

Commercial Design Guidelines for Edwardsville's Downtown Historic District



Edwardsville Historic Preservation Commission
City of Edwardsville, Illinois

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Copies of the Commercial Design Guidelines for Edwardsville's Downtown Historic District are available at the Department of Public Works by calling 618-692-7535 or visit our web page at www.cityofedwardsville.com.

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Prepared by the
Edwardsville Public Works Department
and the
Edwardsville Historic Preservation Commission

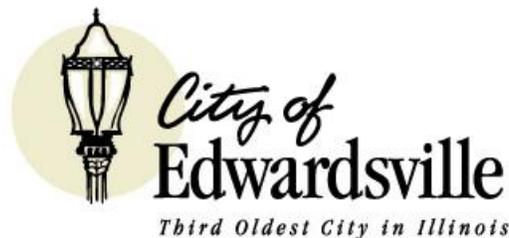
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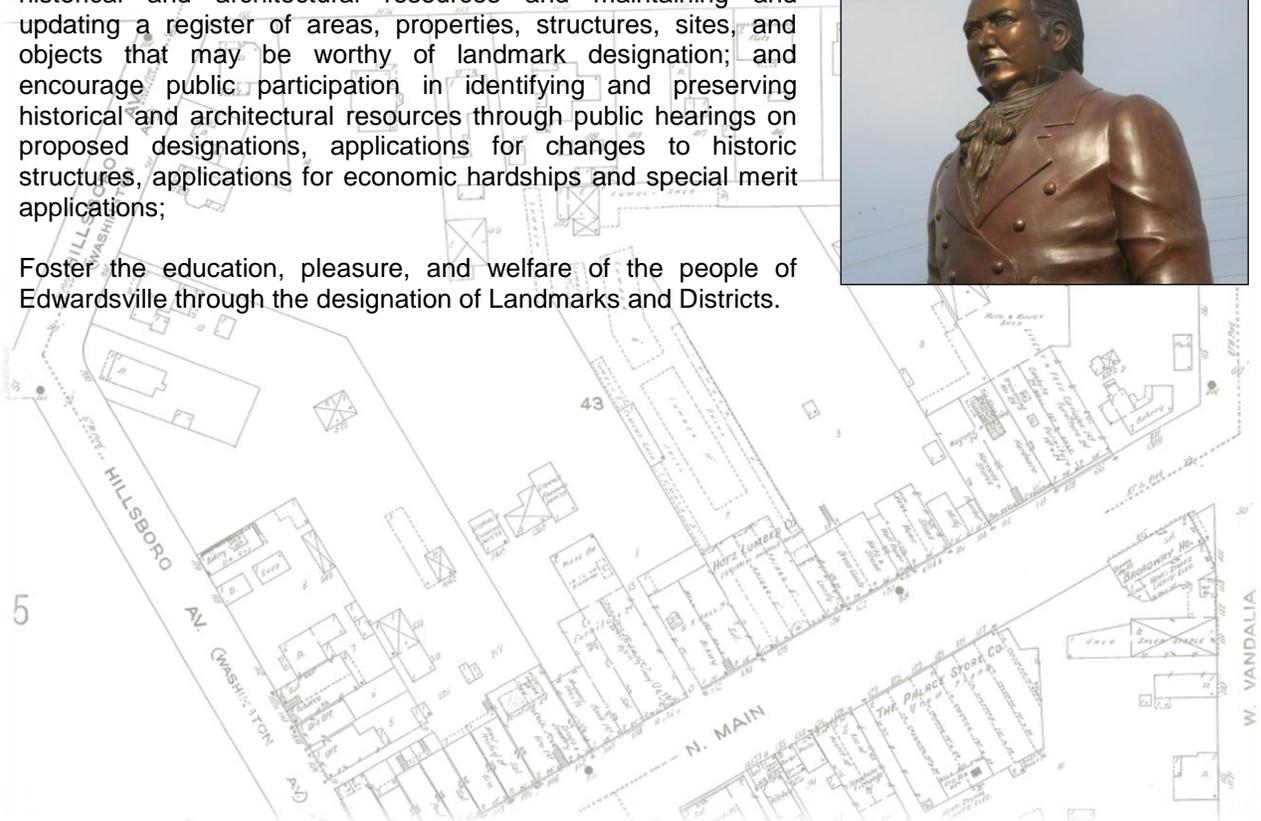
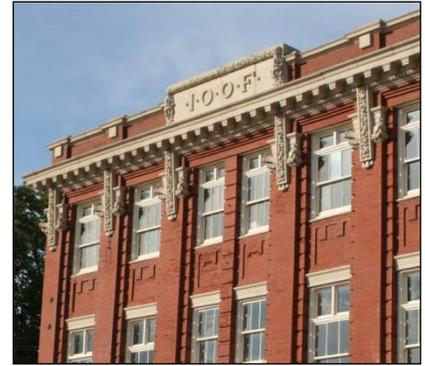
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Historic Preservation Policies

1. Identify, preserve, protect, enhance, and encourage the continued utilization and the rehabilitation of such areas, properties, structures, sites, and objects having a special historical, community, architectural, or aesthetic interest or value to the City of Edwardsville and its citizens;
2. Safeguard the City of Edwardsville's historic and cultural heritage, as embodied and reflected in such areas, properties, structures, sites, and objects determined eligible for designation by ordinance as Landmarks and Historic Districts;
3. Protect and enhance the attractiveness of the City of Edwardsville to homeowners, home buyers, tourists, visitors, businesses, and shoppers, and thereby supporting and promoting business, commerce, industry, and tourism, and providing economic benefit to the City Edwardsville;
4. Foster and encourage preservation, restoration, and rehabilitation of areas, properties, structures, sites, and objects, including entire districts and neighborhoods, and thereby preventing future blight and deterioration;
5. Encourage orderly and efficient development that recognizes the special value to the City of Edwardsville regarding the protection of areas, properties, structures, sites, and objects as Landmarks and Districts;
6. Continue the preparation of surveys and studies of Edwardsville's historical and architectural resources and maintaining and updating a register of areas, properties, structures, sites, and objects that may be worthy of landmark designation; and encourage public participation in identifying and preserving historical and architectural resources through public hearings on proposed designations, applications for changes to historic structures, applications for economic hardships and special merit applications;
7. Foster the education, pleasure, and welfare of the people of Edwardsville through the designation of Landmarks and Districts.



Chapter 1

Introduction to Design Review

1.1 Preservation Planning: A Community Tool



The 1912 Madison County Centennial Monument located in City Park was sculpted by Charles Mulligan of Chicago. The four female figures represent: learning, justice, plenty, and virtue.

Historic preservation has become a major part of urban renewal and economic development in communities across the nation. Its practice is now incorporated in most city and county planning efforts with more than 2,700 historic preservation ordinances enacted across the country. The preservation of Edwardsville's historic past is accomplished through integrated planning, continued and adaptive use of existing sites, providing information and resources for maintaining older buildings, and public education and awareness of preservation issues and solutions.

An important part of historic resource protection is to demonstrate how existing buildings can continue to meet the demands of contemporary life. This can be accomplished through sensitive rehabilitation and by construction of additions that complement the scale and character of the building and neighborhood. Adaptive solutions for upgrading structural, mechanical, electrical, and plumbing systems are available for commercial buildings.

The City of Edwardsville understands the importance of preserving and sustaining its historic areas as part of its economic goals. This commitment was recognized in December of 1977, when the City Council adopted the Preservation Ordinance establishing the Edwardsville Historic Preservation Commission (HPC) and its procedures for designating local landmark properties and historic districts. The purpose of HPC is to identify, preserve, protect, and enhance the city's historic and cultural heritage. In following this mission, HPC is developing methods to safeguard our architectural heritage while at the same time investing in the community's future.

1.2 Design Review

The Commercial Design Guidelines clarify requirements for property owners and design professionals, and suggest techniques to preserve and enhance the historic district's qualities with regard to today's standards. The guidelines provide a basis for making informed, consistent decisions about proposed new construction and building or site alterations. They have been created to ensure that future development in the Central Business District of Downtown occurs in such a way as to maintain and enhance the district's unique character and scale. These guidelines are based on the standards for the treatment of historic properties, as set by the Secretary of the Interior, National Park Service and are to be used as the guiding principles that provide HPC with consistent, objective standards on which to base design review decisions when evaluating Certificates of Appropriateness.

Guidelines supply information about the fundamental principles of historic preservation and urban design to create an environment that is pedestrian oriented, maintains neighborhood identity, and compliments the unique setting of the historic district. Guidelines are not meant to be a set of exhaustive regulations, but are expected to be used in a general sense. They offer a common foundation for decision making in the changes to the exterior architectural appearance of buildings. However, they do not state only one solution. The Commercial Design Guidelines offer a variety of responses to various design issues. Flexibility is accommodated on a case by case basis given that every project is unique.

1.3 Purpose of Design Review

The purpose of design review is to protect the overall character and architectural integrity of the Downtown Historic District's individual structures, while safeguarding the economic investment in the district and extending the life of the district's buildings. The design review process helps to ensure that the unique visual qualities of a building and its site are protected from inappropriate new construction, misguided remodeling, or demolition that will reduce the building's sense of history and cultural importance. The goal is to maintain architectural styles, streetscape elements, and details that together create the unique commercial character of Edwardsville's Downtown Historic District. With new construction, the emphasis is on how new buildings and landscape elements relate to the existing historic streetscapes.



235 N. Main: The 1871 Wheeler Block Building #5.

Properties are affected by the actions of their neighbors and this is especially true in commercial districts where most buildings share common walls and façade elevations with other structures. Design review allows for an equal playing field amongst all property owners. In this manner, architectural review aids owners in protecting the investment they have made in their property from the potential adverse economic impact created from inappropriate construction, remodeling and demolition. Design guidelines assist owners in maintaining and enhancing the appearance of their property, stabilizing and improving property values, and strengthening the livability of older neighborhoods. Without design guidelines and historic overlay districts, Edwardsville's appearance in ten or twenty years is uncertain. With historic overlay districts there is an understandable commitment, purpose, and plan as to how the community will advance during the coming years.

1.4 Recognizing Change

Downtown Edwardsville is a mix of historic architecture and modern infill, proving that with good planning, both can complement one another. Buildings experience change over time, especially those used for commercial purposes. If features are of a significant age, generally 50 years or more, retention of those features should be considered. It may seem that too much change would threaten a district's history and unique character, but it is important to remember that commercial districts traditionally experience changes in both function and appearance. This allows the district to be flexible and accommodate adaptive reuse practices and rehabilitation. Saving the original defining features of a structure is the goal, but exact replication of historic structures and styles that create a false sense of history with new construction is discouraged.



The 1993 Madison County Administration Building.

New construction that respects the major forms, scale, and materials in context to its immediate area of the district can be designed with contemporary architecture. This will allow for the Central Business District of Edwardsville's Downtown Historic District to visually grow while implementing sensitive changes. Any building built to last 100 years will experience change. These guidelines are a tool to help manage the direction and degree of change, while establishing a common understanding of preservation design principles and standards.

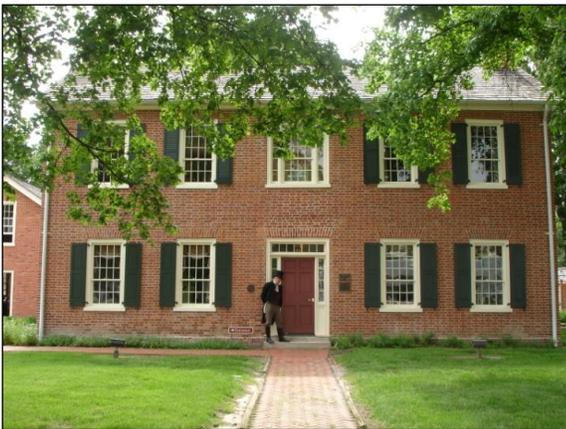
1.5 The Edwardsville Historic Preservation Commission

The Historic Preservation Commission (HPC) is an administrative body of city government made up of fifteen Mayoral appointed citizens who have expertise in historic preservation, architecture, or other relevant disciplines. HPC designates local landmarks and historic districts and is responsible for reviewing subsequent alterations to those properties, i.e. applications for building alterations, new additions, construction, and demolition. This review authority was enacted with the updated preservation ordinance in 2007. The design review process requires a Certificate of Appropriateness. HPC rules by majority vote and has binding review authority over historic designations or changes to historic properties.

HPC has the power to approve a Certificate of Appropriateness as submitted, approve specific plan modifications, or deny approval for applications for Certificate of Appropriateness in accordance with adopted procedures and guidelines. Any applicant, following a final decision of HPC denying a Certificate of Appropriateness, may appeal the decision to City Council. In their deliberations of the appeal, the City Council should make a determination based on the proceedings of record by HPC and the relevant design guidelines. HPC then will act upon any change or modification made by City Council.

The Edwardsville Preservation Ordinance allows HPC to develop design guidelines that are approved by the Commission which govern all aspects of exterior alteration, rehabilitation, building additions and new construction within a historic district or for a landmark property. These guidelines are intended to preserve the architectural integrity of a landmark property and the overall character of a designated historic district. Guidelines do not prevent changes to historic buildings, but do require planning before making alterations, moving forward with new construction, or performing demolition so that any improvements will be compatible with the surrounding historic district.

1.6 What are Historic Districts and Landmarks?



A Local Landmark, the 1820 Benjamin Stephenson House was built by Colonel Stephenson, a native of Virginia who arrived in Edwardsville via Kentucky in 1809. This Federal style building is the oldest brick house in Edwardsville.

In 1931, the city of Charleston, South Carolina formed the country's first historic district when they enacted a local ordinance designating an "Old and Historic District." The ordinance prohibited changes to the exterior architectural features of properties that were visible from a public street. Soon afterwards, other cities followed and by 1965, there were 51 communities throughout the country that had similar ordinances, a number that has reached over 2,700 communities in the U.S. today.

A historic district, whether national or local, is an area with geographically definable boundaries where a considerable number of properties have been designated as having historic, cultural, architectural, or archaeological significance and integrity. A landmark property is typically individual properties or sites that have a high degree of historic, cultural, architectural, or archaeological significance and integrity. These buildings and their settings are protected through a public review process.

To date, Edwardsville has four historic districts, two of which are on the National Register of Historic Places and forty-three buildings designated as local landmark properties, five of which are on the National Register of Historic Places. [See table on page 13 for a complete list of landmarks as of this printing.] The Illinois Historic Preservation Agency has designated the City of Edwardsville a Certified Local Government.

Chapter 2 Overlay District Designation

2.1 What is an Overlay District?

The Edwardsville zoning ordinance allows for specific land uses for each property located inside the city limits based upon their zoning category. A historic district is a type of overlay district that overlaps other zoning areas. Properties located inside a historic district require additional regulations based upon these guidelines. Overlay districts provide solutions to special situations that arise in a community when underlying zoning districts (residential, commercial, and industrial districts) are not appropriate. Overlay districts integrate unique areas that may include special characteristics that should be conserved such as neighborhood districts, environmental districts, airports, floodplain and historic preservation. Specific conditions or restrictions are placed on development in an overlay district in addition to those already established by the underlying zoning category. An overlay district, as the name suggests, is a separate and distinct layer called an overlay, which is above other base zoning districts that contain guidelines that govern the intent of the established district.

2.2 Historic Overlay District Designation

Edwardsville's ordinance allows HPC to recommend properties within the city as local historic overlay districts or historic districts for short. This criteria allows the designation of properties, structures, or sites that have particular historic, architectural, cultural, or archaeological significance to the city's history and development. Edwardsville's historic commercial properties are primarily located in the boundaries of the Central Business District along North Main Street and Hillsboro Avenue with other historic properties located throughout the downtown area. Edwardsville's Central Business District is centered around the convergence of three state highways: IL Rt. 157, IL Rt. 143 (Vandalia Street) and IL Rt. 159 (Main Street). This area developed in the late nineteenth and early twentieth centuries as the city grew into a commercial and political center.

2.3 How are Local Historic Districts and Landmarks Designated?

HPC, the City Council, the Mayor, or property owners may recommend local individual properties and local historic districts (two or more properties) as historically significant. HPC reviews a nomination application that explains the importance of the proposed historic property or historic district. Prior to HPC recommendation, property owners are notified by the applicant of the proposed overlay district prior to a public hearing.

When the formal report is made at a public hearing, HPC will vote whether to designate the property or district for local historic designation. Following the public hearing, HPC prepares a written recommendation to the Edwardsville City Council recommending approval, disapproval or approval in part. Upon favorable approval by the City Council, the historic district or landmark shall be enacted and classified as an historic overlay district and is officially listed in the Edwardsville Register of Landmark Properties and Historic Districts.

