures, change is often inevitable. Peoria's Historic Preservation Commission understands that change is not always negative, and has approved these guidelines in part to reassure property owners that design review will not be arbitrary but based on the same standards for all. These guidelines are not strict regulations; they have been developed with an understanding that each request is unique, and that flexibility can be incorporated into the review process depending on the individual case.

## **Authority of the Peoria Historic Preservation Commission**

Peoria's Historic Preservation Ordinance was adopted by Peoria's City Council in 1976, and was amended to its current version in 1989. Section 16-36 of the ordinance creates Peoria's Historic Preservation Commission and requires that its membership possess specific types of expertise, as well as demonstrated interest in historic preservation. The ordinance establishes procedures for designating historic districts and landmarks and for reviewing applications for certificates of appropriateness and economic hardship.

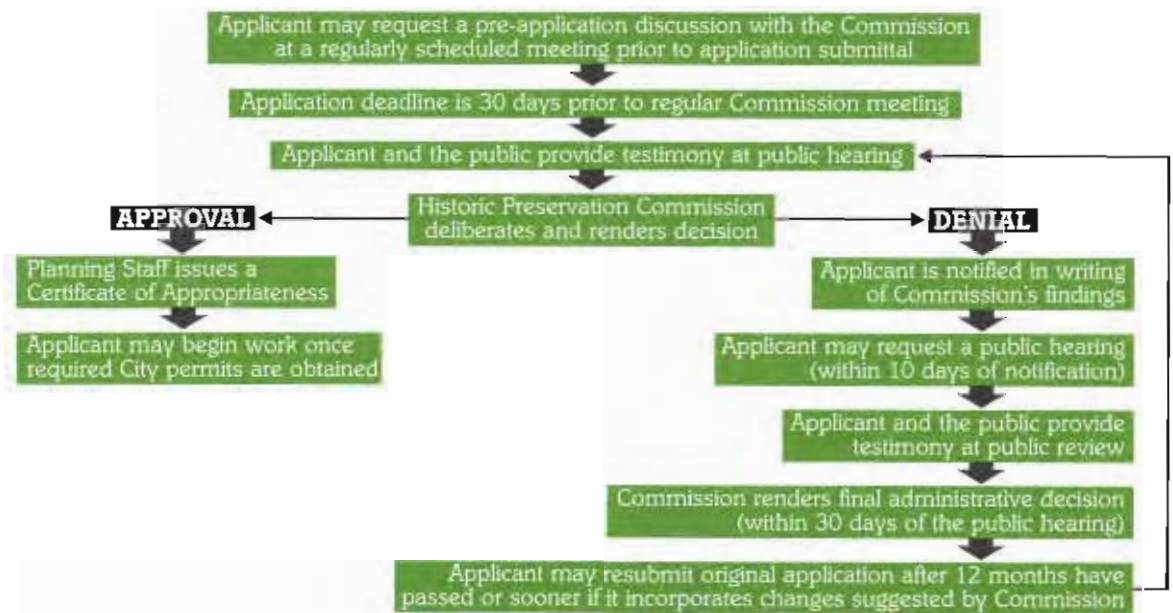
The Commission is comprised of seven voting and two non-voting members appointed by the City Council. The Commission recommends the designation of local landmarks and historic districts to the City Council and issues, modifies, or denies requests for certificates of appropriateness and economic hardship for designated properties. The Commission meets the third Wednesday of every month at City Hall.

## **Certificate of Appropriateness**

A Certificate of Appropriateness is required for exterior alterations and construction (including painting), removal of significant landscaping, and exterior demolition for all local landmarks and properties located within local historic districts. Significant landscaping includes shrub masses (3 or more shrubs) and large trees. In addition, a Certificate of Appropriateness is required for any interior construction affecting structural members of local historic landmarks. Most of the items noted in these guidelines require a Certificate of Appropriateness. Directions given in these guidelines include each façade of a building unless otherwise noted; not just the primary façade.

The Historic Preservation Ordinance requires a Certificate of Appropriateness for the ordinary maintenance or repair of any exterior architectural feature in a historic district or on a historic landmark site that involves a change in design, material, color, or the outward appearance of the property. Landscaping maintenance and minor landscaping such as seasonal flowers and small shrubs may be done without Commission approval.

Property owners are encouraged to discuss proposed plans with Planning & Growth Management Staff prior to filing an application. Applicants are also encouraged to refrain from purchasing new windows, siding, outdoor lighting, or any other materials until approval for proposed work is obtained from the Historic Preservation Commission. The Certificate of Appropriateness Application Procedure is outlined on the flow chart below:



Please contact the Planning and Growth Management Department in Suite 402 of the Twin Towers Plaza (309) 494-8600 for more information and applications.

After the issuance of a Certificate, no change may be made in the proposed work without the re-submittal of an application. Failure to comply with approved plans or with any other provisions of the Peoria Historic Preservation Ordinance will result in formal enforcement action. If convicted, the minimum fine is \$50 with a maximum of \$500, plus court costs, and may be assessed for each day a violation exists. The subject property must be restored to its pre-violation condition.

### Compliance with Other Codes

The Historic Preservation Ordinance requires local historic landmarks and improvements within local historic districts be maintained and kept in good condition and repair. In addition, these properties must comply with all City building codes and ordinances.

# FUNDING PROGRAMS FOR REHABILITATION

**NOTE:** Applicants for the following programs are strongly advised to contact the appropriate agency to discuss projects prior to commencing work.

## Federal Tax Credits

Federal Rehabilitation Investment Tax Credits (ITC) are credits applied to an owner's federal taxes owed or to future tax liabilities. The credit is typically worth a percentage of the value of a renovation. Because claiming the credits may draw special attention to your tax return by the IRS, consultation with an accountant or tax attorney is recommended.

