

# Edwardsville Residential Design Guidelines for Historic Districts and Landmarks

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

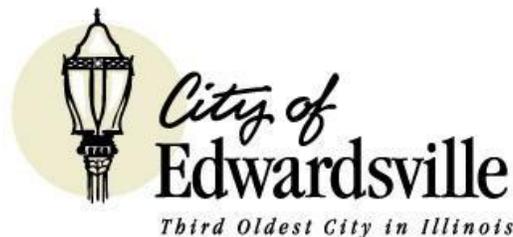
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## Contributors

**Edwardsville Historic Preservation Commission (2011):** Deborah Caulk, Kathryn Hopkins, Joe Hutton, Deanna Kohlburn, William Krause, Steve Mudge, Jon Parkin, Cindy Reinhardt, Joe Weber, Mary Westerhold, and Jim Zupanci

**Scott Hanson**, City Planner, Public Works Department (City of Edwardsville)

**William Krause**, Author and Design (Vice-Chairman HPC)



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## Introduction

### Purpose of the Design Guidelines

These architectural guidelines are provided to help property owners determine their course of work when performing exterior alterations and remodels, additions to existing buildings, or new building construction in the City of Edwardsville. These are the principles the Historic Preservation Commission will use to review applications for proposed work within the historic districts or on landmark properties.

The purpose of architectural review is to protect the character and integrity of Edwardsville's historic neighborhoods and properties. They are in place to ensure that the unique visual qualities of a building and its site are protected from inappropriate alterations that will reduce the building's sense of history and cultural importance.

Design guidelines assist owners in maintaining and enhancing the appearance of their property. They help maintain property values and improve the livability of older neighborhoods. Architectural review aids owners in protecting the investment they have made in their property and improve the quality of life in a historic neighborhood. The guidelines allow everyone's property to be protected from the adverse economic impact by inappropriate construction, remodeling and demolition.

While changes to buildings are often inevitable, they are not necessarily negative, and these guidelines help provide assurance to property owners that review will be based on clear standards rather than the personal preferences of individuals on the Historic Preservation Commission. These guidelines are not meant to be a set of exhaustive or strict regulations, but are expected to be used in a general sense. Flexibility is accommodated on a case by case basis given that every project is unique. Property owners will have many options available when following the guidelines.

### Authority of the Edwardsville Historic Preservation Commission

The Preservation Ordinance was adopted by the Edwardsville City Council in December 1977. This ordinance established the Edwardsville Historic Preservation Commission (HPC) and its procedures for designating local landmark properties and historic districts. HPC is made up of fifteen appointed citizens who have expertise in historic preservation, architecture, or other related fields. HPC designates local landmarks and districts and also reviews subsequent alterations to those properties. This review process requires a Certificate of Appropriateness for alterations to the exteriors of buildings or sites on landmarked properties or in designated historic districts. While only landmark properties and designated historic districts are required to comply with these guidelines, HPC encourages other property owners who wish to undertake historic renovations to use these helpful standards.

## Certificate of Appropriateness

A Certificate of Appropriateness (COA) is a document that is required for any alteration, construction, demolition, or relocation that affects the exterior architectural appearance of any landmark property or property within a historic district. Most exterior building changes require a COA, including roof features, siding, windows, doors, chimneys, porches, decks, garages, fences, etc.

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.

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.

HPC does not require a COA for:

1. General repairs and routine maintenance
2. Exterior paint colors, i.e. painted surfaces may be scraped and painted again
3. Installation of plant material or landscaping
4. Interior changes

If you feel uncertain whether you need a COA, contact the City Planner at (618) 692-7535 or a Historic Preservation Commission member. You can find a sample COA on page 5.

## Where Can I Pick Up A COA?

COA application forms can 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. Please note, that the application must be submitted prior to the project and the project cannot begin until HPC has approved the COA application. COAs will expire 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. Contact the Edwardsville Public Works Department for more information or for COA applications and deadlines.

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.

## 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.

## What You Need to Know about the Certificate of Appropriateness:

When in the early stages of thinking about your project, contact planning staff at 618.692.7535 or request an “**Advice Session**” with HPC at one of their regularly scheduled meetings.

**Building Permits** are not issued unless the COA is approved by HPC.

**Application Deadline** is the first Wednesday of the month. HPC is scheduled to hold regular monthly meetings on the second Wednesday of every month. Meetings begin at 7:00 PM at City Hall.