2.4 Relationship to Zoning

The Commercial Design Guidelines pertain to the review of structures located within the Downtown Historic District, particularly the zoning area known as B-1 or the Central Business District. An overlay map of the Central Business District with the Downtown Historic District can be found on page 12.

Design guidelines are an effective tool for protecting the established character of a historic district by promoting appropriate building forms and style within that area. Guidelines however, cannot regulate the use of the buildings within a local historic district. The design review process pertains only to proposed exterior architectural alterations in appearance to a property and not to a proposed change in use.

2.5 What do Local Historic Districts Provide?

Local historic districts can be adapted to the specific needs and identity of the community. They help protect and preserve local resources, even as a community changes. New development that enhances a historic district is crucial to a city's progress as it connects together the past, present and future. Historic preservation takes into account the fact that communities are an ever changing, living, and dynamic organism, showing that there are many benefits to historic district designation. The following is a list on some of the many advantages to having a local historic district:

1. Protects a community's significant historic properties and neighborhoods through a design review process. It has been shown through comparative studies that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within historic districts.
2. Protects the historic character and quality of the district with specific design review. Local districts protect the investments of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.
3. Fully utilizes the existing commercial center. The existing commercial center represents a large investment in infrastructure, public services, architecture, and businesses. Continuing to use our existing commercial center before developing new land for other commercial functions is both a fiscally and environmentally sound practice.
4. Does not restrict the use of a property in the district or require property owners to make improvements to their property.
5. The protection of local historic districts can enhance business recruitment potential. Companies continually relocate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.
6. Sets overlay district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations.
7. Does not affect federal, state or local government activities.
8. Requires local HPC review and approval, based on conformance to local design guidelines. Review is also required for changes that do not require a Building Permit such as glass repairs, gutter installation, masonry work, shutters, windows, fences, roof coverings, etc.
9. Provides for review of proposed demolitions and may prevent or delay proposed demolitions to allow for preservation alternatives. Projects located within historic districts undertaken by the city will also require the design review process by HPC.

2.6 Economic Benefits of Historic Preservation

Preservation is one of the highest job-generating economic development options available: *Historic rehabilitation work not only creates more higher-paying jobs than new construction, but more jobs overall. Between 1976 and 2008, preservation activities funded through the Federal Historic Tax Credit created over 1.8 million new jobs - 58,000 jobs created just in 2008 alone.*

More jobs are created through preservation than the same amount through new construction: *In general, historic preservation is more labor intensive. Between 60 and 70% of the total costs goes toward labor, which is practical and beneficial for the local economy. Carpenters, electricians, plumbers, sheet metal workers, painters, etc. are nearly always hired locally.*

During an economic downturn, rehabilitation of historic structures often has a counter-cyclical activity that can help to stabilize the economy: *Most preservation projects are modest in size, making them more affordable when larger new projects are not. Since local labor and suppliers get a much larger share of the total expenditure than they do for new construction projects, dollar for dollar, preservation will have a more positive local economic impact.*

The renewal of older neighborhoods is a great economic benefit: *Low-density development is more costly than compact development and urban renewal because of the required expenses on roads, sewers, and public services. The older neighborhoods of Edwardsville already possess an infrastructure with existing sidewalks, streets, sewer lines, and street lights. Through appropriate rehabilitation of existing buildings and compatible new construction, the city's older areas contribute to a fiscally responsible approach to Edwardsville's economy.*

Commercial buildings are significant economic assets. *Historic districts and the use of design guidelines helps to ensure that investment in a historic area will be protected. Over time, property valuation in historic districts at least stays the same, and in most cases, increases dramatically. Historic designation and design review benefits not only existing property owners but it often also attracts new buyers since they know their investment will be secure.*

Overlay districts protect the overall economic value of a historic area. *Every building in a historic area is influenced by the actions of its neighbors and those around it. Every decision one property owner makes has an impact on the property values of another. Design guidelines provide a level playing field for all property owners because they apply equally to everyone in a historic area. This way all property owner's rights are protected from the adverse economic impact that could result from the actions of another.*

Historic rehabilitation is an environmentally sustainable approach to revitalizing communities: *Historic rehabilitation ordinarily does not require new infrastructure such as roads and utilities, it reduces the amount of waste deposited in landfills, and often involves properties near existing transit so that building occupants use less fuel and generate less pollution than those living and working in sprawl locations. Studies show that reusing a 5,000-square-foot building conserves the amount of carbon equivalent to what 85 homes burn in an entire year.*



Central Business District of Downtown as of October 2011

Edwardsville Register of Landmark Properties and Historic Districts

Landmark	Built	Local Designation	National Designation
1. Leclaire Historic District		Yes 1/1980	Yes 08/08/1979
2. Berlemann House 115 South Main Street	1865	Yes 5/1980	Yes 03/27/1980
3. Benjamin Stephenson House 409 South Buchanan Street	1820	Yes 7/1980	Yes 05/31/1980
4. American Woman's League Chapter House 515 West High Street	1909	Yes 5/1991	Yes 11/18/1980
5. St. Louis Street Historic District		Yes 3/1996	Yes 05/09/1980
6. John Weir Home 715 North Main Street	1836	Yes 8/1985	Yes 05/09/1983
7. Madison County Centennial Monument (Centennial Memorial Monument) Edwardsville City Park	1912	Yes 7/1985	No
8. Wildey Theater 252 North Main Street	1909	Yes 7/1986	No
9. Columbus Attendance Center 315 North Kansas Street	1886	Yes 7/1986	No
10. Prickett House 210 North Kansas Street	1854	Yes 8/1987	No
11. Gabriel Oestrich House 1501 North Main Street	1853	Yes 3/1991	No
12. Narodni Sin (Czech National Hall) (Lodge Svobodny Rolnick #26) 209-211 E. Vandalia Street	1906	Yes 3/1991	Yes 11/2002
13. Judge Wm. Tyler Brown House 104 Springer Avenue	1854	Yes 5/1991	No
14. Wabash Hotel 1101 North Main Street	1839 – 40	Yes 12/1991	No
15. Madison County Courthouse 155 North Main Street	1915	Yes 12/1991	No
16. "Log Cabin" House 1712 North Main Street	1805	Yes 4/1992	No
17. Lusk Memorial Cemetery Randle Street	1818	Yes 6/1992	No
18. Old Post Office 201 Hillsboro Avenue	1913	Yes 7/1992	No
19. Klingel House 1801 North Main Street	1859	Yes 7/1992	No
20. Immanuel Methodist Church 800 North Main Street	1882	Yes 5/1993	No
21. Happy House 722 Hillsboro Road	1879-80	Yes 5/1993	No
22. Edwardsville Public Library 112 South Kansas Street	1906	Yes 5/1993	No
23. Farmers Mill Warehouse 207 West High Street	1895	Yes 5/1993	No

24.	Brick Street Landmark District	1902	Yes 12/1993	No
25.	The Hoffman House 128 St. Andrews Place	1872	Yes 3/1994	No
26.	The Koenig-Deal House 100 East Kirkpatrick Street	1866	Yes 3/1994	No
27.	The Krafft House 1310 North Main Street	1830	Yes 3/1994	No
28.	The Keller House 327 Clay Street	1883	Yes 3/1994	No
29.	The Klingel-Balke House 400 West Park Street	1857	Yes 3/1994	No
30.	Grandma Littleton/Giese House 331 North Buchanan Street	1893	Yes 1/1996	No
31.	Ballard Cemetery Outlot A, Parkview Ridge Center Grove Road, Edwardsville	1847	Yes 1/1996	No
32.	Site of Abraham Lincoln's Speech September 11, 1858 (Madison County Courthouse) 155 North Main Street	1858	Yes 7/1997	No
33.	Site of Pogue Store 1201 North Main Street	1819	Yes 7/1997	No
34.	Coles Monument Rt. 157 at Lewis Road	1929	Yes 8/1998	No
35.	John Sebastian Trares Building 222-224-226 North Main Street	1885	Yes 3/1999	No
36.	Bohm Building 100 Main Street	1910	Yes 6/1999	No
37.	Lincoln School 1210 North Main Street	1911	Yes 6/1999	No
38.	Dippold House 923 Grand Avenue	1895	Yes 10/2003	No
39.	Downtown Historic District		Yes 11/2005	No
40.	Lustron House 1320 Grand Avenue	1949	Yes 11/2007	No
41.	SIUE Religious Center Dome Southern Illinois University Campus	1971	Yes 8/2008	No
42.	E. Breese Glass House 647 Hillsboro Avenue	Mid-1870s	Yes 7/2009	No
43.	Ryderus C. & Emily Peters Springer Gillham House, 112 Springer Avenue	1891	Yes 7/2009	No
44.	Boeschenstein-Levi House 230 North Kansas Street	1906	Yes 9/2010	No
45.	Bardelmeier House 118 South Main Street	c. 1882	Yes 9/2010	No
46.	Windeler House 416 North Fillmore Street	1896	Yes 4/2012	No
47.	Simon Kellerman House 502 North Fillmore Street	1894	Yes 4/2012	No

Chapter 3

How to Prepare for Design Review

3.1 What is a Certificate of Appropriateness?

A Certificate of Appropriateness (COA) is a document that is **required** for all projects affecting the exterior architectural appearance of any landmark property or property within a historic district including, but not limited to:

1. Alteration,
2. Construction,
3. Demolition,
4. or Relocation.

Exterior architectural appearance refers to the architectural character and general composition of the exterior of a property, visible from a public street, public way, or adjacent private property. This would include the kind and texture of the building material, and the design and character of all architectural details and elements, i.e. windows, doors, light fixtures, trim, signs, etc.

All landmarks and properties within a designated historic district require design review. Design review covers both historic and non-historic properties in the district, whether conforming or non-conforming, historic or non-historic. The City's official map for the Downtown Historic District is maintained by HPC and the Department of Public Works and is available for review at the Department of Public Works.

Approval of a COA by HPC is necessary in order to obtain a City building permit, demolition permit, or to move forward with any changes to the exterior appearance of a property. Approvals are granted by HPC through the issuance of a COA. HPC's decisions on COA applications will be based on the design guidelines in this document. These guidelines are the standards used by HPC in determining the compatibility of proposed alterations.

A COA is **not** required for:

1. General repairs and routine maintenance,
2. Selection of paint colors,
3. Installation of plant material or landscaping,
4. Interior changes.

If you feel uncertain whether you need a COA, or require further information on the application process, contact the City Planner at (618) 692-7535 or a Historic Preservation Commission member. A sample COA is on page 17.

3.2 How to Apply for a COA?

The Edwardsville HPC meets on the second Wednesday of each month at 7:00 p.m. at City Hall to consider COA applications. A COA application must be filed with the Department of Public Works at least one (1) week prior to the HPC meeting. COA application forms can only be obtained from the Department of Public Works, 200 E. Park Street. There are no fees associated with filing a COA and its subsequent review by HPC. All completed forms should be returned to the Department of Public Works by 5:00 PM on the first Wednesday of the month. A COA application is not considered complete until all material necessary to adequately describe the proposed project has been submitted to the staff at the Department of Public Works. HPC may refuse to consider a COA application if it determines insufficient information has been provided by the applicant. COAs will expire one (1) year from the date of issuance and are only applicable to the work specified in the application. They cannot be transferred from the applicant to another subsequent property owner without the consent of HPC.

The applicant for a COA is encouraged to attend the HPC meeting when his or her application is to be considered. If the applicant cannot attend, a representative of the applicant should be present. The applicant and any persons desiring to speak on the COA application will be given an opportunity at the HPC meeting to make comments and to ask questions of HPC members. When the application for a COA has been approved by HPC, notification of the action will be forwarded to the applicant. If an application for a COA is denied, the applicant may appeal the decision to City Council. The appeal should be in writing and must be filed with the City Clerk within thirty (30) days of the Commission's decision.

3.3 Required Documents for a COA

New construction or renovation: a complete set of plans and specifications are required for the project. Plans must be drawn to scale and 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.

Alteration: detailed drawings are required of proposed modifications to the structure. Photographs of the existing building are required along with specifications and/or samples of exterior materials (such as siding, roofing, doors, windows, and ornamentation).

Fences: scale drawings and a plat of the lot are required which show the proposed location of the fence along with the height, style, or material and what the fence will look like. Photographs of the property on which the fence is proposed are also needed.

Signs: scale drawings of the sign are required to show the size of the sign. Drawings or photographs are also needed showing the sign location on the building or site. Color samples should also be submitted.

Parking areas, driveways, or parking lots: a plat of survey is required that shows the location and layout of the parking lot. The drawings shall clearly indicate the dimensions of the parking stall(s), drive aisles, and setbacks.

Demolition: photographs of the building proposed for demolition are required along with a written description of the building to be removed, reasons for removal, and proposed use of the site.

3.4 Fines and Penalties

Failure to comply with the approved plans will invalidate the COA. Failure to comply with the provisions of the Preservation Ordinance will result in a fine ranging from \$250 to \$750 and face the possibility of ineligibility for the issuance of building permits, Certificates of Occupancy, licenses and curb cut permits for a period of five years following the date of violation.

If work is initiated prior to approval of a COA or before obtaining the proper city permits, a cease and desist order may be issued. If these requirements are not met, the property owner may face fines and penalties or an order to restore the original condition of the property prior to the violation.

3.5 Compliance with Other Codes

In all cases, HPC will not require a property owner to undertake property rehabilitation or restoration. However, properties that are landmarked or in historic districts must comply like all other properties with general building and life safety codes adopted by the City of Edwardsville. These ordinances include the Zoning Ordinance and Sign Ordinance. Other general restrictions related to nuisances will apply.



**Application for Review of
Certificate of Appropriateness (COA)**

Date of Application: _____ Date received by Public Works _____

Property Address: _____

Applicant's Name: _____

Address: _____

Telephone: (Work) _____ (Home): _____ (E-mail/Fax) _____

Relationship of Applicant to Property: _____

Architect's Name(s): _____

Address/Phone: _____

Contractor's Name(s): _____

Address/Phone: _____

Please describe the existing condition and each proposed modification.

SAMPLE COA

Plans, pictures and/or drawings of the proposed work must accompany this application when filed.

If this is a request for a Demolition Permit, indicate if the site is to remain vacant. For a Demolition Permit, a written description of the building to be removed, reason for removal, etc., and photographs of the structure must accompany this application.

This approved application is required to obtain a City of Edwardsville Building Permit or Demolition Permit in a Historic District or for work on a Local Landmark (Chapter 284 of Codified Ordinances of the City of Edwardsville).