### 20% Historic Preservation Tax Credits

The Historic Preservation Tax Credit Program provides federal income-tax incentives for the rehabilitation of historic income-producing properties. This includes commercial, agricultural, industrial or rental residential buildings that are certified as historic. To be certified, a building must be listed individually on the National Register of Historic Places or be a contributing part of a historic district that is either listed on the National Register or certified by the National Park Service (NPS) as eligible for the National Register.

The amount spent on the renovation project must be greater than the "adjusted basis" of the building (the current depreciated value of the building not including land value). Work must be completed within two years, however, applicants may take up to five years if plans and specifications are approved in advance of construction. All interior and exterior work within the framework of the building is eligible and will be reviewed and approved by the NPS and the Illinois Historic Preservation Agency (IHPA). Eligible work includes masonry repair, exterior painting, interior remodeling and mechanical work. Examples of ineligible work include building additions, appliances, furniture and landscaping.

All projects must be approved and certified by the National Park Service through the Illinois Historic Preservation Agency. Final approval takes from 3 to 6 months. Projects must meet the Secretary of the Interior's Standards for Rehabilitation. This requirement does not mean buildings and features must be restored to their original appearance; but instead that as much of the existing historic features and materials as possible are maintained. For more information on ITC, contact Anne Haaker, Illinois Historic Preservation Agency, Old State Capitol Plaza, Springfield, IL 62701, (217) 785-4512. Internal Revenue Service: (800) 829-1040.

## State Property Tax Assessment Freeze Program

The Property Tax Assessment Freeze Program provides tax incentives to owner-occupants of certified historic homes who rehabilitate their homes. Through this program, the assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began. The valuation is then brought back to market value over a period of four years. To qualify for this program, a property must:

- Be a registered historic structure, either by listing on the National Register of Historic Places, or designated by an approved local historic preservation ordinance;
- Be used as a single-family, owner-occupied residence or condominium, or as a cooperative, or as an owner-occupied residential building with up to six units;

- Have at least 25% of the property's market value spent on an approved rehabilitation project;
- Be a substantial rehabilitation that significantly improves the condition of the historic building, and;
- Be rehabilitated in accordance with the Secretary of the Interior's "Standards for Rehabilitation".

All projects will be reviewed and approved by the IHPA. For more information about this program, please contact Mike Ward, Illinois Historic Preservation Agency, Old State Capitol Plaza, Springfield, IL 62701, (217) 785-4512. Information brochures are also available in the City of Peoria Planning & Growth Management Department.

## **Illinois First**

This is a five-year, \$12 billion program designed by Governor George Ryan to build, repair and upgrade critical infrastructure in Illinois. To inquire about the eligibility of a project, contact your state senator or representative. Additional information is also available on the Governor's website: [www.state.il.us/ilfirst](http://www.state.il.us/ilfirst).

## **Experience Illinois**

Experience Illinois is a new program offered through State Treasurer Judy Baar Topinka's office to provide financial assistance for historic preservation projects through short-term low-cost financing. The program focuses on projects dealing directly with historic preservation, tourism development and community enhancement in Illinois. Historic Preservation projects that may be eligible for funding could include, but are not limited to, architecturally significant buildings, historic landmarks or sites, additions or improvements to museums or renovation of train depots. All projects must have a minimum level of funding of \$25,000, and a maximum level of funding of \$2,000,000, and the term of the loan ranges from 1 to 5 years. For additional information, please contact the office of Illinois State Treasurer Judy Baar Topinka, 1 W. Old State Capitol Plaza, Springfield, IL 62701, (217) 557-2673.

## **TEA-21**

The Transportation Equity Act for the 21st Century (TEA-21) requires states to set aside 10 percent of their Surface Transportation Program (STP) funds for projects that serve to enhance the transportation system. TEA-21 funds a variety of transportation-related programs, including historic preservation projects, transportation museums, rehabilitation of historic transportation buildings, scenic or historic highway programs and historic streetscape projects in Main Street communities. Eighty percent funding is available and requires a twenty-percent local match. In Illinois, funding for enhancement projects is available through the Illinois Transportation Enhancement Program (ITEP). Eligible projects must fall under one of ten categories and have a state or local sponsor. Some categories require that properties are listed on the National Register of Historic Places or designated by a Certified Local Government. The Illinois Department of Transportation's FY 2000-2002 Illinois Transportation Enhancement Program (ITEP) is funding 16 historic preservation/rehabilitation projects totaling \$20.7 million. Applications are accepted on an annual basis. For more information, contact Traci Pfeiffer with the Illinois Department of Transportation in Springfield, IL at (217) 785-9109. You may also contact Anne Haaker with the Illinois Historic Preservation Agency in Springfield, IL at (217) 785-4512.

# GUIDELINES FOR REHABILITATION AND ADDITIONS

## Secretary of the Interior's Standards for Rehabilitation

The City of Peoria Historic Preservation Guidelines are based on the ten standards for rehabilitation developed by the National Park Service, Department of the Interior. The ten standards are as follows:

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 alterations 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 historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additional information about the Standards is available from the National Park Service at [www2.cr.nps.gov](http://www2.cr.nps.gov) or by contacting the IHPA Architecture Section at (217) 785-4512.



## Specific Building Elements

### ROOFING

Original pitch and shape shall be retained, along with original materials and features whenever possible. Original architectural features that provide fundamental character include but are not limited to, dormer windows, cupolas, comices, brackets, chimneys, cresting and weather vanes.