Signature of Applicant _____

Historic Preservation Commission Use Only

_____ Approved _____ Date _____

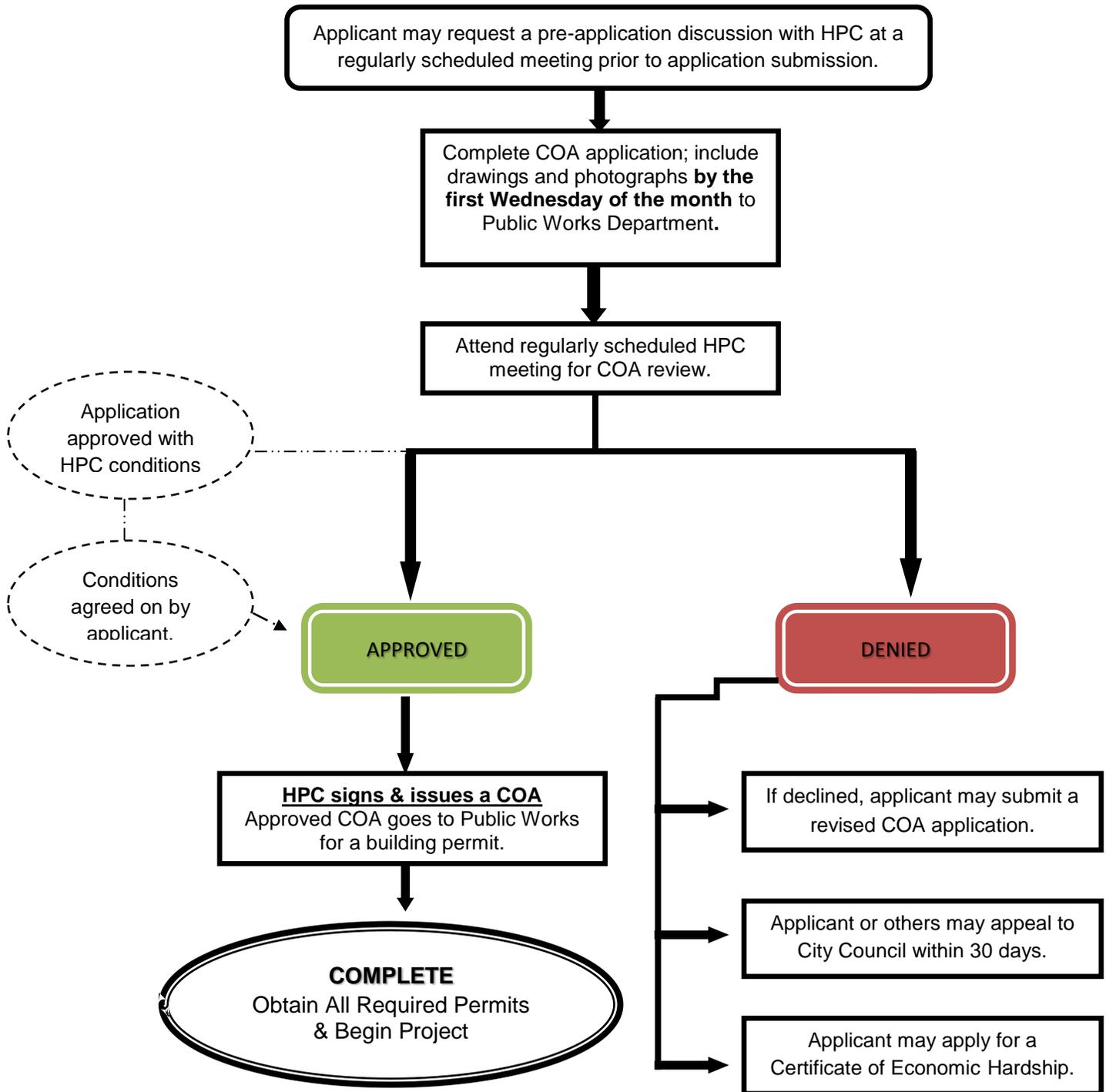
_____ Approved as amended _____ Date _____

_____ Denied _____ Date _____

Comments/Amendments:

Department of Public Works • 200 East Park Street • Edwardsville, IL 62025-0407 • (618) 692-7535

Certificate of Appropriateness (COA) Typical Process Flowchart



Historic District Review Chart

TYPE OF WORK	No Approval Required	COA Approval Required	Other Edwardsville Permit(s) Required
Additions/ New Construction		X	X
Accessory Structures (sheds, garages, etc.)			
New, any size, or demolition		X	X
Change in material or size		X	X
Awnings and Canopies (Retain, Repair, Restore)	X		
Awnings and Canopies (New installation/ form change)		X	X
Carports		X	X
Cornices & Coping (Storefront or Upper Facade)			
Repair with same materials	X		
Restore original configuration with new materials		X	X
New/any location		X	X
Decks and Patios			
Repair with same material	X		
New, visible from street/with structure		X	X
New, not visible from street/ non-structure		X	X
Decorative Shutters			
Repair with same material and size	X		
New		X	
Demolitions (part or all of structure)		X	X
Doors/Garage Doors			
Repair with same materials	X		
Change in material or size		X	
New/ any location		X	
Any change in opening		X	X
Driveways			
Same surface	X		
New construction, material change or location		X	X
Exterior- Walls, Piers, Upper Facades			
Repair with same materials	X		
Replacement with new materials		X	X
Exterior Facade Change (including style change)			
Repair same material, any part of structure	X		
Replacement of non-historic materials		X	X
Facade- Commercial (See Storefront or Exterior Facade)			
Facade- Rear (See Rear Facade)			
Fences or gates, retain, or repair existing with same	X		
Fences or gates, new or change in materials		X	X
Fire Escapes, new or change in materials or location		X	X
Gutters and Downspouts			
Repair with same materials	X		
Replacement with new materials		X	
Install new		X	
Landscaping			
Visible from the street/any minor change	X		
Visible from the street/major removals	X		
Tree removal/mature trees/ tree trimming/planting	X		
Lighting (see Site and Landscaping Lighting)			

TYPE OF WORK	No Approval Required	COA Approval Required	Other Edwardsville Permit(s) Required
Mechanical Systems, HVAC Refrigeration, etc.			
Replace or repair existing unit with same materials	X		
New or relocation		X	X
Painting			
Maintenance or color change	X		
Painting originally unpainted surface		X	
Rear Facade (Facing public alley or parking area)			
Service/Delivery Door/ Overhead Door (See Doors)			
Ramps/Lifts		X	
Utilities (electric panels, grease traps, etc.)		X	X
Relocation of building or structure		X	X
Re-pointing, repair or masonry		X	
Roof			
Repair, same material and shape	X		X
Replace, new materials or shape of shingle		X	X
Change shape of roof		X	X
Sheds (see Accessory Structures)			
Siding			
Repair, same material and shape	X		
Replace, new materials or shape		X	
Signs/Plaques			
Repair with same materials	X		
Remove/Replace with new hardware or new installation		X	X
Site and Landscaping Lighting			
Repair with same material	X		
New construction, new materials, relocation		X	X
Solar Collectors, Sky Lights			
Repair or replace with same materials, same location	X		
Install new, any location		X	X
Storefront (Public Commercial)			
Storefront Bulkhead			
Repair with same materials	X		
Remove/Replace with new materials		X	
Storefront Displays (Framing and/or Glass)			
Repair with same materials	X		
Remove/Replace with new materials		X	X
Storefront- (Change layout to create new opening)		X	X
Storm Windows and Storm Doors			
Repair with same materials	X		
Install new		X	
Trim (scrollwork, fascia, banding, columns, etc.)			
Repair with same materials	X		
Replace- same material, size, shape, any location		X	
Replace- new material same size, shape, any location		X	
Install new, change in size, design or repair with new		X	
Windows			
Repair with same material	X		
Replace, same material, size, shape, configuration		X	
New openings, Change in size of opening, or New		X	

Chapter 4 Downtown Historic District-Commercial Core Character

4.1 Edwardsville: A Brief History



The Benjamin Stephenson House

The first permanent settler in the Edwardsville area was Thomas Kirkpatrick in 1805. Originally from North Carolina, Kirkpatrick obtained 100-acres along Cahokia Creek from Pierre Lejoy and built a one-room log cabin on the ridge above the creek. His cabin was approximately 300-yards from what is now North Main Street at the north end of present day Kirkpatrick Lane.

When Madison County was established in 1812, Territorial Governor Ninian Edwards designated Thomas Kirkpatrick's cabin as the seat of justice for the new county. In 1816 Kirkpatrick platted a town on his land and named it Edwardsville in honor of Ninian Edwards.

The first public square, located in the 1200 block of North Main Street, was the site of the first two Madison County court houses which were little more than primitive log cabins. This remained a hub of commercial activity until a new court house was built in 1857 in the current location.



715 N. Main: The Dr. John Weir House.

The United States Land Grant Office opened in 1816 as a center for recording deeds for the county which at that time stretched all the way to the present Wisconsin border. Benjamin Stephenson was appointed "receiver of public moneys". At about the same time, the Indian Agency was established. The most significant action conducted by the Agency was the 1819 Treaty of Edwardsville with the Kickapoo Indians.

Stephenson built Edwardsville's oldest surviving brick home in 1820. The two-story Federal style building, located at 409 South Buchanan Street, has been restored and is open to the public.

Examples of existing buildings from this time period in the commercial district include part of Pogue Store, built in 1819. A surviving wall of that building can be seen inside 1201 North Main Street. The Wabash Hotel, built on the northwest corner of North Main and Union Street, is now an apartment building. Across Union Street, was Edwardsville's first newspaper, *The Spectator*, owned by pioneer publisher Hooper Warren who was known for his staunch opposition to slavery.

Another early brick house, the Dr. John Weir House at 715 North Main Street, was built in 1836. Since 1964, the Weir House has been home to the Madison County Historical Museum.



The Former N.O. Nelson Factory Complex

The third court house was constructed 10 blocks south of the original public square in an area known as Upper Edwardsville. Constructed in 1857, the location is the same as the current court house. It would have a significant impact on Edwardsville's Main Street commercial district as merchants and other professionals pursued the natural focal point of activity.

Within a few years the business district had been completely relocated. By the end of the 19th century, business and industry in and around the commercial district included flour mills, brick yards, coal mines, lumber yards, general stores, bakeries, restaurants, hotels, three newspapers and, of course, numerous taverns. There were also attorney offices, financial institutions and other businesses connected with the business of the courts.

Fire Company #1, organized in 1874, was composed solely of volunteers. Telephones were installed in the City in 1882, and in 1892, William Wurdak organized an electric light and power company. In that same year Charles P. Lampe and William H. Horine contracted with the City to install twenty-five 2,000 candle-power street lamps.

A successful waterworks system was established in 1898, when it was discovered that an ample supply of pure, naturally filtered water could be obtained from the deep sand and gravel beds in the American Bottoms between the Mississippi River and Edwardsville. The Edwardsville Water Company was established that year and a water tower built at the corner of Main and High Streets.

In 1890 N. O. Nelson founded his village of Leclaire south of Edwardsville. Referred to in early newspapers as Edwardsville's "suburb to the south", the cooperative village brought jobs and a significant increase in population. The population of Edwardsville grew by approximately 20% when Leclaire was annexed in 1934. There was no commercial district in Leclaire which proved a great benefit to downtown merchants.

The city continued to grow, and in 1905 Edwardsville's library association, through the efforts of Charles Boeschstein, was successful in obtaining a Carnegie grant of \$12,000 for the erection of a permanent library building. The library was built at its present location in City Park and dedicated in July 1906. In 1912, the centennial of Madison County was celebrated in Edwardsville. Hundreds of people came from all over the county to join in the festivities and to witness the erection of a monument.

When the Tuxhorn Opera House closed in 1906, community leaders partnered with the Independent Order of Odd Fellows to build a new 1,150 seat opera house in the 200 block of North Main Street that was restored in 2011 after being closed for nearly 25 years. The success of this and other entertainment venues demonstrates the vitality of the Edwardsville commercial district at the turn of the last century.

In 1900, the threat of removal and relocation of the Courthouse again occurred. Both Alton and Granite City had achieved prominence as industrial and economic centers in the county and were vying for the prestige and the additional professional activities that are attracted to a center of government. Negotiations ensued; Alton secured the state hospital, Granite City a new federal building, and Edwardsville remained the county seat with a new Courthouse. The present courthouse, a square, four-story neo-classical structure of white marble, was constructed from 1913-1915.



The Edwardsville Public Library



The Madison County Courthouse



The Wildey Theater

4.2 Architectural Styles and Building Types



Downtown Edwardsville around 1917.

The integrity of the Edwardsville Downtown Historic District is above average, consisting of buildings that are a vital part of the historical development, heritage, and culture of our community since settlement in 1805. When the district was established in 2005, there were 164 buildings in the Downtown Historic District of which 65 are considered contributing structures built between 1805 and 1915. Each street within the Downtown Historic District contains one or more buildings that have been the home or place of business for individuals who contributed to the development of Edwardsville and Madison County. Many of those buildings were the work of a builder or architect whose work influenced the development of Edwardsville, such as Spillman, Keller, and the Trares brothers.



222-226 N. Main: The John Trares Building in 2010.

Edwardsville's downtown commercial buildings were mainly built between 1871 and 1915. Like most of the Main Streets in America built during this time, Edwardsville's downtown buildings are small scale, one and two story structures, constructed of dark brick. These commercial buildings feature a variety of decorative cornices and brick detailing, with terra cotta and limestone trim. A few represent formal architectural styles, in particular, the influences of Second Empire, Classical Revival, and Italianate commercial styling of the late nineteenth and early twentieth century.

The majority of buildings in Edwardsville's downtown commercial core are two-stories in height, share similarities in their design, and have separate facades. Normally, the lower commercial storefront was used for businesses, while the upper stories were for offices or private residences. Storefronts have been said to be the front porches of America's Main Streets, they were designed to be both attractive and functional with large display windows used for highlighting merchandise. Upper facades generally feature symmetrically placed windows and decorative elements such as brickwork and cornices. Only a few of Edwardsville's historic commercial buildings maintain their original storefront appearance, and thus are the most significant examples in the community.



100-106 N. Main: The Bohm Building around 1912.

The John Sebastian Trares Building, built around 1885, was constructed in Second Empire style and showcases many of the design elements found during the period from cast iron columns to arched decorative windows. The influence of cast iron storefront structures became prominent in commercial building construction following the 1850s. During this period cast iron columns and lintels replaced traditional stone and masonry building features. These advancements in construction allowed for larger display windows. At the end of the nineteenth century cast iron columns were usually square featuring Classic Revival style detailing.

During the first part of the 20th century, downtown buildings continued to feature traditional storefront design. As Classical Revival styles became more popular and influential, buildings adopted more restrained detailing and rectangular window forms than their earlier counterparts. The Wildey Theater and IOOF Lodge Hall at 250-254 N. Main, was constructed in 1908, while Edwardsville's first true office building, the Bohm Building at 100-106 N. Main was built in 1910. Both structures are classically ornamented and feature similar dentil moldings and terra cotta work, however in later renovations of the Wildey, an art deco design was favored. Following 1915, there was little major commercial construction within the downtown area.

The decline of downtown shopping arrived with the popularity of strip malls. Edwardsville's first strip mall was the Montclair Shopping Center built in 1958. The late 1980s saw massive change in the appearance of the downtown beginning with the demolition of many older structures. With Edwardsville's desire to revive downtown the City began investing in improvements. To enhance the vibrancy, attractiveness and economic health of downtown, the City has taken a number of measures such as the establishment of three Tax Increment Finance (TIF) Districts (1988, 1997, and 2008) in the downtown area, establishment of the sidewalk dining permit program, sidewalk sales display permit program, commercial building facade improvement program, streetscape improvements, etc.

Following 2000, the City developed a Downtown Streetscape plan that created a design vision for the Central Business District which encompassed the uniqueness of its historic qualities, and recognized that downtown is the heart of the community. The plan unified downtown and highlighted its historic qualities, while encouraging complementary new development. Through the installation of new period street lighting, the relocation of overhead utility lines underground, the planting of trees, and the placement of benches the Central Business District was refreshed.

The Downtown Streetscape enhancement plan marked the beginning of a revitalization effort of the Central Business District. It served as a catalyst to encourage building owners and merchants to reinvest in their properties with façade renovation and continued structural maintenance. The success of the Downtown Streetscape continues through multiple phase expansions to adjoining thoroughfares entering the community.

With these types of revitalization efforts in place, new businesses are once again being attracted to this commercial center. Today, Edwardsville's downtown appearance is defined by a positive mix of its turn of the century architecture and modern infill construction. Current downtown uses include a mix of governmental offices (Madison County Administration Building/Court House Complex/Annex Building; Edwardsville City Hall), small businesses, shops, professional offices, commercial services, churches, financial institutions, Post Office, public library and park space, restaurants, and residential units (some on second floor). The Edwardsville Historic Preservation Commission welcomes all business and property owners and is committed to preserving the integrity of the Downtown Historic District while providing for modern needs.



Downtown Edwardsville in 1966.



Downtown Edwardsville in 2011.

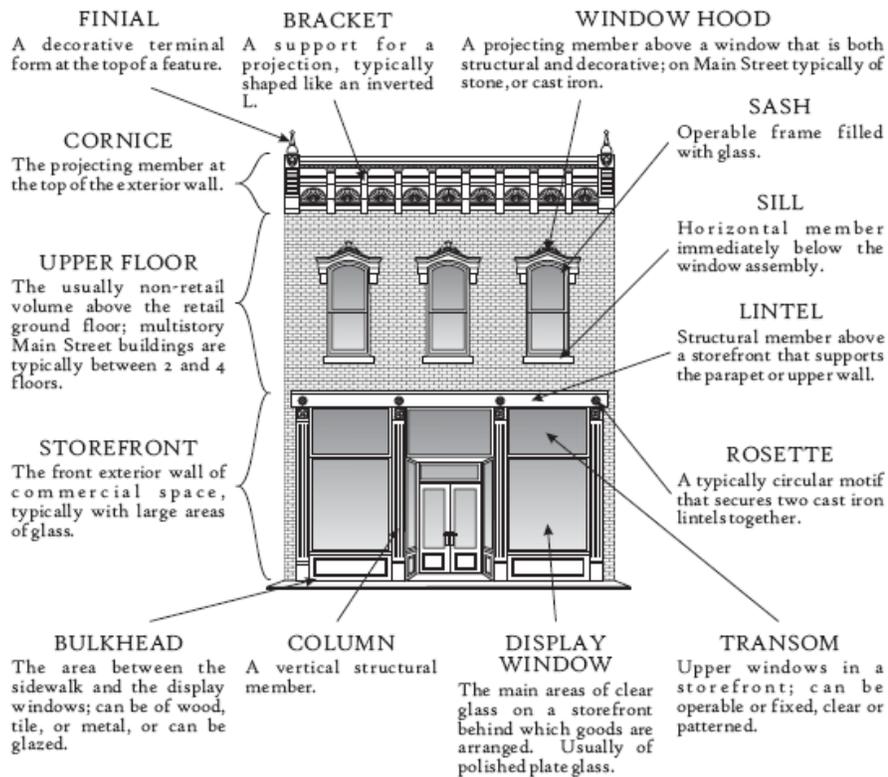
4.3 Typical Parts of a Main Street Building

Nearly all commercial buildings share the same basic design components, a storefront, upper floor, and cornice. Each of these elements contains several design components that together form a unified and distinctive street presence. Buildings that lack those unifying elements appear out of character with their surrounding environments.