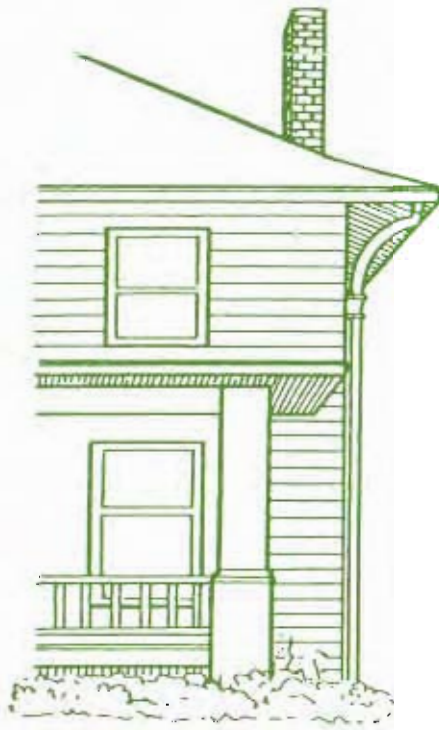
Original roofing materials such as wood shake, slate, tile, and metal shall be maintained, as they are significant features of a historic structure. Appropriate substitute materials may be used when original materials are no longer available or are not economically feasible.

When partially re-roofing, new materials shall match deteriorated materials in composition, size, shape, color and texture.

Roof additions such as new dormers, roof decks, balconies, greenhouses and solar panels are discouraged however, they may be added to the rear of a structure provided they are not visible from the street.

Original roof skylights and vents shall be preserved, however new ones shall not be added where they are visible from the street.

### GUTTERS, DOWNSPOUTS AND VENTS



Original gutters and downspouts, such as boxed or built-in types, shall be repaired and replaced whenever possible. If built-in gutters are covered over, and new half-round or K-style gutters are added, the cornice shall remain in profile and not be completely removed, so they appear similar from the street.

New gutters and downspouts shall be located with minimal visual impact and shall blend in color with the trim or body of the structure. Downspouts shall be placed on the side or rear of the house and shall be used in conjunction with splashblocks to avoid water damage to the structure.

When visible, hang-on type gutters and downspouts shall match the original design.

*Maintenance is essential, as faulty gutters and downspouts can lead to serious deterioration of walls and foundations.*

## CHIMNEYS

Original chimneys shall not be removed or altered.

Whenever portions of original chimneys are still in existence, or whenever photographs clearly indicating original chimney design are available, chimneys shall be restored to their original condition.

Chimneys shall be restored in keeping with the chimney design of the period whenever documentation is not available.

Distinctive features such as banding, corbelling and patterned masonry shall be repaired and maintained as originally designed.

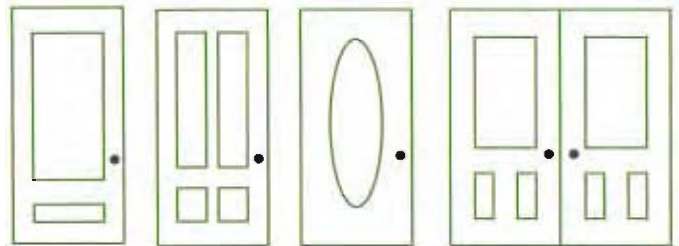
Repointing shall be done with replacement mortar with a high lime content that matches the original in color and texture (see Masonry and Foundations).

Chimneys shall have clay, slate, or stone caps. Metal caps may be acceptable if not readily visible.

Covering a chimney with stucco or other materials is not appropriate.

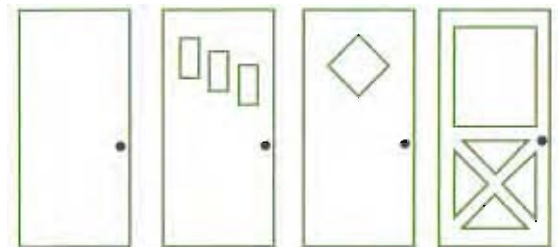
## DOORS

Original doors shall be repaired whenever possible. When replacement is necessary, the replacement shall closely match the original. When an original door is missing, the new door shall be similar to the original in style, materials, glazing, and lights.



APPROPRIATE EXAMPLES

Doors and/or door features such as surrounds, sidelights, and transoms shall not be removed or altered. New doors shall be sized to fit existing entrances. The original size of a door opening shall not be enlarged, reduced, or shortened in height.



INAPPROPRIATE EXAMPLES

Original screen doors shall be preserved and maintained whenever possible.

New screen doors shall be wood and full-view or with structural members aligned with those of the historic door behind them so as not to obstruct visibility.

When security doors or additional entrances are needed to meet safety codes or to enhance the use of a property, they shall be added at the rear or sides of houses where not readily visible. Security doors added to the front of a dwelling shall be full-view design or have minimal structural framework to allow for the viewing of the historic door behind them.

## WALL SURFACES

Existing historic siding shall not be removed or covered with artificial siding on primary facades or visible secondary facades—those facades that can be viewed by the public or have formal detailing and significance.

When replacement of deteriorated siding materials is necessary, new materials shall match the original in width, historic material, thickness, profile, and texture. Appropriate corner boards, frieze boards, drip caps and other features shall be unaltered and included with replacement siding.

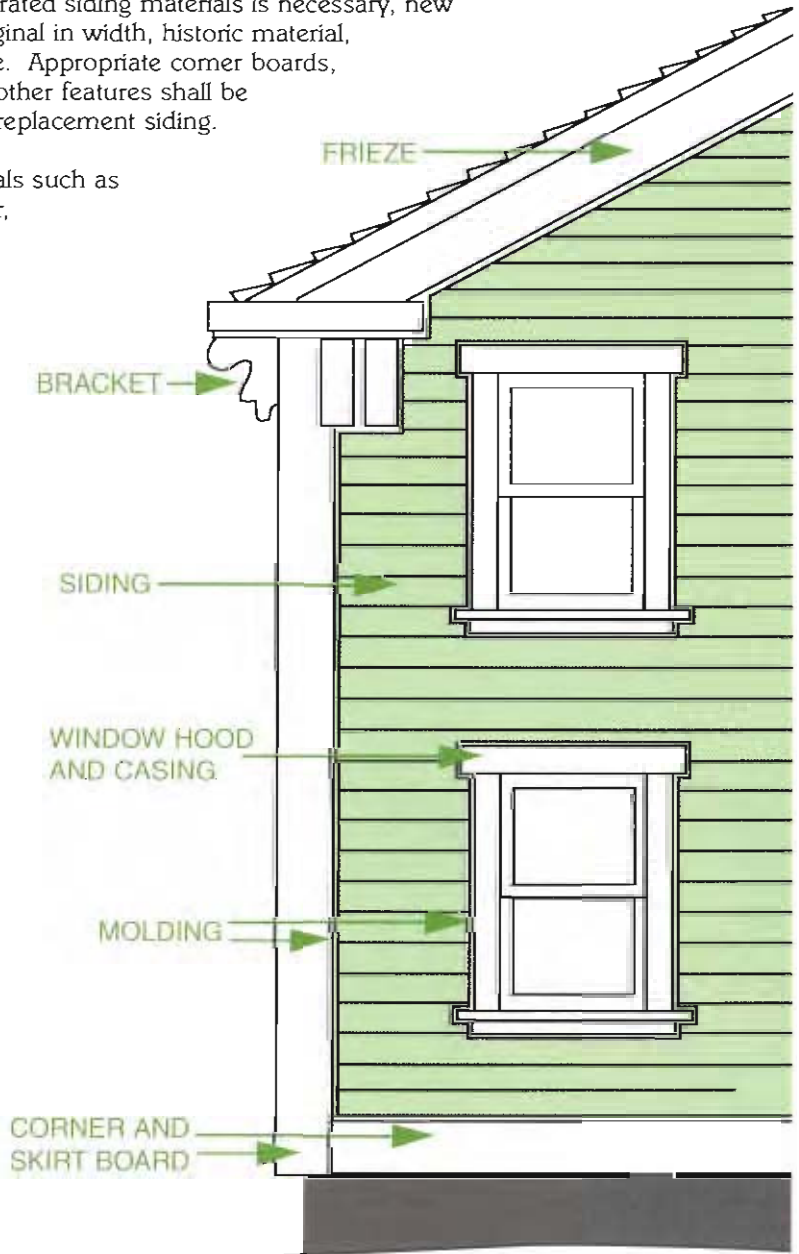
Non-traditional siding materials such as artificial stone or brick veneer, hardboard, asbestos or asphalt shingles or vinyl or aluminum siding are inappropriate for historic homes and may cause damage to the structure.

Wood siding may be insulated if the insulation does not result in alterations to the siding. The creation of plugs or holes for blow-in insulation is not acceptable. This process can cause the deterioration of support beams and compromise the integrity of siding.

The removal of inappropriate siding materials to expose and restore original historic materials is recommended.

When repair of stucco is needed, the new stucco mixture shall match the original in texture and ingredient mix.

Wooden siding shall be maintained with paint or opaque stain.



## ARCHITECTURAL TRIM AND DETAILS

Historic architectural details shall be maintained. Exterior architectural details include, but are not limited to, finials, cornices, brackets, columns, balustrades, friezes, railings, surrounds, drip caps, and window and door moldings.

Removal of decorative details is not permitted, except as needed for repair, as they give historic homes their unique character. If missing, their replacement is strongly encouraged, and shall be based on historical documentation, such as physical, graphic, or photographic evidence.

Any element of architectural trim that is deteriorated beyond repair shall be replaced to duplicate the original in style, shape, size, width, proportion, and texture.

Continuous application of paint can cause many carved and detailed pieces of ornamentation to lose their detail. Care shall be used when repainting these features.

## MASONRY AND FOUNDATIONS

Deteriorated brick, stone, mortar, and other materials shall be replaced with material used in the original construction or materials that resemble the appearance of the original as closely as possible.

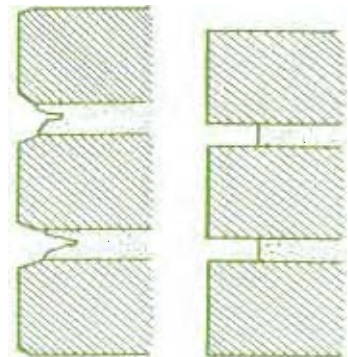
Original mortar joint size and profile shall be retained, and replacement mortar shall match the original mortar in color and texture. Mortar with a high lime content is best for 19<sup>th</sup> Century historic structures.

Masonry or concrete foundations that have never been painted shall not be painted or coated with impervious waterproof coatings.

Masonry cleaning and paint stripping shall be conducted only to halt deterioration and by the gentlest means possible, such as low-pressure water, soft brushes, and appropriate chemical treatment. Sandblasting or abrasive cleaning shall not be used under any circumstances.

The application of surface treatments such as cement, stucco or artificial stucco (Exterior Insulating and Finished Systems, E.I.F.S., commonly known as "Dryvit") is not recommended.

Whenever possible, non-original cover-ups such as concrete block, plywood panels, or corrugated metal shall be removed and the original foundation repaired.