The storefront is the section of the facade that is located on the ground level. It normally spans the entire width of the building and consists of an arrangement of glass and provides an entrance to the building. The storefront display is the marketing function on historic buildings, this area contains: doors, bulkheads, windows and sometimes transoms. The storefront provides access to the business, displays products to sidewalk shoppers, and provides natural light and ventilation through high transom windows over the displays.

The upper floor, or upper facade, is located above the storefront and usually contains window openings and an arrangement of details that create a rhythm to the facade. The upper floor is normally supported by a horizontal piece of iron, steel, or wood that spans the storefront.

The upper cornice is the cap along the top parapet edge of the primary facade. Nineteenth-century commercial buildings commonly used corbelled courses of brick at the top of their brick walls. This was outdated by stylish, ornate mail-ordered cast iron; followed by stamped metal assemblies by the turn of the 20th-century; then terra-cotta forms on steel frames in the early 20th-century; only to return to inset masonry materials and refined flush surfaces of simple material changes such as inlaid brick in the mid- to later-20th century.



Original Image included with permission from the Illinois Historic Preservation Agency, Illinois Main Street.

4.4 The Downtown Environment

Density

Downtown environments are dense regardless of a community's overall size. Density allows for close proximity of a variety of uses, structures, and lifestyle choices for residents and business persons. Density is an asset to any vital downtown, as it provides continuous points of interests. Density also is an environmentally sound practice as it passively limits each individual's carbon footprint.

Setback

Downtown buildings are traditionally built to the edge of the sidewalk, the edges of their property boundaries, and share adjoining walls with other commercial structures. This type of construction is known as zero-lot-line construction. This type of setback creates a pedestrian friendly and oriented environment. New buildings should almost always be constructed at similar setback requirements to not offset the rhythm of the "wall" of businesses on the street. Existing gaps between buildings can be landscaped to provide visual interest and extend a form of continuity. Larger gaps between buildings could be candidates for infill construction.

Building Height

The heights of buildings in a traditional downtown generally reflect structures that were constructed around the same period in block groupings. Therefore, the downtown's environment has building faces that are generally the same in building height and alignment. However, some buildings can be a story taller in the same block. Generally, when working with infill construction or building additions height should be on the same scale as the average height originally intended for buildings on the block.

These controls on height are not meant to prevent new development, yet the concept of height progression significantly contributes to a downtown's "sense of place." There should be a progression of larger buildings behind smaller buildings to give the district a sense of order.

Smaller buildings within the downtown core should not be visually blocked by new, taller construction or additions to buildings. Corner buildings are normally considered anchors and thus may be larger in their mass and height. Following these guidelines for height and allowing for a progression in scale lets Edwardsville's built environment maintain a sense of visual continuity.

Horizontal Continuity

Straight lines are visually pleasing and help reduce clutter. Building elements should try and harmonize with their neighbors. Features that create unbroken visual patterns in downtown are found in cornices, awning placement, signs, and banded building material to name a few. Each storefront should try and align items in a similar manner to create a visually continuous environment such as awnings and signage.

4.5 Overall Approach and Format

The approach used in historic design review is the emphasis on preservation over complete remodeling. Preservation refers to a property's maintenance without significant alterations to its current condition. This document's design guidelines are based on guidelines set forth in The Secretary of the Interior's Standards for Rehabilitation published by the National Park Service. The Standards are used nationwide by a majority of America's preservation commissions and boards as the foundation for local design review guidelines and for projects using federal funds or tax credits. They relate to all historic building materials, forms, sizes, and occupancy. The Secretary of the Interior's Standards for Rehabilitation are found on page 27 of this document.

For the Central Business District of Edwardsville's Downtown Historic District, these guidelines are concerned primarily with the fronts and visible sides of buildings. Generally, buildings are viewed from the street or sidewalk and the fronts of buildings normally contain the most architecturally significant features such as entrances and decorative detailing. In turn, the rears of buildings are often reviewed with more flexibility as they contain less character defining features.

Chapter 5

Guidelines for Commercial Architecture

5.1 Secretary of the Interior's Standards for Rehabilitation

The Commercial Design Guidelines for Edwardsville's Downtown Historic District are based on the ten standards for rehabilitation developed by the National Park Service, Department of the Interior. The standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved. 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 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 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 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.

5.2 Storefronts

Siding and Exterior Features Policy



NOTE: A majority of the buildings in downtown Edwardsville are of masonry construction and wood is sparingly used as an exterior wall treatment. Wood was generally used in design elements such as bulkheads and storefront framing including transom bars. Wood siding is not an appropriate material for downtown commercial buildings and should not be added to conceal original masonry features.

1. Whenever possible, preserve all significant historic architectural features of the exterior including siding, bays, balustrades, cornices, etc. Preserve all trim features, such as, friezes, brackets, railings, surrounds, drip caps, etc.
2. Do not sandblast siding, trim, soffits, and soft brick.
3. Do not high-pressure water blast siding, trim, soffits, and soft brick.
4. Where synthetic siding, trim, and/or soffits exist, it is recommended to remove it and repair the original historic siding under it, unless it is technically infeasible to do so.
5. Deteriorated siding materials original to the dwelling should be repaired or replaced with materials similar to those used in original construction.
6. Substitute materials should be used only in instances where the original materials are not technically feasible.
7. No new trim or moldings may be added to historic exterior surfaces unless it can be shown that such trim would have been historically used for that type of building.
8. The application of wood siding over masonry facades is **not** allowed.
9. The following types of non-traditional siding materials are **not** allowed:
 - a. Artificial stone
 - b. Artificial brick veneer
 - c. Asbestos or asphalt shingles
 - d. Stucco
 - e. Aluminum
 - f. Vinyl - Dutch lap style
10. Cement fiberboard and vinyl siding are allowed, however the use of cement fiberboard over vinyl is recommended whenever possible.

Brick and Mortar Policy

1. Repair rather than replace masonry materials unless it is technically infeasible to do so. If replacement of masonry materials is necessary, replacement materials shall be the same color, texture, joint size, and type of material as that which is being replaced, unless it is technically infeasible to do so.
2. Ingredient proportions similar to the original mortar should be used when repointing, with replacement mortar softer than the bricks and no harder than the historic mortar. Repointing with mortar of high Portland cement content often creates a bond stronger than is tolerable for the original building materials, possibly resulting in a cracking, spalling or other damage.
3. Mortar joints should be carefully washed after set to retain the neatness of the joint lines and eliminate extra mortar from masonry surfaces.
4. Use cement-lime mortars appropriate to the type of masonry to be repointing.
5. Do not use premixed "masonry cements" that contain no lime for repointing.
6. Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.
7. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used; a test patch is always recommended.
8. Do not sandblast masonry because the action erodes the surface of the material and accelerates deterioration.
9. Do not high-pressure water blast masonry.
10. Do not parge, plaster, or apply stucco to masonry surfaces that were not historically parged, plastered, or stuccoed.
11. Do not install synthetic siding over masonry materials.
12. Water-repellent coatings should not be added unless repairs have failed to stop water getting into your brick.
13. Brick should not be covered with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and that can damage your interior walls.
14. Brick which has never been painted should not be painted.
15. If the exterior surface is painted, and the paint layer on the substrate is stable, repainting the exterior is appropriate. Chemically removing paint rather than adding new paint is preferred, as it benefits the health and original appearance of the brick.
16. New masonry added to the structure or site, such as new foundations or retaining walls, should be compatible with the color, texture and bonding of original or existing masonry.

Door Policy

1. Retain, restore and maintain any original entry doors.
2. Repair rather than replace existing historic hardware, unless it is technically infeasible to do so.
3. New hardware proposed to replace historic hardware should be simple, unobtrusive, and compatible with the style and period of significance of the building.
4. New or replacement doors should generally use glass proportionate to display window glass and kickplate panels proportionate to bulkhead panels. Wood is the material most appropriate for new doors, however, metal with a dark or bronze anodized finish and with a wide stile may be substituted.
5. Raw aluminum or other silver-colored metals for new doors are **not** allowed.
6. Residential doors (in form and style) are not permitted on storefront entries, nor are, "French doors" (those containing multiple divided glass panes).
7. Replacement glass in doors:
 - a. May be insulating glass.
 - b. Shall be clear if historic glass is clear.
 - c. Where historic tinted glass will be replaced, match color of historic tinted glass.
 - d. Where historic reflective glass will be replaced, match reflectance and color of historic reflective glass.
 - e. 'Low-E' or other similar light-absorbing or reflective coatings on glass will be permitted only if it can be demonstrated that there will be no appearance change of glass color or reflective value from the historic appearance of the glass where visible from the street.
8. Removal of historic leaded glass, art glass, stained glass, beveled glass, prismatic glass, or Luxfer prisms shall not be permitted, unless it is damaged and is technically infeasible to repair.
9. Plexiglass, Lexan or similar types of acrylic plastic glazing materials are not permitted when replacing historic glass, unless it can be documented that these products were used in the historic building.
10. Recessed entrances should be maintained in their original form. If an original recessed entrance has been removed, restoration is recommended based on physical or photographic documentation.
11. Elimination of the original or historic door opening is not acceptable on surfaces visible from the street.
12. Doors shall not be added at locations where they did not originally exist, unless needed to meet safety codes or enhance the use of a property. When necessary, doors should be added at the rear or sides of buildings where they are not visible.

Display Window Policy

1. Retain, restore and maintain any original display windows.
2. Do not remove, replace, reduce, cover, or alter original display windows.
3. New display windows should match the original in location, design, size, and materials.
4. If the original display window design is unknown, replacement windows should be traditionally scaled with large glass lights and with as few structural divisions as possible to maintain the traditional transparent storefront look. Reducing the size of the display windows or adding solid materials in place of the glass should not occur.
5. Clear glass is allowed to be installed on storefronts. Where privacy is needed patterned glass may be appropriate such as frosted or etched glass.
6. The following glass types are **not** allowed because they severely limit valuable product display capability, reflecting the street scene back to the pedestrian and has an inappropriate character for the traditional environment:
 - a. Tinted
 - b. Mirrored
 - c. Smoked
7. Retain and repair rather than replace deteriorated display parts.
8. If replacement of parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, reveal, massing, and scale) in design and materials.

Transom Window Policy

1. Retain, restore and maintain original transom windows.
2. Retain and repair rather than replace deteriorated window parts.
3. If replacement parts are necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, and scale) in design and materials. Hardware should be of the same architectural form and style as that of the transom window.
4. If the design of original transom windows cannot be determined using photographs or historic resources, frame in custom replacement windows. Generally, custom replacement windows should have glazing that is proportionate to the window glass, and mullions of the transom windows should be true-divided glass panes. Wood is preferred.
5. Do not replace historic transom windows with off-the-shelf replacements. Standard-sized stock replacement windows often do not fit historic openings. Further, this size difference would require in-fill casing, which is an inappropriate treatment in the historic district.
6. Grid-between-glass, flat snap-in vinyl mullions are **not** allowed.

Bulkhead Policy

1. Retain, restore and maintain original bulkhead material, especially maintaining the integrity of mitered trim work, profiled framing, or wood craftsmanship that might experience wear below the display windows. Bulkhead areas are prone to deteriorate more quickly than other areas of the storefront as they are exposed to weathering.
2. Do not remove, replace, reduce, cover or alter any original display bulkheads.
3. Retain and repair rather than replace deteriorated bulkhead parts.
4. If replacement parts are necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) the storefront in design and materials.
5. Fiberglass reinforced plastic (FRP), exterior-grade bead-board panels, exterior-grade plywood, and contemporary polystyrene trim can be used only if replacing or rebuilding wood trim and/or bulkheads. All must be paint-grade and primed.
6. If the design of original bulkheads cannot be determined using photographs or historic documentation, have custom replacement framing made. Custom replacement framing generally has glazing that is proportionate to the display window glass, with bulkhead panels and sill height proportionate to the size of the storefront. (Generally bulkheads are no more than 2 1/2 feet, or about knee height).
7. The following materials are **not** allowed to be used as bulkhead coverings:
 - a. Residential veneers
 - b. Siding materials
8. The following materials are **not** allowed to cover bulkhead framing:
 - a. Spray on polystyrene
 - b. Spray vinyl,
 - c. "Blown-on" coatings
 - d. Built-up mesh trim
 - e. Exterior insulation and finish systems (EIFS)



Awning Policy

NOTE: *The proper installation of an awning is determined by a combination of the following factors: the direction the storefront faces, the style and period of the intended facade or storefront, and the amount of open area above the display that is available to affix an awning.*

1. Awnings should be in traditional awning designs, materials, and placement. If pilasters, columns, or other character defining features are present on the storefront, awnings should be placed within these spaces rather than overlap the entire storefront.
2. Awnings may be retractable or fixed in place and should fit the opening to which they are applied. Example: Shed awnings are appropriate for rectangular openings while arched awnings are appropriate for arched openings.
3. If original awning design and/or placement cannot be determined using photographs or historic documentation, use custom new hardware. The characteristics of new awning(s) should match that of the traditional (size, shape, width, projection, height) so that it complements the storefront style. The design of replacement awnings or canopies should be in keeping with similar structures in the adjacent downtown area.
4. If replacement of parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, and scale) in design and materials.
5. The following types of awning material **are** allowed:
 - a. Canvas
 - b. Acrylic
 - c. Vinyl coated.
6. The following types of awning material are **not** allowed as they have a non-traditional glossy appearance and are often prone to UV damage and color fade:
 - a. Plastic
 - b. Wood
 - c. Vinyl covering (or covering intended for back illumination)
7. The following types of awning styles are **not** allowed:
 - a. Bubble
 - b. Concave
 - c. Convex
 - d. Quarter-barrel
8. Awnings should not cover a building's character defining features such as decorative windows or transom lights of decorative glass or stained glass.
9. Awnings should not cross the entire width of the building from edge to edge.
10. Awnings should not be internally lit.

5.3 Upper Facades

Window Policy



DID YOU KNOW: Windows are responsible for only minor energy loss. Only 10-12% of the total air infiltration is through windows. The cold air is actually transferred through the roof, walls, and sill. Instead of replacing historic windows, properly repaired ones can be just as energy efficient, while at the same time saving money and preserving historic detail.



NOTE: Before replacing windows please read the Lead Paint Safety Notice on page 66.

1. Windows are significant character-defining elements of historic buildings. Do not destroy the character of a historic building by replacement of existing windows. Therefore avoid the removal or alteration of windows wherever possible.
2. Where new replacement windows are proposed to replace non-original windows that have been replaced at some time in the past, the design and detail of the replacement window shall be based on the documented configuration of the building's original windows. Such documentation may be obtained from historic photographs, drawings, or the design of the new replacement windows may be based on window configurations typical to the period of significance of the building.
3. Replacement windows shall match critical details such as window size, shape, operation, glass configuration, material and finish. The appearance of the window sash, as well as opening size and decorative detailing, shall look like the existing historic window from the street.
4. Replacement windows shall operate in the same manner as the existing historic windows (for example, replace existing double-hung windows with new double hung windows, replace existing casement windows that open inward with new casement windows that open inward, etc.)
5. Windows that are visible to public view should not be added to the facade.
6. No window openings should be altered to accommodate windows of different sizes, proportions, or configurations.
7. No windows that are visible to public view should be eliminated and their openings blended into the façade.
8. No windows that are visible to public view should be relocated.
9. Restoring window openings to their original size is encouraged.
10. Portable, seasonal air conditioners are exempt from review, but wherever possible should be placed where they are not easily viewed from the street.
11. Maintain and routinely repair rather than rebuild or replace existing windows. **Maintenance and routine repair of windows shall include:**
 - a. Replacement of broken glass, and/or associated muntins, moldings or glazing compound with material that matches the original in shape, size and material.
 - b. Scraping, priming and repainting of window sash and/or frame.
 - c. General upkeep such as caulking around frames and sills, or replacing weather stripping.