*Repointing  
needed*

*Repointing  
preparation*



*Weathered  
Angle Joint*

*Concave  
Joint*

*"V" Joint*

## WINDOWS

Original windows, casing and surrounds shall be maintained. If the original windows have been altered, restoring them to their original size, style and material is encouraged.

Window openings shall not be blocked down or reduced in size. New window openings shall not be created where there were none originally.

Snap-on, flush, interior, or other false, non-integral muntins are not appropriate. Replacement windows may be used when necessary and shall match the size, style, material, finish and glass patterns of the original. Many historic windows are double-hung with glass patterns ranging from one-over-one to nine-over-six.

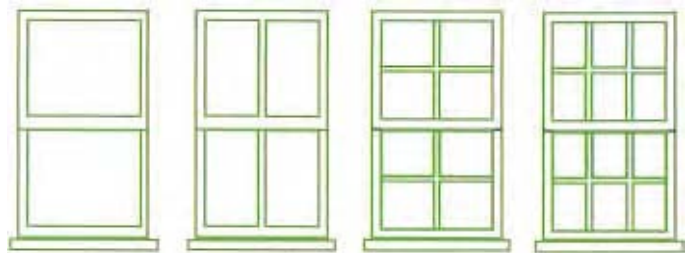
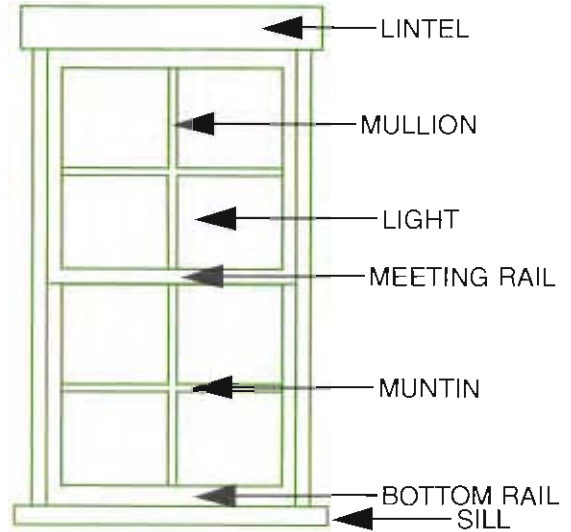
Windows of decorative glass, if original, shall be preserved in their original size and location. Consultation with a glass specialist is recommended.

Interior storm windows are encouraged. Exterior storm windows may be used, however their visibility shall be minimized as much as possible.

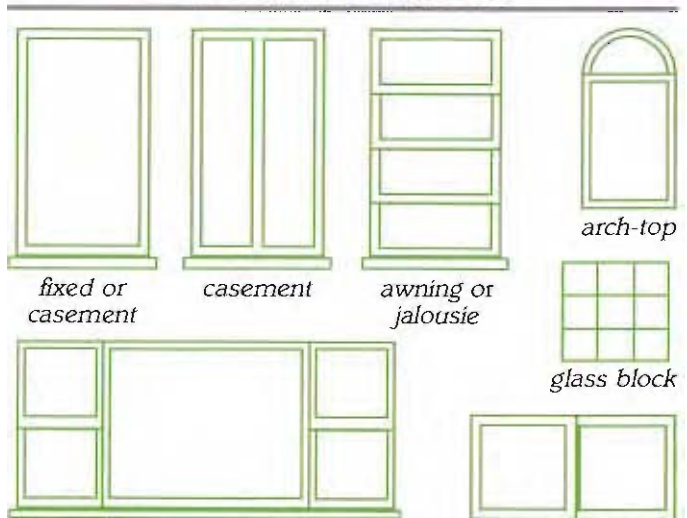
If aluminum framed screens are used they shall be full-view design, pre-finished or painted to match the trim of the window in order to minimize their appearance.

Exterior aluminum storm windows shall leave the wood trim exposed. They shall be installed on the exterior window stop, so they are recessed into the window opening as much as possible. They should be either pre-finished or painted to match the trim of the window in order to minimize their appearance.

Storm windows and screens shall be sized to fit the window opening including round arched windows.



*double hung*  
APPROPRIATE WINDOWS



*picture/combination*

*metal slider*

INAPPROPRIATE WINDOWS

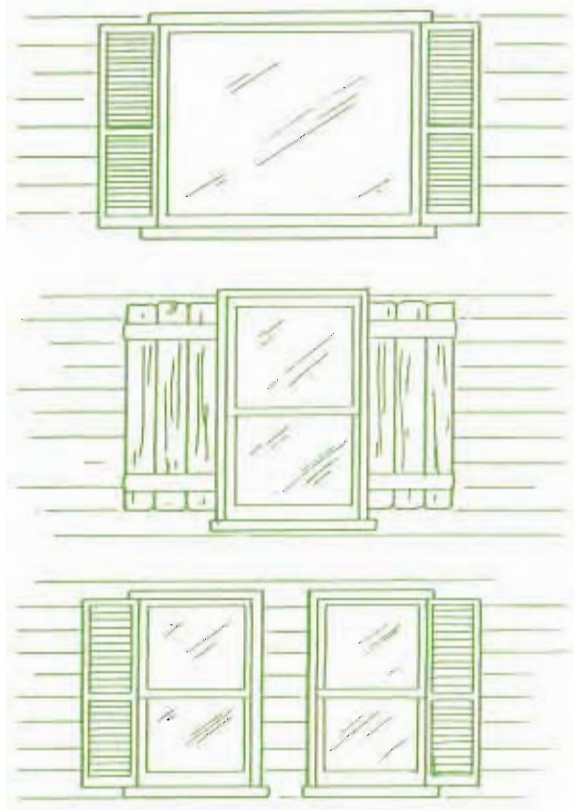
## SHUTTERS AND AWNINGS

Original shutters shall be preserved and maintained.