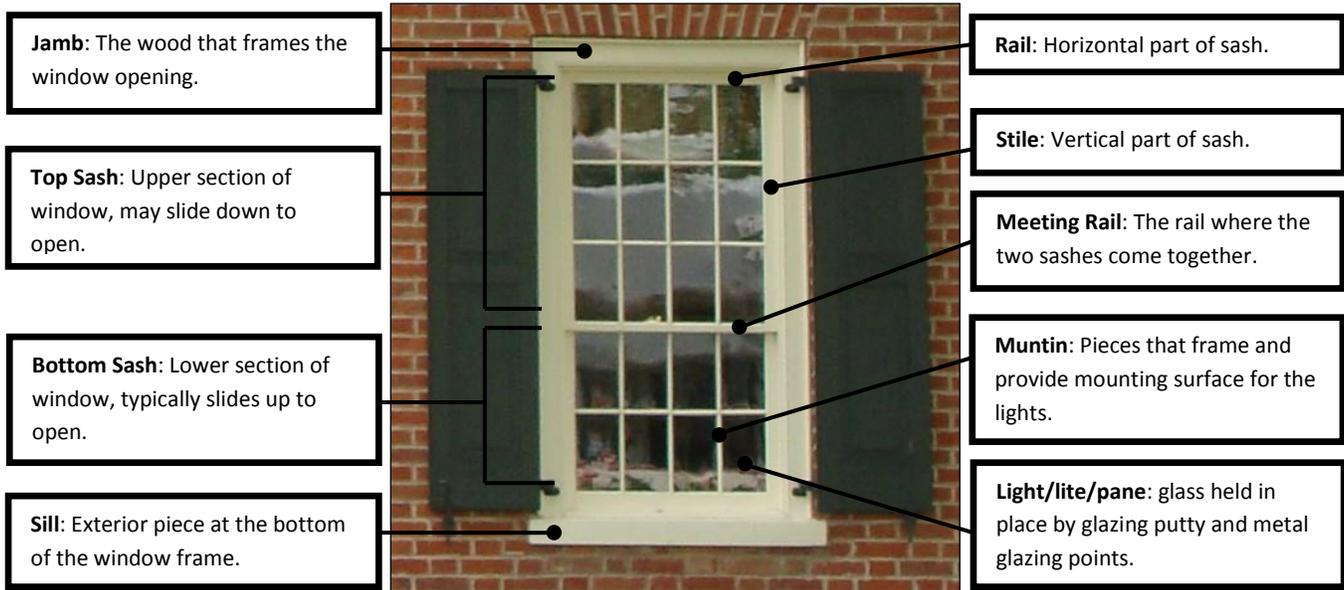
- d. Repair and replacement of window hardware that matches the original in scale and design.
12. Rebuild or repair portions of existing window frames, sashes, sills, or portions thereof, rather than replace complete windows unless it is technically infeasible to do so. **Repair procedures for wood windows shall include the following:**
- a. Reinforcing, splicing, patching or rebuilding portions of the window using the same material constructed to the same configuration, size and shape as the original.
 - b. Filling or consolidating existing wood members with cellulose type wood fillers or chemical materials such as plastics.

Repair procedures for steel or metal windows shall include the following:

- a. Replacing individual deteriorated or rusted frame or mullion sections using the same metal to match size, configuration and finish of original.
13. Replacement glass:
- a. May be insulating glass.
 - b. Replacement glass shall be clear if historic glass is clear.
 - c. Reuse historic rolled ('wavy') glass from historic windows in new or replacement windows, unless it is technically infeasible to do so.
 - d. Where historic tinted glass will be replaced, match color of historic tinted glass.
 - e. Where historic reflective glass will be replaced, match reflectance and color of historic reflective glass.
 - f. "Low-E" or other similar light-absorbing or reflective coatings on glass will be permitted only if it can be demonstrated that there will be no appearance change of glass color or reflective value from the historic appearance of the glass where visible from the street.
14. Removal of historic leaded glass, art glass, stained glass, beveled glass, prismatic glass, or Luxfer prisms shall not be permitted, unless it is irreparably damaged and repair is technically infeasible.
15. Plexiglass, Lexan or similar types of acrylic plastic glazing materials are not permitted to be used for replacement historic glass, unless it can be documented that these products were used in the historic building.
16. Glass block will not be permitted as new or replacement windows unless it is characteristic of the style of the building (e.g. Art Deco style). If historic glass block is replaced, it shall be replaced with new glass block with similar shape, color, reflectively, and texture as the historic material.

The Basics of a Wood Window

Using this 12-over-8, double hung window from the restored 1820 Benjamin Stephenson House as an example, the following are the basic terms associated with window parts. This window is called a 12-over-8 because of the 12 individual panes of glass in the top sash over the 8 panes in the bottom sash. It is known as a double hung because both sashes are moveable. A window is called single-hung when only the bottom sash moves.



Reasons for Saving Your Wood Windows

1. **More heat is typically lost through your roof and un-insulated walls than through your windows.**
Adding just 3 and 1/2 inches of insulation in your attic can save more energy than replacing windows.
2. **Replacement windows that contain vinyl or PVC are toxic to produce and create toxic byproducts.**
Installing these in your house is not a "green" approach.
3. **If your wood windows are 60 years old or older chances are that the wood they are made of is old growth-** dense and durable wood that is now scarce. Even high quality new wood windows, except for mahogany, won't last as long as historic wood windows.
4. *Studies have demonstrated that a historic wood window, properly maintained, weather-stripped and with a storm window, can be just as energy efficient as a new window.*
5. *According to studies, it can take 240 years to recoup enough money in energy savings to pay back the cost of installing replacement windows.*
6. **Each year, Americans demolish 200,000 buildings. That is 124 million tons of debris, or enough waste to construct a wall 30 feet high and 30 feet thick around the entire U.S. coastline. Every window that goes into the dump is adding to this problem.**

Screen and Storm Window Policy



DID YOU KNOW: A properly weather-stripped, single-glazed sash can greatly reduce energy loss. The cost of weather stripping is nominal compared to the price of replacement windows, yet the effect can be considerable.

1. Every effort should be made to retain and repair the components of the original screen/storm windows. If this cannot be done, only the deteriorated parts should be replaced. If total replacement is necessary, the new storm/screen window must match the original in design, operation, material, and size.
2. In the case of no previously installed storms/screens, the screen/storm windows preferably should be made of wood, but baked-on enamel finished or anodized aluminum is also acceptable.
3. They should be installed so that the existing windows and frames are not damaged or obscured.
4. The window panel should be full view or have the meeting rail match that of the window behind it.
5. Storm windows with built-in lower screens are acceptable.

Window Shutter Policy

1. New shutters should not be added to windows on commercial buildings unless there is physical or pictorial evidence that they originally existed on the building. Wood shutters may be used to conceal blocked-in or bricked-in windows until restoration of windows takes place.
2. Shutter design, type, size, and material shall be characteristic to the building's period of significance. Plastic, vinyl or metal shutters are not acceptable.
3. Shutters should be of louvered wood design and sized to fit their opening. If closed they should completely cover the window opening. Shutters must be attached to the building using shutter hardware and not permanently fastened to the wall.

Cornice Policy

1. Retain, restore, and maintain original configuration and details of brick, sheet metal, or terra cotta cornices.
2. Repair rather than replace deteriorated cornice parts.
3. Cornices, banding, trim, etc. should not be added to buildings where no physical or pictorial evidence for such an item existed.
4. Cornices, banding, trim, etc. should not be removed, concealed or covered with modern materials.
5. If replacement of visible parts is necessary due to severe deterioration, replace with features to match (accurately duplicate profiles, massing, scale) in design and materials.
6. If the design of original cornices cannot be determined using photographs or historic documentation, build or attach custom replacements. Generally, cornice size should be proportionate to the size of the façade and the style of the building. Design replacement cornices in keeping with similar structures in the adjacent downtown area.

7. If replacing or repairing brick, make sure that the characteristics of any new brick match that of the old (size, shape, porosity, surface finish).
8. Spray-on polystyrene, “blown-on” coatings, built-up mesh, or exterior insulation and finish systems (EIFS) materials are not be used to replace, rebuild, or simulate a historic cornice. These materials do not have the sharpness of the stamped details of metal or fiberglass reinforced plastic (FRP) cornices.

Roof Policy



NOTE: *Most of Edwardsville’s downtown historic commercial buildings have flat or gently sloping roofs with rolled composition or asphalt materials and masonry parapet wall systems. This provides a general visual coverage from the pedestrian and allows the building owner a number of possibilities to repair or replace the roof with no historic detriment.*

1. A roof permit **is required** to be issued from the City of Edwardsville prior to work commencing.
2. The existing shape and materials of the roof shall be retained.
3. Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.
4. All architectural features which give the roof its fundamental traits, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes, shall be retained.
5. Roofs may be re-roofed with substitute materials, such as asphalt or composite shingles, if the original materials are determined beyond repair, no longer available, or the historic roofing has been removed or covered in the past.
6. If any metal roofs exist they should be preserved and maintained where feasible. However, if replacement is required, new roofs of rolled or asphalt roofing materials are appropriate.
7. Roofs of new asphalt or composite shingles should be in appropriate colors.
8. Original skylights should be preserved and maintained.
9. Skylights shall not be added where they are visible from the public right of way.
10. Skylights should be placed at the rear rooflines or behind gables or dormers.
11. Skylights should be flat or flush with the roofline, not convex or “bubble” designs.
12. Do not install new ornaments unless it can be shown they historically existed on the roof.
13. If a new pitched roof is installed, the new roof line must not be visible on the primary facade and must be constructed below the original roof parapet wall.
14. Do not install any form of “shed” roof over the existing roof.
15. Do not install a higher pitched roof that can be seen over the parapet walls or from the public street level.

Parapet Wall Policy

1. Preserve original parapet walls where they exist.
2. Original roof parapet walls and features (such as decorative brick work, terra cotta coping, cornice tie-in or original shed or mansard roofs) should not be altered or removed.
3. Use copper or subtle modern flashing extending along the brick parapet walls to avoid leaks where they meet the roof. Older buildings expand and contract greatly. This entire system should be installed to be flexible, with caulk and sheets of material that are not applied too rigidly to the parapet wall.
4. If historic masonry has soft mortar, do not repair or re-point masonry with harder-based mortar (Portland cement) or contemporary engineered bricks. These materials will be too hard and rigid for the softer, lime-based mortar composition of the historic masonry and will cause permanent, irreversible damage to the masonry parapet wall system.
5. Do not install a “shed” system to cover or overlap parapet walls.

Chimney Policy



NOTE: Chimneys are generally not significant features on Edwardsville’s commercial buildings but should be preserved and maintained. Turn of the century commercial buildings were generally heated with stoves which released smoke through small brick chimneys known as flues. These brick flues were most often located along side or rear walls and rarely had any decorative features.

1. Existing brick chimneys should not be removed or covered with a cementitious coating.
2. Wherever portions of the existing chimneys are still in existence or wherever there are photographs that clearly indicate the original design, the chimneys should be restored to their original condition. In the absence of any documentation, restored chimneys should be in keeping with the chimney design of the period.
3. Chimney repointing should be done with a combination lime and very low content Portland cement mortar. Pre-mixes are generally not appropriate for older bricks, which are much softer than brick made today.
4. Chimneys should be regularly inspected to maintain their structural integrity and flashing.

5.4 Rear Facades

Rear Facades Policy

1. Preserve the historic integrity of the rear building environment by maintaining and re-pointing existing softer mortar or masonry with like (usually higher lime content) mortar.
2. Preserve the “service-oriented” character of the rear facade when replacing hardware or elements. Use simpler materials than those used in the front public facade. Doors, loading platforms, windows (often steel mullions with wire-glass or even burglar bars), stairs, gutters, lesser-quality brick, and exposed foundation materials would traditionally not have been adorned with the same decorative treatments as the front facade.
3. Use service or “shop-style” reproduction lights and sconces that are bright enough for security purposes.
4. The original intent of the window character should be restored or re-built. Preserve the sashes and mullions of the rear facade windows (steel or wood). Frosted glass can be used if privacy is desired.
5. Do not sandblast rear facades as a cleaning method, nor use any abrasive cleaning method, including high water pressure washing. This is all too abrasive for softer, historic materials.

Rear Utilities Policy

1. Screen utilities and dumpsters with plantings or well-vented brick or wood screen walls.
2. Remove old mechanical equipment, service lines, HVAC and pipes. Move building services into one area if possible. Simple paint can be effective if items cannot be removed.
3. If possible, combine dumpster usage between multiple businesses in common dumpster “corrals” in the rear areas of alleys or properties. Ensure common dumpster areas are screened with landscaping if they face any public streets.
4. Ensure grease traps and disposals from restaurants are located for easy access on a routine basis. Some sites are finding in-ground tanks to be useful. Ensure stand-alone grease collection is ventilated to prevent heat and odor build-up.
5. Repair broken down spouts, collection “scuppers,” rusted in-ground drain pipes and gutters. These items, together with cracked asphalt alleys and foundations in need of repair can cause water damage to the masonry.

Back Entrance Policy

1. Retain and repair rather than replace original loading doors.
2. Large original service or fire doors can be secured open to preserve their presence with new, contemporary doors installed just inside the opening. Sometimes large service entries have enough room to incorporate a common vestibule having multiple internal entries to businesses and collected services such as gas or electric meters.
3. Metal service doors are acceptable with or without glass, depending on the level of security.
4. Canopies or awnings are acceptable if patrons will be using the rear entrances or if upper floors are used for business or as a residence. Awnings on rear windows follow the same guidelines as those on fronts. See Awning Policy.
5. Do not use residential-style doors for rear entrances.

Gutters and Downspout Policy

1. Maintain and repair existing gutters and downspouts in place.
2. If existing gutters and downspouts are deteriorated to the extent that they must be replaced, new gutters and downspouts shall match the original historic gutters and downspouts. They shall be of size and profile that would be characteristic of the period of significance.
3. Gutters should be located at the rear facades of commercial buildings or at locations which are not readily visible.
4. The most appropriate gutters for historic buildings are half-round design rather than "K" or ogee design. If half-round gutters are not easily available, ogee gutters of aluminum or vinyl are acceptable.
5. The most appropriate downspouts for historic buildings are round or circular in design rather than corrugated rectangular designs. Downspouts should be located away from significant architectural features.
6. Splashblocks should be used to channel water away from buildings.

Fire Escape Policy



NOTE: Multi-story buildings in downtown Edwardsville are generally required to have fire escapes to meet fire and safety codes.

1. Fire escapes are necessary and appropriate for multi-story buildings in downtown commercial areas. Fire escapes should always be sited at rear facades or locations which are not readily visible from the street.
2. Fire escapes may be both enclosed or exposed. Enclosed fire escapes should have exterior wall surfaces of wood siding, brick veneer, or stucco. Exposed fire escapes may be either of metal or wood construction and should be of colors compatible to the building.

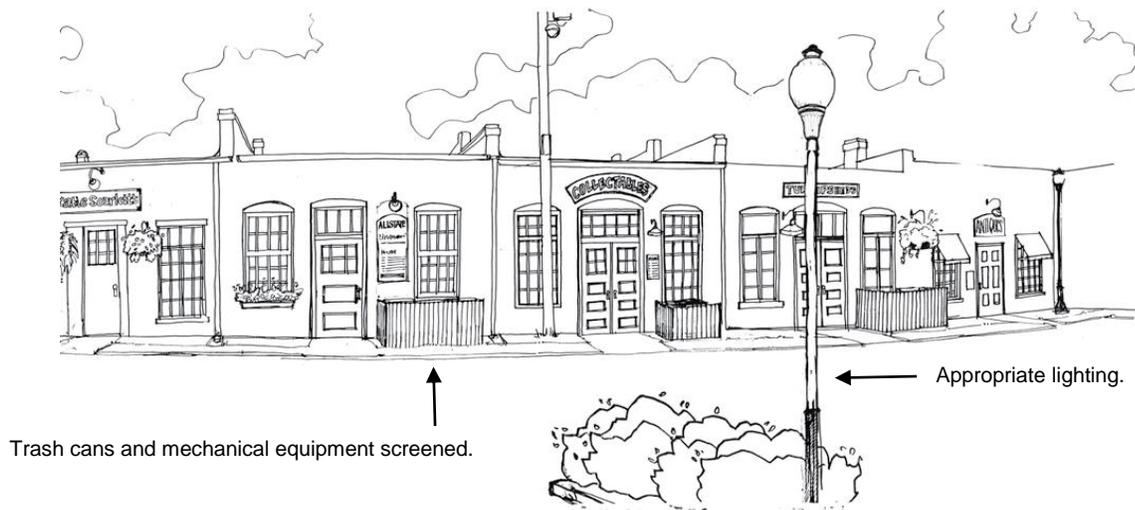
Decks and Exterior Stair Policy



NOTE: Decks and exterior stairs are common additions to older structures. However, these elements can be particularly difficult to fit into the style and setting of an older building.