Shutters and awnings shall only be used when appropriate to the original structure.

Shutters, when used, shall be louvered or paneled wood, large enough to cover the entire window area, and shall appear to be functional.

The installation of new plastic, vinyl, and metal shutters is not appropriate.



APPROPRIATE SHUTTERS

INAPPROPRIATE SHUTTERS

## PAINT AND PAINT COLOR

Paint color requires commission approval except when the new paint is the same color as what is existing.

For most architectural styles, the number of colors shall be limited to three unless appropriate for the home.

Use of brighter colors shall be limited to accenting trim details and doorways. One strong, vivid color per building is most appropriate.

Avoid the use of pressure-treated deck flooring and other materials that are not paint-ready on the front porch.

Most historic exterior features were painted. The use of unpainted lumber on the visible facades is usually not appropriate.

## **PAINT REMOVAL AND SURFACE PREPARATION**

Manual scraping or non-abrasive chemical removers shall be used to remove paint. Highly abrasive and destructive paint stripping shall not be used.

Heat plates or heat guns shall be used with caution to avoid potential damage to wood through charring or fire.

Sand and high-pressure water blasting are not appropriate methods of paint removal, as they can introduce moisture into the building.

Paint shavers may be used, however extra care must be taken to avoid removal of wood siding.

## **PORCHES**

Porches are one of the most important architectural features of historic structures.

Original historic porches, columns, detailing, and steps shall be maintained. If replacement is necessary due to deterioration, the original porch components and detailing shall be replaced using the same design, materials and patterns of the original.

Existing original porches on the primary and secondary facades shall not be removed, enclosed, or altered in design.

The original spacing, section, and approximate profile of balusters shall be maintained during replacement or repair.

Porch additions which are not appropriate or compatible with the historic design of the house can be removed. Porches over 50 years old may have historic significance and it may be more appropriate to maintain them.

Porch roofs shall have the same roofing material and eave detailing and be compatible in style with the main structure. Many porch roofs are flatter and were historically covered in another material.

Porches on the primary or secondary facades shall not be permanently enclosed.

Porches may be screened if the supporting framework for the screen panels is minimal and the open appearance of the porch is maintained. Screen panels may not hide decorative details or result in the removal of original porch material.

Steps leading to a porch shall be wood if the porch is wood, unless documentation shows that stone or concrete was previously used.

Railing height shall be appropriate to the structure, however historic railings were typically shorter than what building code currently requires. Property owners shall consult with the City Building Inspections Department if necessary, to receive approval for any variation from current building code requirements.

## DECKS

Decks are not appropriate for historic homes, however requests for approval of deck construction will be considered by the Commission on a case by case basis.

A deck shall be constructed at the rear of a dwelling or where it will be least conspicuous.

Decks shall be stained with an opaque stain or painted to blend with the colors of the dwelling.

Decks shall be simple in design, and shall be constructed so that the deck can be removed in the future without damaging or further altering the original structure.

Detailing of decks and stairs shall be compatible with that of the original structure.

## ADDITIONS

Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and their design shall be compatible with the size, scale, color, material, and character of the property and surrounding neighborhood.

Wherever possible, new additions or alterations to structures shall be undertaken so that the essential form and integrity of the structure would be unimpaired if such alterations and additions were to be removed in the future.

New additions, including attached garages, shall be located at the rear of dwellings, where their visibility from the street is minimal.

Artificial siding on new additions can be acceptable when new additions are not located on primary facades. The artificial siding shall be compatible in scale and design to the specific historic context.

Additions shall be secondary to the original structure in massing, scale, design, and placement.

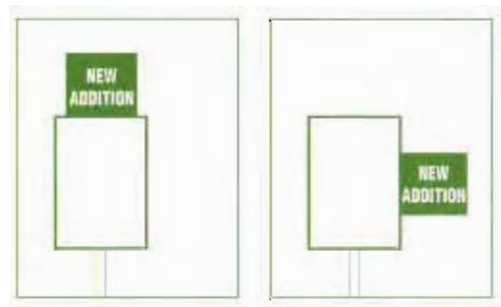
New additions shall have the same horizontal or vertical character as the original structure.

Additions shall complement the existing structure.

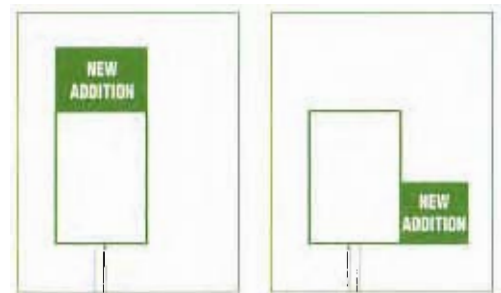
The roof shape, pitch, and material of the original structure shall be maintained.

Extensive removal or loss of historic materials shall be avoided.

The impact of the addition on exterior walls of the original dwelling shall be as minimal as possible.



APPROPRIATE



INAPPROPRIATE



## ACCESSORY STRUCTURES

Garages, carriage houses and outbuildings that contribute to a property's historic character, or are original to a property, shall be preserved and maintained.

Whenever possible, original garage doors shall be maintained, however they may be retrofitted with modern hardware and custom door openers.

## GUIDELINES FOR NEW CONSTRUCTION

New construction in Peoria's local historic districts shall be designed to harmonize with the predominant characteristics of the surrounding neighborhood. Such characteristics include size, scale, massing, rhythm, setback, material, building elements and design. It is important that new construction does not create a false historic appearance. The ideal is quality contemporary design that conforms to the historic building patterns of the neighborhood, yet maintains its own identity as a new home. New construction in historic districts must comply with all requirements of the City of Peoria Zoning Ordinance.

### PRIMARY BUILDINGS

New homes in historic districts shall maintain the predominant roof pitch and shape of surrounding structures.



*The newly constructed house (center) does not maintain the predominant roof pitch and shape of the surrounding structures*

The proportion of window and door openings in new construction should be similar to that of the existing surrounding architecture.



*Facade openings are important in relative size and orientation. The middle building is incompatible.*

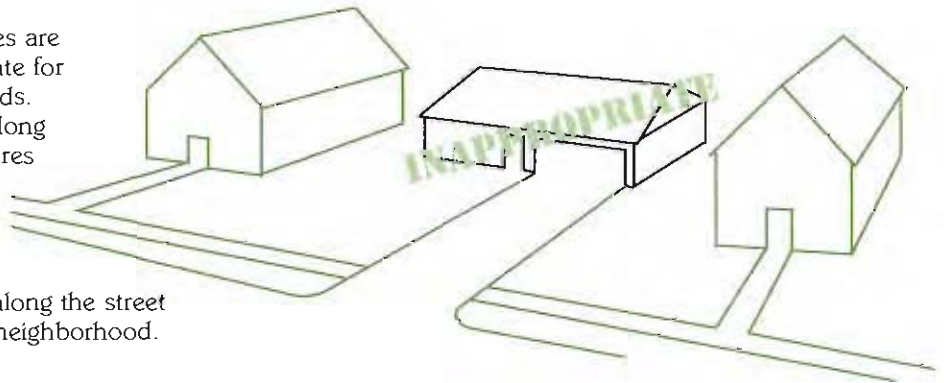
New homes shall be in harmony with the predominant dormer and chimney features of adjacent homes.

New homes shall maintain the same porch patterns of the surrounding neighborhood

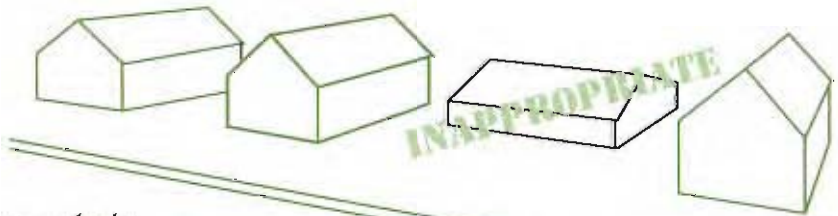


*The third house from left does not maintain the same porch patterns as surrounding structures*

New attached garages are generally inappropriate for historic neighborhoods. The existing home along with adjacent structures should be used to determine the location of a new garage that will best maintain continuity along the street and throughout the neighborhood.

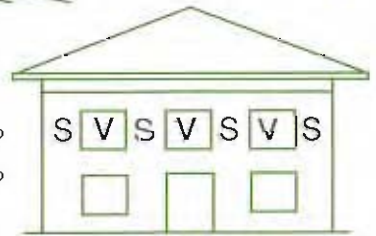


New homes shall maintain the same "street rhythm" as adjacent or neighboring homes. This means that new homes shall observe the same horizontal or vertical emphasis, placement on the lot, spacing between homes and the same rhythm of solids to voids as is predominant on the street.



New homes shall reflect the same first floor height of neighboring historic buildings.

*The rhythm of solids (S) to voids (V) is the recurrent alternation of wall space to window space.*



## ACCESSORY BUILDINGS

Detached garages, sheds, and other outbuildings shall be smaller in scale than the principle structure, and compatible in design, shape, materials, and roof shape.

The design of new accessory structures shall be simple while being compatible with the historic dwelling; gable roof forms if the dwelling has a gable roof, hipped roof forms if the dwelling has a hipped roof, etc.

Traditional materials shall be used whenever possible, particularly when buildings are visible. Wood paneled doors are more appropriate than vinyl, aluminum, or steel, and are widely available.

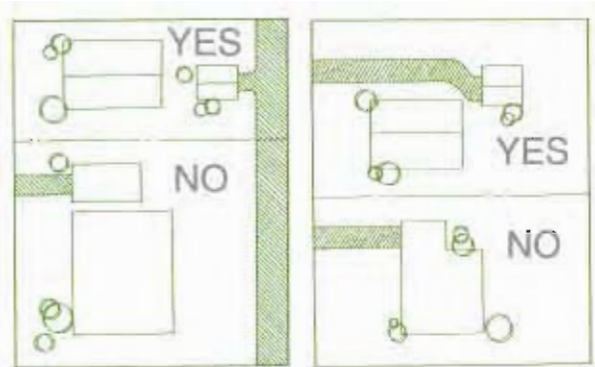
Garage doors shall be in character with the principle structure. Two doors are appropriate for garages rather than a single, double-wide door.



Whenever historically appropriate, detached garages shall be located in the rear of the lot. Sanborn maps shall be consulted to determine the original placement of outbuildings.

When property is adjacent to an alley, the garage shall be situated off the alley with driveway access from the alley.

When no alley is present, the garage shall be located partially behind the principle structure such that garage doors are partially screened from street view.



*Garage location on an alley grid*

*Locate garage slightly behind main building when no alley is present*

## **GUIDELINES FOR THE PROPERTY SITE**

### **FENCES**

Historic fences (of cast iron or original materials) and retaining walls shall be preserved.

Chain link, louver, split rail, concrete block, basket weave, horizontal board, stockade or shadowbox fences are not acceptable if visible from the street.

Iron fences are most appropriate for buildings constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Iron fences are generally not appropriate for dwellings built after 1920.

Historic fences were typically 36" to 42" and visually open, with the degree of ornamentation matching the style and character of the original home.