1. Decks are appropriate for the rear facades of commercial buildings.
2. The detailing of decks and stairs should be compatible with the period and style of the building.
3. Decks and exterior stairs may be required to be painted or stained to complement the main structure.
4. Decks are modern additions to buildings and should be simple rather than ornate in design. Wood decks are recommended to have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
5. New decks should be minimally visible from the street and should have no major impact on the original building.
6. Decks do not require a building permit, but the Building Inspector will do a foundation and footing inspection.

Typical Rear Facade



Original images included with permission from Georgia Dept. of Community Affairs, Office of Downtown Development

5.5 Additional Features and Amenities

Exterior Lighting Policy

1. Preserve and maintain historic light fixtures.
2. New light fixtures may be added. Use concealed up-light fixtures, fixtures of simple design, or fixtures appropriate to the period of the building.
3. Overall, light fixtures should be as inconspicuous as possible except for ornamental lighting. Neon lighting should not be used to accentuate any building shape or form.
4. Incandescent lamps are the preferred choice of a light source. Fluorescent lights are also appropriate. High intensity lamps such as metal halide, high pressure sodium or mercury vapor are not appropriate and should be avoided.

Fence Policy



NOTE: HPC recommends fences that are appropriate to the size, scale, and setting of the property. Usually, elaborate buildings had brick or ornate iron fences, while simpler buildings had wooden picket fences

1. Historic fencing shall be maintained and repaired.
2. New fencing shall be either similar to historic fencing used at the site, or shall be characteristic of the period of significance.
3. "Fences in side and rear yards may be a maximum of six feet (6') in height and a maximum of four feet (4') in front yards. A Special Use Permit is required from the City of Edwardsville in order to exceed these height limits. Contact the City Planner for more information.
4. A fence permit **is required** to be issued from the City of Edwardsville prior to work commencing.
5. All new fences must comply with the guidelines of the Edwardsville Fence Ordinance, where a conflict between the two guidelines occurs the Fence Ordinance prevails.

Garbage Receptacles Policy

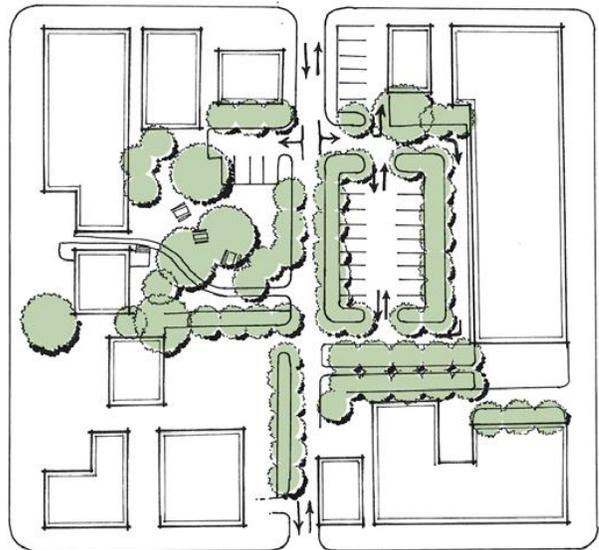
1. Garbage receptacles should be located at the rear of buildings and be screened with materials compatible with the principal structure or of low maintenance, sight-proof materials such as vinyl, composite wood, chain link with vinyl /composite wood slats, brick, stone or textured and pigmented concrete blocks.
2. An opaque gate made of low maintenance sight-proof materials such as vinyl, composite wood, chain link with vinyl /composite wood slats, or metal must be placed on the enclosure with a mortise/tenon-style plunger to secure the gate in both the open and closed positions.
3. All new dumpster enclosures must also comply with the guidelines of the Edwardsville Dumpster Enclosure Ordinance -1062.05(d) 7 -12.

Paint Policy

1. Paint color selection is not regulated by the design guidelines.
2. Consider painting the building in keeping with the building's style and period of construction.
3. Do not paint wood, masonry, concrete or stucco which has never historically been painted.
4. Do not paint historic roofing materials unless they were originally painted (such as galvanized sheet metal or terne metal).
5. Use only breathable paints (such as latex or acrylic latex paints), to allow vapor to escape.
6. Do not use sandblasting, or high-pressure water blasting to remove paint from masonry or wood surfaces (it is acceptable to use these methods for paint removal from cast iron or steel surfaces).
7. The use of open flame or propane torches to remove paint from siding is not allowed.
8. Prior to repainting, remove only loose paint from surfaces that have been historically painted.

Parking Area Policy

1. New parking areas should be screened through the use of landscape materials such as brick walls, shrubs and/or trees.
2. Parking lots should have trees planted in islands to break up the asphalt-and-steel character of the lot. Trees also provide a measure of shade for the lot's users.
3. New downtown buildings should not be set back from the sidewalk with parking lots in front. In a historic downtown this design disrupts the character of the street. Parking lots should be behind downtown buildings to the extent possible.
4. Off-street parking lots should not be located on downtown corners because they contribute to a broken-up appearance. Corner lots are best used for buildings.
5. The typical parking space is 19 feet by 9 feet. A two-way lane between 20 and 24 feet wide is needed to provide access to parking spaces.



A good approach to off-street parking. Note the shade trees and the walkways for pedestrians. Parking is on the inside of the block and not on a corner. Original image included with permission from Georgia Dept. of Community Affairs, Office of Downtown Development.

Streetscape Features Policy

1. Streetscape designs should be oriented to providing pedestrian improvements while also reasonably accommodating vehicles.
2. Edwardsville's Commercial Area should continue to be enhanced through streetscape elements such as metal benches and planters. Benches should be durable. Strap metal benches, sometimes called "Bowery benches" are a good choice. Avoid bright colors; stick to black, green, dark blue, or neutral colors.
3. Continued use of tree planting is encouraged. Trees provide shade and greenery, reduce glare, and form a buffer from the street that gives pedestrians a measure of safety. In general, trees that produce large amounts of fruits and seeds should be avoided on downtown sidewalks. Trees should be located away from utility poles.
4. The use of concrete for street surface materials and brick and concrete for sidewalks is appropriate and encouraged.
5. Crosswalk markings should be clearly delineated but not obtrusive. Bumpouts, extensions of the sidewalk from the corners, reduce the distance of street that must be crossed. On long blocks, midblock crosswalks are often needed. Use brick pavers, concrete pavers (sometimes brick-colored), dyed and textured concrete or asphalt. Some cities have installed signs in the middle of crosswalks to remind motorists that pedestrians have the right-of-way.
6. The continued installation of period light standards is appropriate and encouraged for the downtown area. These should be compatible with the historic character of the district in which they're located. Avoid "colonial," "gas lamp," and carriage lamp styles in downtown. Lights should be spaced far enough apart that they provide adequate illumination for pedestrian safety but not more light than necessary.

Outdoor Mechanicals Policy

1. Ground mounted mechanical systems should be located where they are not readily visible from the street such as at rear facades and rooftop locations.
2. Ground mounted mechanical systems should be screened with shrubbery, fencing, masonry retaining walls, or lattice panels.
3. New rooftop mechanical units must be screened by a parapet or screen wall of equal height of the proposed mechanical unit.
4. Air-conditioners should **not** be located in windows or transoms on the main façade of the building. Rear or side façade locations are more appropriate for these units.
5. Electrical and gas meters, conduits, and other mechanical equipment should be located on rear facades.

Satellite Dish Policy

1. Satellite dishes should never be installed on main facades or where readily visible from the street.
2. Satellite dishes in the smaller sizes are more appropriate than large dishes.

Solar Energy Conservation Equipment Policy



DID YOU KNOW: Before applying for a COA for solar energy devices, applicants should be certain that enough sunlight is available to make the proposed system operative. In addition to an approved COA, ground-based solar energy panels **require** a Special Use Permit from the Zoning Board of Appeals.

1. Character defining features of existing buildings (i.e. roofline, chimneys, dormers) must not be damaged or obscured when introducing new roof mounted energy conservation systems such as solar devices.
2. Add solar panels on roof surfaces not visible from a public way. However, solar shingles may be added to a roof surface visible from a public way if low or non-reflective shingles are used.
3. On pitched roofs, solar arrays shall run parallel to the original roofline and shall not rise above the roofline. On flat roofs, solar arrays shall be set back from the edge and may be set at a slight pitch if not highly visible from public streets.
4. Use solar panels and solar devices that are similar in color to roof materials.
5. Select solar panels, solar devices, mechanical equipment and mounting structures with non-reflective finishes such as an anodized finish.
6. Paint mechanical equipment attached to the building fascia the same color as the fascia in order to blend into the building.
7. Locate detached arrays of solar panels and solar devices in the rear or side yard if the arrays are not highly visible from public streets and do not detract from other major character defining aspects of the site. Visibility from adjacent properties shall be reduced to the greatest extent possible.
8. Publicly visible solar devices mounted on roofs shall be evaluated on the basis of: size; least visible/high-performance location; panel arrangement and design; system infrastructure; color contrast with roof, and glare.
9. For new structures within the Historic District, include building-integrated solar panels and other solar devices into the initial design.
10. Solar panels shall not be mounted to project from walls or other parts of the building.
11. Applicants are reminded that the proposed system is subject to the provisions of the Edwardsville International Energy Conservation Code, Chapter 18 “Building and Building Regulations” and other applicable Codes.

5.6 Guidelines for New Additions

When considering an addition to a historic downtown building, it is important to realize that most historic buildings cannot support additions. Generally, the historic downtown environment, with zero-lot-line construction and pedestrian-scaled sight lines, does not allow space for additions. Adding major building features has the potential to degrade the historic downtown environment. A building's structural integrity and the height scale and massing of surrounding buildings are paramount when determining whether a building can support an addition. Additions should match materials, size and scale relationships. To ensure compatible building design, all new additions must follow all the preceding Section on "Guidelines for Commercial Architecture."

New Addition Policy

1. When constructing a new addition, minimal change should be made to the exterior of the existing original building and the overall integrity of the original design should be maintained. Placing the new addition to the rear of the structure is preferred to adding another story, if space is available.
2. Materials for the addition should be compatible with the original building or have historic basis.
3. Ensure that the characteristics of additions continue those of the original architecture (massing, height, rhythm of openings and general type of materials), with the goal of complimenting the existing building style as well as the structures in the adjacent downtown area.
4. New additions are subordinate to the original structure in size and scale. An addition that overwhelms the original structure in height or massing will not be permitted. Increasing the height of the building above its historic level is not generally permitted as it would alter the profile of the building and make it incompatible with neighboring structures.
5. New additions shall not remove significant character-defining or historic features.
6. The roofs of additions should not interfere with the original roof form by changing its basic shape.
7. The addition itself should have a roof form compatible with the original building.
8. Size and proportion of windows and doors should be similar to those on the original building.
9. The amount of foundation exposed on the addition should match that of the original.
10. Masonry mortar shall match the original in color, joint width and profile.
11. New additions shall protect the historic significance of the building by making a visual distinction between old and new. Additions that totally mimic a historic structure so that they are indistinguishable from the older construction will not be allowed.

Rooftop Additions



NOTE: Adding to roof areas can be a functional way to increase space or add living space to residential rehabilitations downtown. Decks, obscured visually by building parapets, are the most common form of roof addition as they are low and mainly “reversible” to the original building form.

1. Ensure deck additions do not adversely alter water run-off.
2. If small roof rooms, decks, cupolas, skylights, mechanical screening or egress structures are added, ensure they are not readily visible from public streets, prominent pedestrian viewpoints, or scenic vistas. The HPC may require illustrations showing the additions as they would be seen from other areas and will suggest the appropriate scale of additions to roofs.
3. Do not add full floors as rooftop additions. This permanently alters the original building form.
4. Do not raise the roof just for the interior aesthetics of expanding interior ceiling height.
5. Do not remove important structural members of the building to build in new roof access. Ensure loads are positioned over load bearing interior support.

5.7 Guidelines for New Construction



130 N. Main: The Hepler Broom Building, constructed in 2010

New construction in Edwardsville's Central Business District is welcomed, as long as the site, design, and construction are congruous with the character of the district. New in-fill development or new construction to replace a structure that has been demolished should continue the dense, pedestrian oriented, urban environment. The basic principle for new construction is it should be designed to harmonize with the predominant characteristics of the surrounding neighborhood. The historic buildings in the Central Business District of Downtown are diverse in their architectural styles and yet exist in an overall pattern of compatibility and continuity. The purpose of these guidelines is to focus on the general rather than the specific design elements of new construction. The intent is to encourage originality in architectural design and quality, while focusing on the context of the surrounding district. These guidelines promote utilization of design elements that are common in Edwardsville's historic architectural styles, especially those predominant in the area surrounding the new construction. To ensure compatible building design, all new construction must follow the preceding Section for "Guidelines for Commercial Architecture."

Placement and Orientation

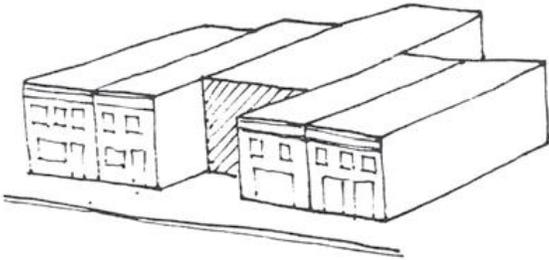
1. New buildings should be aligned with adjacent buildings along the street and conform to established setbacks. Generally, these structures have zero-lot-line conditions (no front or side setbacks).
2. New construction should be oriented towards the major street.
3. Window size and placement as well as storefront opening and height should be consistent with the rhythm of those in existing building forms in the adjacent downtown area.
4. New buildings should maintain the traditional separation between storefronts and upper facades. This separation should be in alignment with adjacent buildings.
5. New buildings that have several tenant spaces and are constructed to the lot lines should have vertical divisions to maintain traditional building widths.
6. Locate parking to the rear of the building or utilize available on-street spaces.

Scale

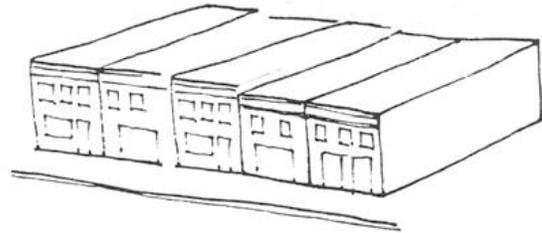
1. New construction should be compatible in height with adjacent buildings.
2. New construction should be of similar width, scale and proportions as adjacent buildings.

Style

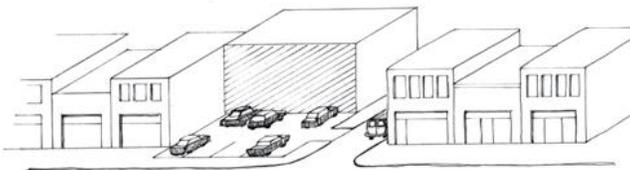
1. New buildings may be contemporary but should be appropriate to display the style and construction methods of the period in which it is constructed.
2. The design elements of new construction (massing, height, rhythm of openings, dimensions and placement of facade features) should be in context with those features of existing structures in the adjacent downtown area.
3. Masonry (brick and stone) is the most appropriate material for new construction. Wood construction is also acceptable although less desirable. The following types of exterior wall materials are **not** allowed as they are inappropriate for the historic district:
 - a. Stucco
 - b. Exterior finish and insulation systems (EIFS)
 - c. Unfinished concrete block
 - d. Metal
 - e. Parging (plaster finish)
4. Design the roof form to be consistent with those of existing structures in the adjacent downtown area.
5. Window size and proportion of openings should be consistent with adjacent buildings.



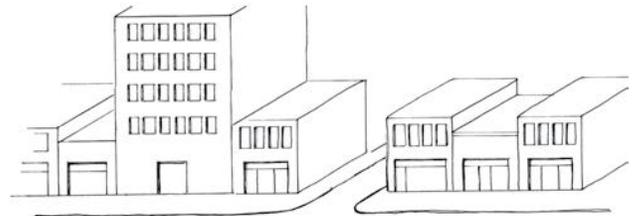
Maintain the existing building setback. Downtown commercial buildings almost always begin at the sidewalk.



Uniform setbacks create a pleasing "wall" along the street.



Because of their high visibility, downtown corners should have buildings on them and not parking lots.



Avoid new buildings that are out of scale with their neighbors.

Original images included with permission from Georgia Dept. of Community Affairs, Office of Downtown Development

Chapter 6

Introduction to Sign Basics

6.1 Marketing and Sign Basics

The amount and quality of a building's signs can have a great impact on a downtown's appearance, which can be both positive and negative. Every storefront of a commercial building is a statement of that building's purpose and should be used to target the store's intended audience. It should appear in harmony with its surrounding environment. The following guidelines aid owners in understanding their building's features and how to utilize them for the best possible sign placement.