Traditional landscaping such as hedges and shrubs are acceptable alternatives to fences.

Front yard fences are not permitted without first obtaining approval from the Department of Planning & Growth Management.

### **RETAINING WALLS**

Existing retaining walls shall be retained and repaired whenever possible.

Covering retaining walls with concrete or stucco finish is not acceptable unless the walls were originally covered.

Landscaping timber is not an appropriate material for retaining walls.

## **DRIVEWAYS AND SIDEWALKS**

Many of the homes in Peoria's local historic districts were constructed on an alley system. In neighborhoods where the alley system exists, new driveways shall be constructed off of the alley, not the street. Driveways may be excavated, however, if there is historical evidence that they once existed in that location.

The City of Peoria Zoning Ordinance requires all driveways constructed after 1972 to be surfaced with all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement materials.

Asphalt came into widespread use by the turn of the century. Asphalt can be an appropriate paving material for historic properties, particularly when various types of crushed stones and tints are added to achieve the look of traditional asphalt.

For homes built after 1910, concrete is an appropriate option. New concrete can be subtly tinted in color to blend with the home or older concrete found elsewhere in the neighborhood.

The use of pea gravel or wabash gravel is recommended for the maintenance of legally non-conforming gravel drives (those built before 1972).

Whenever possible, brick, stone and tile sidewalks shall be retained and repaired.

Private walkways visible from the street shall be constructed of brick. Concrete, asphalt or gravel walkways may be permitted at locations on the property site not readily visible from the street.

## **OUTDOOR LIGHTING**

Location, intensity and lamp style are reviewed by the Commission. Traditional locations for outdoor lighting include entrance lighting and garage lighting.

Lamps shall be compatible with the architectural style of the principle structure or neighborhood.

Landscape lighting, such as small, bollard lights, is not appropriate in historic neighborhoods.

## **OUTDOOR EQUIPMENT AND RECREATIONAL ITEMS**

Modern outdoor equipment such as air conditioners, power boxes, satellite dishes, above ground pools, playground equipment, and modern styles of plastic outdoor furniture shall be placed in areas of the yard that are not visible from the street. They may also be screened from view with landscaping.

Outdoor furniture visible from the street shall be compatible with the period of architecture of the main structure.

Yard and recreational items are subject to review by the Commission if they are visible from the street and permanently installed (for example, with concrete footings). These items include benches, gazebos, bird baths, play sets, etc.

## GLOSSARY OF TERMS

**AWNING:** A roof-like cover of canvas or other lightweight material, extending in front of a doorway or window, or over a deck.

**BALUSTER:** An upright post supporting a rail or balustrade; a banister.

**BALUSTRADE:** An entire railing system, including a top rail, bottom rail, and balusters.

**BANDING:** Horizontal subdivisions of a column or wall using a change in profile or change in materials.

**BAY:** A compartment projecting from an exterior wall containing a window or set of windows.

**BRACKET:** A projecting support placed under eaves or other overhangs.

**CASING:** The exposed trim, flat or molded, molding, framing, or lining around a door or window.

**CERTIFICATE OF APPROPRIATENESS:** Resolution of approval required by the Historic Preservation Commission for certain changes to landmark properties or properties in designated local historic districts.

**COLUMN:** A circular or square vertical structural member.

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

**CORNICE:** The horizontal projecting part crowning the wall of a building.

**CRESTING:** An ornamental top border on a roof.

**CUPOLA:** A small, towerlike structure on top of a roof or building, usually terminating in a miniature dome with a lantern or windows to let light in.

**DORMER:** A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable.

**DRIP CAP:** A small, projected molding situated above a door or window, designed to let water flow beyond the outside of the frame.

**EAVE:** The projecting overhang at the lower edge of a roof that sheds rain water.

**FACADE:** The face or elevation of a building.

**FINIAL:** A small ornament at the top of a spire, pinnacle or gable which acts as a terminal.

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

**LANDMARK:** A property which meets certain historical and architectural criteria and which has been designated by the Peoria Historic Preservation Commission.

**LOCAL HISTORIC DISTRICT:** A place or area designated as a historic district by ordinance of the Peoria City Council pursuant to procedures and requirements of the Peoria Historic Preservation Ordinance.

**LOUVERED SHUTTERS:** Shutters fitted with slanted slats, blades or boards, either fixed or adjustable, designed to allow air in but keep rain out.

**MASSING:** The bulk of a building.

**MOLDING:** A decorative profile given to architectural elements, such as cornices, bases, or door and window jambs and heads.

**MULLION:** A vertical strip that divides the lights of a window.

**MUNTIN:** A strip of wood that secures panes of glass within a window.

**PRIMARY FACADE:** The front elevation of a structure, usually facing a street and containing the main entrance.

**REPOINT:** The process of repairing masonry walls by filling the joints with mortar.

**ROOF:** The top covering of a building.

**ROOF PITCH:** The slope of a roof usually expressed as a ratio of vertical rise to horizontal run, or in inches of rise per foot of run.

**SANBORN MAP:** Fire insurance maps produced by the Sanborn Insurance Company dating from the late 1880s through the 1940s, showing building outlines, height, materials, and other vital data.

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

**SCALE:** The relationship of one object's size to that of another.

**SECONDARY FACADE:** Typically the side and rear elevations of a structure that are not as visible from the street.

**SIDELIGHT:** A vertical, fixed shash situated along a door or window, sometimes found in pairs.

**SURROUND:** An encircling border or decorative frame around a door, window, or other opening.

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

**VENEER:** A superficial layer of material.

*Other Illinois Communities' design guidelines were referenced when compiling this manual.*