Different signs serve different purposes. In a downtown area, signs may be designed to offer first impressions from automobiles while others are intended for pedestrians from sidewalks. The materials, size, scale, and type of signage can be reflective of the sign's intended viewer. Generally, a potential customer only needs to recognize where a business is located once. These guidelines, in addition to the Edwardsville Sign Ordinance, Chapter 94, provide for the many types of signs used in a downtown core.

6.2 The Context of Signs



124-126 N. Main: The Barnsback Building.

Sign styles that are appropriate to the architecture of the building and its surrounding environment should be used when erecting new signs. Signs should work in context with the form of the individual building. Primary features of the façade (storefront cornices, storefront framing, and building piers) should be used for traditional and best placement of signs. New or reproduction signs should be consistent with the type of signage and placement that historically would have been used with that building. Signs that change the construction of the facade or the storefront of a building should not be added. If a business wants to utilize contemporary sign materials, a traditional approach will be used in regards to size, scale, and placement relative to the building's prominent architectural features. The sign attachment method should be reversible to the greatest extent possible.

Use Appropriate Scale

Generally, the formula for computing signage area is as follows. Two (2) square feet of sign area per one foot (1') of lineal street frontage of the building provided that no establishment in any zoning district shall display more than three hundred (300) square feet of signs, except for identification signs which shall not be included in any total sign area calculation. Please refer to the Edwardsville Sign Ordinance, Chapter 94, for more information regarding signage requirements separate from those listed here.

Follow Good Sign Placement

In no case shall a sign applied to a building be allowed to obscure any significant architectural details of a building face, nor shall a wall sign be designed to cover existing windows. Signs attached to buildings, including flush-mounted, projecting, signs on awnings, canopies or marquees, and window signs must either directly face or project from the wall(s) which are oriented toward public street frontage(s) to which the building is oriented. In addition, for buildings thirty (30) feet in height and greater, signs must be located no higher than twenty five (25) feet or the maximum elevation of the second floor, whichever is greater.



6.3 Sign Materials and Lighting Methods

Appropriate Materials for Primary Signs

1. Wood is appropriate in cut, stenciled, routed, or dimensional letters.
2. Aluminum (stencil cut or mounted on “stems” from the sign board or anchors set into mortar joints on the wall).
3. Synthetic modern materials such as toolable sign foam, applied pre-fab and primed-paintable dimensional lettering, “Cintra” brand board, or fiberglass reinforced plastic (FRP).
4. Hand-painted signs with implied dimension.
5. Any creative mix of sculptural layers of appropriate material.
6. Stencils or metallic foiled lettering should be used as material for applied window signs of any type.

Inappropriate Materials for Primary Signs

1. “Quick” signs of vinyl lettering, heat transfers, or stick-on lettering used as primary signs have a cheapened and non-durable appearance for the business. This may be applied as a subordinate sign on awning valances and some window appliqué.
2. Back-lit plastic light box or plastic neon-appearing signs should not be used as primary or secondary signs.

Appropriate Sign Lighting Methods

1. Front-lit or direct lighting with, scoop, arm, or reproduction crook-neck commercial sign lights are traditionally mounted above the sign board from the wall. Modern halogen pin spots mounted below on wall, frame, thin metal arms, or canopies can be used.
2. Gas-filled neon is allowed and recommended for early- to mid-20th century storefront styles.
3. Sculptural layers of material, creatively lit from behind or within to create silhouetted lettering at night, or stand-off lettering use shadow from the front lit sources for creative effect.
4. Internally-lit signs must be done in a very minimal manner with the least amount of light “spill.” Example: aluminum dimensional sign with lettering or logo stenciled out and internally lit from behind frosted Plexiglas can give a very sophisticated appearance at night.
5. Covered lighting sources can be LED “strings” or neon tube.
6. Architectural lighting accenting building details with pin spots, light columns, low-watt washes, planters, etc. must be removable.

Inappropriate Sign Lighting Methods

1. Full internally back-lit plastic, vinyl or illuminated box or illuminated awning signs are not allowed.
2. Animated electronic signs, programmable, Light Emitting Diode (LED), read-out or digital screen video are not allowed. Electronic signs may be product endorsement signs and should follow all placement suggestions.
3. Channel lettering (individual, internally-lit dimensional lettering) cannot be used as the entire sign or logo.
4. Brightly flashing, strobing or quickly changing colors are not allowed.
5. Do not use any electric signs with boxed raceway for electric with mounting exposed.

Generally Inappropriate (Back-Lit Channel Lettering)

1. Some internally-lit channel lettering may be appropriate if designed as a part of a creative dimensional sign package. In this case it cannot be the whole sign or logo and the shallowest can depth should be used in scale with the sign and the specific storefront.

6.4 The Primary Sign



NOTE: *The primary sign is the most dominant sign, i.e. largest in size, most prominently placed in the sign band or upper facade area, hung from the exterior facade, or brightest lit with front lighting.*

1. The primary sign should contain only the business name, logo or business type.
2. The primary sign may be a dimensional icon, graphically depicting the type of business.

Significant Historic Signs

1. Grandfathered historic signs identified by HPC must be retained as part of the historic facade.
2. Grandfathered historic signs can be covered with new board or neon re-worked to accommodate a new business as long as modifications are reversible to the historic sign.

Allowed Amount

1. One primary sign per business division of the primary facade.

General Size Suggestion

1. See Article II. in Edwardsville Sign Ordinance for more information.

Suggested Size Limitation

1. Window signs shall cover no more than twenty percent (20%) of any one window.
2. A hanging or projecting sign, known as a “blade” sign cannot project more than ten (10) feet from the building to which it is attached.
3. A projecting sign cannot extend above the roofline of a building.
4. A projecting sign cannot project over a street, alley, or driveway, or closer than two feet (2') to the curb or edge of such vehicular way.

Additional Sign Suggestion (to reduce clutter)

1. If there is an identical window sign (to create a pair) within a separate display window pane, and each conforming to the size limitations listed above, then the pair (set) might be used.

6.5 Subordinate Signs



NOTE: *Subordinate signs are not usually related to the title and/or type of business, yet they are necessary for the function of operating a business. They are far less important for identification of the building and intended for the pedestrian.*

1. Subordinate signs are generally made of small type, window hangings or icons and may consist of, but are not limited to: “open” signs; store hours; credit cards accepted; menu postings; a repeat of the business name and/or type; a store slogan; proprietor’s name, etc.
2. Neon and some internally-lit signs are allowed but subject to additional review of brightness, to verify no flashing or changing color, and to help with placement if they are product endorsement signs.

Suggested Amount

1. Usually multiple groupings make up the subordinate signs per business division of the primary facade.
2. A business which occupies multiple storefronts and/or has side or corner display windows can use additional subordinate sign(s).

Additional Sign Suggestion (to reduce clutter)

1. If the business occupies multiple storefronts and/or has side or corner display window area then additional subordinate sign(s) are allowed.

Suggested Placement

1. Place only on windows or display areas. This may include main entry door window panels.

6.6 Advertising and Other Signs

Informational Use: COA Not Required

Temporary Sale or Event Banners

Sale or event banners are generally large, sticker-type vinyl lettered “quick” signs, cheaper in materials, and therefore must be temporary. These signs may only be in place for a maximum of nine (9) days in length. These promotional signs may occur not more than four (4) times in any calendar year. Signs and banners used in accordance with this section shall be limited to one (1) sign or banner not to exceed twenty four (24) square feet per lot and shall be confined to property on which the business enterprise is located. Temporary sale or event banners are subject to Edwardsville's Sign Ordinance.

B-1 District Freestanding Signs on Public Sidewalks

Usually in the form of A-Frame or “sandwich board,” sidewalk signs are permissible and are a pedestrian amenity. They may only contain daily specials, menus or sale items. Placement should be within four feet (4') of the business storefront and only one sign shall be allowed on the sidewalk in association with each commercial establishment. Height should not exceed three feet (3') and the sign should not take up sidewalk area of more than three (3) square feet. There must be a four foot (4') distance between the sign or any immobile street amenity, such as benches, bike racks, trees, post boxes, stairs, etc., as the sign can become a hazard to the public right-of-way. These signs must be removable and taken inside by the business when closed, in case of downtown events, and for emergency purposes. Pedestrian zone advertising is subject to Edwardsville's Sign Ordinance.

Historic, Directory or Address Information

Street numbers, date plates, local historic site identification or National Register of Historic Places plaques are usually small and ancillary to any of the day-to-day business functions of a particular building. These may be mounted, in addition to all of the above sign types, in a manner that is as unobtrusive as possible to the business or the architecture of the facade.

Chapter 7

Guidelines for Removing Structures

7.1 What is Demolition?

The demolition of buildings reduces Edwardsville's built environment and creates an unnecessary environmental impact in the form of increased waste. Since demolition is irreversible, all possibilities for saving a threatened historic structure should be explored. When considering an application for a Certificate of Appropriateness for Demolition of an existing landmark or building in a historic district, HPC shall review the application and consider the following factors:

1. The City's interest in protecting the public's health, safety, and general welfare.
2. Whether the property, structure, or object is of such historic, cultural, architectural, or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the state.
3. Whether the property, structure, or object contributes to the distinctive historic, cultural, architectural, or archeological character of the district as a whole and should be preserved for the benefit of the people of the city and the state.
4. Whether demolition of the property, structure, or object would be contrary to the objectives of the historic preservation for the district.
5. Whether the property, structure, or object is of such old, unusual or uncommon design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.
6. Except in cases where the owner has no plans for a period of up to five (5) years to replace an existing Landmark or property, structure, or object in a district, no Certificate of Appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved the Commission.

FOR REVIEW

Prior to issuance of a COA for demolition of a Landmark or building, within a historic district the following exhibits shall be required:

- a. Photographs of the front façade; perspective views of the façade and one side; the rear and opposing side; detail front entrance and/or typical window; general view from a distance showing environment, landscaping, adjacent building(s), and street from each direction; exterior details including but not limited to cornices, storefront, upper façade ornamentation, historic signs, etc.
- b. All photographs shall be presented in digital format and printed on photographic paper.
- c. A scaled floor plan showing existing entrances, windows, doorways, and stairwells, etc.

7.2 Alternatives to Demolition

Before approving any application for demolition, the HPC will work with the applicant to investigate alternatives to demolition, including:

1. Sale of the building/structure on its present site.
2. Whether there is a reasonable likelihood that some person or group other than the owner is willing to purchase, move and preserve such building/structure.
3. Whether the owner has made continuing bona fide and reasonable efforts to sell the building/structure to any such purchaser willing to preserve such structure.
4. Whether any public or quasi-public agencies have any potential use for the property, know of any potential users or purchasers for it, or have financial programs that could assist in the preservation of the building/structure.

7.3 Emergency Demolition

If a building presents a threat to safety, due to fire or weather, the Director of Public Works may order its demolition without the approval of HPC. Prior to the emergency demolition, documentation of the existing building in accord with Section 7.1 shall be completed prior to razing the building. A copy of the Emergency Demolition Permit shall be forwarded to HPC for updating of building survey files.

7.4 Demolition by Neglect

Demolition by neglect results when a prolonged willful lack of significant maintenance occurs to a landmark or structure, site, or object within a historic district. Demolition by neglect is the preventable demise of a historic structure. Issues involving demolition by neglect are normally addressed through compliance with codes for failure to maintain property as adopted by the City of Edwardsville. The City of Edwardsville requires that property owners provide appropriate and constant routine maintenance of their properties so that buildings do not fall into an irreversible state of disrepair causing a concern for public safety. Neglect through abandonment or lack of maintenance should not result in a building's demolition.

7.5 Undue Hardship

When a property owner claims that a historic structure is incapable of earning an economic return on its value, the burden of proof rests with the property owner. While property owners have a right to reasonable use of the land, the U.S. Constitution does not guarantee the most profitable use. Federal courts have upheld that if the entire property has a reasonable economic use, a taking of the property has not occurred.

Appendix I

Definition of Terms

Addition: New construction added to an existing building or structure.

Alteration: An alteration is any change to the exterior architectural appearance of a property, whether that's through a material change or an overall design change.

Apex: The highest point or peak in the gable front.

Arcade: A range of arches supported on piers or columns, generally standing away from a wall and often supporting a roof or upper story.

Arch: A curved construction that spans an opening and supports the weight above it.

Awning: Any roof like structure made of cloth, metal, or other material attached to a building and erected over a window, doorway, etc., in such a manner as to permit its being raised or retracted to a position against the building, when not in use.

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

Bay window: A window projecting from the body of a building. A "squared bay" has sides at right angles to the building; a "slanted bay" has slanted sides, also called an "octagonal" bay. If segmental or semi-circular in plan, it is a "bow" window.

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

Balustrade: A row of balusters supporting a rail.

Belt course: A continuous horizontal band on an exterior wall, usually of projecting masonry. Also called a "string course" and in some instances marks the water table where the top edge of the basement level of a masonry building is identified.

Bond: A term used to describe the various patterns in which brick is laid.

Bracket: Projecting support placed under eaves or other overhangs.

Bulkhead: The framed area below storefront display windows. This area is part of the storefront and acts as a lower, horizontal wide frame edge for the display window. Generally finished in the same hue or color family as the upper window exterior casing, this area might have recessed or projecting panels and trim.

Cantilever: A projecting element, "anchored" in the body of the building, as in the case of a "cantilevered balcony."

Canopy: A roof like structure similar to an awning, except that it cannot be raised or retracted to a position against the building.

Casement Window: A window sash that is hinged on the side like a door.

Certificate of Appropriateness (COA): A certificate issued by HPC indicating review and authorization of plans for alteration, construction, demolition, or relocation of a Landmark or property within a District.

Column: A vertical, cylindrical or square supporting member, usually with a classical capital.

Coping: The capping member of a wall or parapet.

Construction: The act of adding to a structure or the erection of a new principal or accessory structure to a property or site.

Contributing Structure: A property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

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

Course: A horizontal layer or row of stones or bricks in a wall. This can be projected or recessed. Examples include a "soldier course" (row of bricks all set vertically with their stretcher face showing) and a "header course" (continuous row of brick with headers side to side).

Cupola: A small structure on top of a roof or building.

Decorative windows: Historic windows that possess special architectural value, or contribute to the building's historic, cultural, or aesthetic character. Decorative windows are those with leaded glass, art glass, etc. or specially shaped.

Demolition: Any act or process that destroys all or any part of an exterior wall, foundation, interior, roof structures or exterior column or load bearing wall of a Landmark or a property within a historic district.

Dentil: One of a series of small, square, tooth or block-like projections forming a molding. Another reference is a "dentil course" when used as a banding element on a building.

Design: The composition of elements that constitute the form, plan, space, structure and style of a property. But properties change through time.

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

Eave: The part of a sloping roof that overhangs the wall.

Elevation: Any of the external faces of a building.

Exterior architectural appearance: The architectural character and general composition of the exterior of a property, visible from a public street, public way, or adjacent private property. This would include the kind and texture of the building material, and the design and character of all architectural details and elements. For Example, windows, doors, light fixtures, trim, signs, etc.

Façade: The face or elevation of a building.

Fascia: A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Flashing: Thin metal sheets used to make the intersections of roof planes and roof/ wall junctures watertight.

Footprint: The outline of a building's ground plan from a top view.

Foundation: The lowest exposed portion of the building wall, that supports the structure above.

Frame construction: A method of construction in which the major parts consist of wood.

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

Gable: The triangular end of an exterior wall under a pitched roof.

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

Hip roof: A roof with four sloped sides.

Historic district: A Historic District is an area with definable boundaries where a considerable number of properties have been designated as having historic, cultural, architectural, or archaeological significance and integrity.

Historic material: Material from which the building is built which is older than 50 years.

Hood molding: A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold, dripstone, or drip cap.

Impermeable: Not permitting passage of water through its substance.

Infill: A structure placed on a vacant lot within a neighborhood.

Integrity: Adherence to a high level of historical, architectural accuracy and relatively unchanged since originally constructed. The Secretary of Interior recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling and association.

Joint: The place where two bricks or masonry or wood pieces meet.

Keystone: The top or center member of an arch.

Landmark property: Whether on the National Register of Historic Places or a Local Historic Landmark, a "Landmark" property, site, or object is one which has historic, cultural, architectural, or archaeological significance.

Light: A section of a window - single pane of glass.

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

Load bearing: Structural system or wall directly carrying building load.

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

Masonry: Brick, block, or stone that is secured with mortar.

Massing: The bulk of a building.

Mitigation: The act of lessening a negative impact.

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

Mortar: A mixture of sand, lime, cement, and water used as a binding agent in masonry construction. In more recent architecture, or that with harder, “engineered” brick from the 1930s onward, certain mortar mixes can have percentages of Portland cement mixed in for quicker drying and harder bonding (too much so for the softer historic brick). Always test and match the consistency and hardness of any mortar.

Mullion: A vertical strip that divides windows or other openings.

Muntin: A thin strip that divides windows or other openings.

National Register of Historic Places: The nation’s official list of buildings, sites, and districts that are important in our history or culture. Created by Congress in 1966 and administered by State Historic Preservation Officers (SHPO).

Noncontributing Structure: A property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

Oriel: A window built out from a wall and usually supported by brackets.

Parapet: A low protective wall located at the edge of a roof.

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

Period of significance: The time period in which the building was first built or during which it has derived its historic significance,

Pitch: A term that refers to the steepness of roof slope.

Pointing or “Tuck Pointing:” The process of scraping out failing mortar between bricks back to a stable point and inserting and re-troweling new mortar that matches the makeup, color, and mixture of the original mortar. Done correctly, only the failing areas need treatment and the mortar can be tinted to match the original or allowed to weather. (See also Portland cement.)

Portico: A roofed entrance porch, often supported by columns or pillars.

Portland cement: A strong, inflexible (generally too much so for historic buildings) hydraulic cement used to bind mortar.

Primary façade: The front elevation of a structure, usually facing a street and containing the main entrance.

Quoins: Decorative blocks of stone or wood used on the corners of buildings.

Repair: To maintain a building or portion of a building in place using the same materials that exist, or with very minimal addition of new materials. (Note that this definition is different from the definition of “Repair” in the Historic Preservation Ordinance, because it is used in a different context herein.)

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

Sash: The framework into which panes are set.

Scale: A term used to define the proportions of a building in relation to its surroundings.

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

Sidelight: A glass window pane located at the side of a main entrance way.

Siding: The exterior wall covering or sheathing of a structure.

Site: The location of an event, activity, structure or object.

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

Storefront: Area between the building piers, pillars, or pilasters that is generally glass and wood or metal framing. The essential purposes of storefronts are to promote goods in display windows and provide entry to the interior of the building. Usually contains a storefront cornice to provide space for signage. Often this is the area of the façade that undergoes the greatest amount of change due to the nature of the retail business.

Streetscape: The combination of building facades, sidewalks, street furniture, etc. that define the street.

String course: A continuous horizontal band of brick

Structure: Anything constructed or erected, the use of which requires, directly or indirectly a permanent location on or in the ground.

Stucco: Any kind of plaster work, but usually an outside covering of portland cement, lime, and sand mixture with water.

Surround: An encircling border or decorative frame, usually around a window or door.

Technically infeasible: Not possible to accomplish something due to substantial additional cost in comparison to approved alternative methods that meet these guidelines.

Transom: A small operable or fixed window located above a window or door.

Tuckpointing: Repointing masonry by removing existing mortar from joints and filling with new mortar.

Visible from the street: Able to be seen by a person walking on the public street or sidewalks along the street on which a building is located. In the case of a building located on a corner lot, the street means both streets on which the building is located. An alley is not a "street."

Weatherboard: Wood siding, usually overlapped, placed horizontally on wood-frame buildings. Often "beaded," that is, finished with a projecting, rounded edge.

Appendix II

Property Owner Resources

Madison County Historical Museum and Archival Library

715 North Main Street

Wednesday - Friday: 9 - 4

Sunday: 1 - 4

The library's resources date from before the founding of Madison County in 1812, through the Civil War era, to the present. The extensive collection includes books, photographs, maps, scrapbooks, family Bibles, manuscripts, diaries, and newspaper clippings that are all conveniently filed and cross-referenced. Helpful staff is on hand to assist you in your search.

618-656-7569 • <http://www.madisoncountymuseum.org>

Edwardsville Public Library

112 South Kansas Street

The Edwardsville Public Library offers a variety of resource material on genealogy, historic preservation, and construction reference. The library has access to newspaper archives, Family Tree Maker, census information, and more.

618-692-7556 • <http://www.edwardsvillepubliclibrary.org>

Illinois Historic Preservation Agency

1 Old State Capitol Plaza

Springfield, IL 62701

The Illinois Historic Preservation Agency (IHPA) is an agency of the State of Illinois. IHPA represents many programs with a variety of purposes, but its main goal is to preserve and protect public and private historic properties and library collections, while at the same time making those properties and collections accessible to the public. IHPA is responsible for 15 state and federal preservation programs, including tax incentives and the National Register for Historic Places.

<http://www.state.il.us/hpa>

Landmarks Illinois

The Monadnock Building

53 West Jackson Blvd., Suite 1315

Chicago, IL 60604

Landmarks Illinois is the leading advocate for historic preservation in the State of Illinois. Their mission is to preserve, protect, and promote architectural and historic resources in Illinois through advocacy and education. Since its founding in 1971, the organization has saved numerous architectural and historic resources throughout the State of Illinois.

312-922-1742 • <http://www.landmarks.org>

National Register of Historic Places

<http://www.nps.gov/nr/>

You can find resources for historic rehabilitation and research by going to the National Park Service's website at <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>. As of this printing there are nearly four dozen of these briefs available on the following topics:

Brief #	Title
Preservation Brief 1	The Cleaning and Waterproof Coating of Masonry Buildings
Preservation Brief 2	Repointing Mortar Joints in Historic Masonry Buildings
Preservation Brief 3	Conserving Energy in Historic Buildings
Preservation Brief 4	Roofing for Historic Buildings
Preservation Brief 5	Preservation of Historic Adobe Buildings
Preservation Brief 6	Dangers of Abrasive Cleaning to Historic Buildings
Preservation Brief 7	The Preservation of Historic Glazed Architectural Terra-Cotta
Preservation Brief 8	Aluminum and Vinyl Siding on Historic Buildings
Preservation Brief 9	The Repair of Historic Wooden Windows
Preservation Brief 10	Exterior Paint Problems on Historic Woodwork
Preservation Brief 11	Rehabilitating Historic Storefronts
Preservation Brief 12	The Preservation of Historic Pigmented Structural Glass
Preservation Brief 13	The Repair and Thermal Upgrading of Historic Steel Windows
Preservation Brief 14	New Exterior Additions to Historic Buildings: Preservation Concerns
Preservation Brief 15	Preservation of Historic Concrete: Problems and General Approaches
Preservation Brief 16	The Use of Substitute Materials on Historic Building Exteriors
Preservation Brief 17	Architectural Character:
Preservation Brief 18	Rehabilitating Interiors in Historic Buildings
Preservation Brief 19	The Repair and Replacement of Historic Wooden Shingle Roofs
Preservation Brief 20	The Preservation of Historic Barns
Preservation Brief 21	Repairing Historic Flat Plaster -- Walls and Ceilings
Preservation Brief 22	The Preservation and Repair of Historic Stucco
Preservation Brief 23	Preserving Historic Ornamental Plaster
Preservation Brief 24	Heating, Ventilating, and Cooling Historic Buildings
Preservation Brief 25	The Preservation of Historic Signs
Preservation Brief 26	The Preservation of Historic Log Buildings
Preservation Brief 27	The Maintenance and Repair of Architectural Cast Iron
Preservation Brief 28	Painting Historic Interiors
Preservation Brief 29	The Repair, Replacement and Maintenance of Historic Slate Roofs
Preservation Brief 30	The Preservation and Repair of Historic Clay Tile Roofs
Preservation Brief 31	Mothballing Historic Buildings
Preservation Brief 32	Making Historic Properties Accessible
Preservation Brief 33	The Preservation and Repair of Historic Stained and Leaded Glass
Preservation Brief 34	Preserving Composition Ornament
Preservation Brief 35	Understanding Old Buildings: The Process of Architectural Investigation
Preservation Brief 36	Protecting Cultural Landscapes:
Preservation Brief 37	Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
Preservation Brief 38	Removing Graffiti from Historic Masonry
Preservation Brief 39	Holding the Line: Controlling Unwanted Moisture in Historic Buildings
Preservation Brief 40	Preserving Historic Ceramic Tile Floors
Preservation Brief 41	The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
Preservation Brief 42	The Maintenance, Repair and Replacement of Historic Cast Stone
Preservation Brief 43	The Preparation and Use of Historic Structure Reports
Preservation Brief 44	The Use of Awnings on Historic Buildings

Recommended Reading

The Edwardsville Public Library has an abundance of resources catered towards property owners and those looking to renovate their historic building. As an added benefit, the Edwardsville Library call numbers have been included for these reading selections.

Call #	Title	Author
307.1 COL	America's Downtowns: Growth Politics and Preservation	Collins, Richard C.
363.69 AME	The American Mosaic: Preserving a Nation's Heritage	Stipe, Robert E.
643.3 THO	This Old House: Kitchens	Thomas, Steve
643.7 KIT	Caring for Your Old House: A Guide for Owner's and Residents	Kitchen, Judith L.
643.7 MIL	Period Details: A Scrapbook for House Restoration	Miller, Judith
643.7 OWE	Renovating Old Houses	Nash, George
643.7 YOU	Your Old House: Give New Life to Your Older Home	No Author Listed
643.7 STE	New Life for Old Houses	Stephen, George
690.837 NAS	Renovating Old Houses: Bringing New Life to Vintage Homes	Wash, George
698 HER	House Colors: Exterior Colors by Style of Architecture	Hershman, Susan
693.1 LON	Masonry: How to Care for Old and Historic Brick and Stone	London, Mark
694.6 REP	Repairing Old and Historic Windows	No Author Listed
698.12 MOS	Victorian Exterior Decoration	Moss, Roger
720.28 ILL	Illustrated Dictionary of Architectural Preservation	Burden, Ernest
720.28 RES	Respectful Rehabilitation: Answers to Questions About Old Buildings	No Author Listed
720.3 VIS	Visual Dictionary of Buildings	No Author Listed
727.373 DUC	The Bungalow: America's Arts and Crafts Home	Duchscherer, Paul
720.973 PRE	The Preservation of Historic Architecture: US Govt. Official Guide	No Author Listed
728 HOW	How Old is this House?	Howard, Hugh
728 SCH	Bungalow Colors: Exteriors	Schweitzer, Robert
728 STE	Martha Stewart's New Old House Book	Stewart, Martha
728.028 KAH	Preserving Porches: Two Experts Tell You How to Restore	Kann, Renee
728.3 CRA	Craftsman Bungalows	No Author Listed
747.3 NYL	Wallpapers for Historic Buildings	Nylander, Richard
747.7 VON	Floor Coverings for Historic Buildings	VonRosenstiel
749.63 MOS	Lighting for Historic Buildings	Moss, Roger W.
917.3 MCA	Field Guide to American Architecture	McAlester, Virginia
977.3 REI	Leclaire: Images of America	Reinhardt, Cindy

Appendix III

Lead Paint Safety Notice

If your home or building was built before 1978, than there is a good chance that it contains lead paint. Deteriorating and peeling lead painted surfaces along with lead paint dust can pose potential health dangers. However this does not mean that woodwork, windows and siding containing lead are unsafe and need to be removed. There are many steps that can be taken to protect yourself and others when undergoing a renovation project on a pre-1978 structure.

The Environmental Protection Agency (EPA) adopted new regulations on April 22, 2010 regarding lead paint and its maintenance and removal. The regulation, known as the renovation, repair, and painting rule (RRP) issued under the authority of section 402(c)(3) of the Toxic Substances Control Act (TSCA), requires the following:

1. Firms or contractors performing renovations must be certified.
2. Renovators and dust sampling technicians must be trained and certified.
3. Non-certified workers must work under and be trained on the job by a certified renovator.
4. Renovators be trained in the use of lead safe work practices.
5. Adherence to specific work practice standards.

Just remember that historic buildings can be made safe from lead without sacrificing their defining architectural character. These buildings have and will continue to serve as safe, healthy, and hospitable homes and offices. With some easy maintenance and inexpensive materials along with lead-safe renovation techniques, the quality of our historic buildings will be maintained.

Do I have to comply with this rule if I want to work on my own building?

No. The RRP rule applies only to renovations performed for compensation with an exchange of payment for work. If you live in a pre-1978 building and are **hiring someone** to do work on your property that involves:

1. Replacing windows.
2. Disturbing more than 6 square feet of lead-based paint in a room.
3. Disturbing more than 20 square feet of lead-based paint on the exterior.

then the **contractor must be certified as lead-safe** and follow lead-safe practices. Yet, it is important to be aware that activities related to renovation can create health hazardous lead dust. Remember to use lead-safe work practices while performing renovations in order to protect yourself and others. Information on these practices is available at the EPA's website. www.epa.gov

Do I have to comply with this rule if I want to perform maintenance?

The RRP rule does not apply to minor maintenance or repair activities affecting less than 6 square feet of lead-based paint in a room, or less than 20 square feet of lead-based paint on the exterior. Replacing windows does not qualify as minor maintenance or repair. If you are doing the work yourself, you do not need to follow the RRP rule. To learn more about the RRP rule visit <http://www.epa.gov/lead/pubs/renovation.htm>.

Appendix IV

Availability of Funding Programs for Rehabilitation

Financial resources for rehabilitation can come from a variety of sources, including City of Edwardsville programs, non-profit agency assistance programs, and state and federal programs.

General Rehabilitation

Community Development Block Grant Program

The Madison County Community Development Office offers several housing rehabilitation programs to Edwardsville residents which are funded through the Community Development Block Grant Program. Eligibility depends on an applicant's income, family size, and the availability of funds. Waiting lists exist for some programs. Learn more at <http://www.co.madison.il.us/CommunityDevelopment/CommunityDevelopment.shtml>.

Edwardsville Commercial Building Façade Program

The City of Edwardsville offers a Commercial Building Façade Program that provides matching grants to commercial building owners within a pre-determined area within the vicinity of downtown. The purpose of the program is to provide a financial incentive to property owners to improve the visible exteriors (façades) of their buildings. Priority will be given to structures, which are determined to be of primary significance to the historical nature of the city and those projects, which will render a high impact in improving the appearance of the business. Funds may be used only for exterior repairs and improvements to commercial buildings. Building owners in designated areas are eligible to receive a grant of up to 25 percent of the documented cost of improving the exterior of their buildings. Please contact the City Planner at (618) 692-7535 for a map of the qualifying area and more specifics about the program.

Historic Preservation Financial Assistance Programs

Property Tax Assessment Freeze Program

Owner-occupied homes that are Edwardsville local landmark properties and/or homes located in a National Register historic district can receive property tax benefits by qualifying for the Property Tax Assessment Freeze Program, administered by the Illinois Historic Preservation Agency. The Property Tax Assessment Freeze Program provides tax incentives to owner-occupants of certified historic residences who rehabilitate their homes. Through the Property Tax Assessment Freeze Program, the assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began. The valuation then is brought back to market level over a period of four years. For more information, go to www.illinoishistory.gov/PS/financial.htm.

The Federal Historic Preservation Tax Credit Program

Provides federal income-tax incentives for the rehabilitation of historic income-producing properties. The Illinois Historic Preservation Agency administers this program for Illinois properties. Income-producing properties (commercial establishments or residential apartments) can qualify for federal income tax credits by utilizing the Federal Historic Preservation Tax Credits. Under the provisions of the Tax Reform Act of 1986, a 20% tax credit is available for the substantial rehabilitation of commercial, agricultural, industrial, or rental residential buildings that are certified as historic. To be eligible for the 20% tax credit: The building must be listed in the National Register of Historic Places, either individually or as a contributing building within a historic district. The project must meet the "substantial rehabilitation test." This test means that the cost of the rehabilitation must be greater than the adjusted basis of the property and must be at least \$5,000. Generally, projects must be finished within two years. Following rehab, the building must be used as an income-producing purpose for at least 5 years. For more information, go to www.illinoishistory.gov/PS/financial.htm.



Note that programs change over time, so it is always a good idea to check with resources at the Illinois Historic Preservation Agency, National Park Service, National Trust for Historic Preservation, and local organizations to receive the most up to date information.

Appendix V Bibliography

Thanks are due to Scott Hanson, City Planner for the City of Edwardsville for his assistance in preparing this document, as well as the Historic Preservation Commission and their important role in the discussion and review of these guidelines. Additionally, credit goes to the Madison County Museum for providing the vintage photos of Edwardsville, current photos were provided by William Krause and Jon Parkin.

Other communities' design guidelines were applied and referenced while compiling this document. The City of Edwardsville, Edwardsville Historic Preservation Commission, the National Park Service, or any people affiliated with the creation of these guidelines shall not be held liable for any damage or unacceptable results upon a property in conjunction with the application of these guidelines.

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“Buildings can be seen not only as static structure, but also as essential carriers of our community’s history.”-Norman Tyler



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