### Certificate of Appropriateness (COA) Typical Process

Applicant may request a pre-application discussion with HPC at a regularly scheduled meeting prior to application submission.

Applicant submits completed COA application to Public Works.

HPC reviews COA application at scheduled public hearing.

APPROVAL

DENIAL

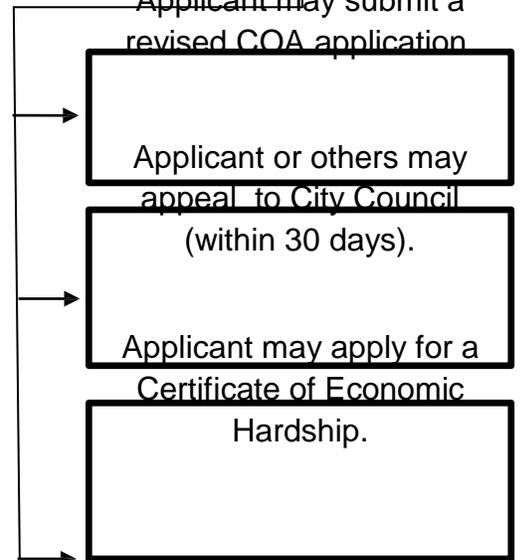
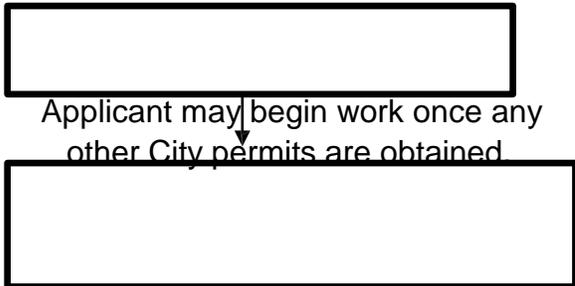
COA prepared and signed.

Applicant may begin work once any other City permits are obtained

Applicant may submit a revised COA application

Applicant or others may appeal to City Council (within 30 days).

Applicant may apply for a Certificate of Economic Hardship.



**FOR COA REVIEW**

Materials that may be requested to be submitted by Owner to HPC for architectural review:

**Look for this box throughout the guidelines for more specific information regarding your project requests.**



**City of Edwardsville**  
Historic Preservation Commission

APPLICATION  
CERTIFICATE OF APPROPRIATENESS

Date of application \_\_\_\_\_ Date received by HPC \_\_\_\_\_  
Address of Property \_\_\_\_\_  
Parcel I.D. No. \_\_\_\_\_  
Name/Address of Applicant \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_  
Relationship to owner \_\_\_\_\_  
Name/Address of Architect \_\_\_\_\_  
Name/Address of Contractor \_\_\_\_\_

Written description of each existing condition and each proposed modification:  
1. \_\_\_\_\_  
2. \_\_\_\_\_

**SAMPLE COA**

*(Please continue on a separate sheet of paper if necessary.)*

Plans/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:	
Approved _____	Date _____
Approved as amended _____	Date _____
Denied _____	Date _____
Comments/Amendments _____	

118 Hillsboro Avenue P.O. Box 407 • (618) 692-7530 FAX (618) 692-7513 • Edwardsville, IL 62025-0407

## Why Preserve? Economic Benefits of Historic Preservation

**Preservation is one of the highest job-generating economic development options available:** *Historic rehabilitation work not only created 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.*

**Historic rehabilitation outperforms many other traditional stimulus investments:** *For instance, \$1 million invested in historic rehabilitation has a greater economic impact in terms of jobs, income, and federal, state, and local taxes generated than a similar investment in highway construction, machinery manufacturing, agriculture, and telecommunication.*

**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. The reuse of a 100,000-square-foot building saves the amount of carbon produced by nearly 1,600 homes in one year.*

**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.*

## 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

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 by visiting <http://www.co.madison.il.us/CommunityDevelopment/CommunityDevelopment.shtml>.

In addition to this, the City of Edwardsville offers a Façade Improvement Program for Edwardsville commercial properties within a pre-determined area within the vicinity of downtown. Please contact the City Planner at (618) 692-7535 for a map of the qualifying area and 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](http://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. The credit may be subtracted directly from federal income taxes owed by the owner. For more information, go to [www.illinoishistory.gov/PS/financial.htm](http://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.**

## Edwardsville: A Brief History

Edwardsville was first settled in 1805 when **Thomas Kirkpatrick** built a one-room log cabin on the ridge above Cahokia Creek. Originally from North Carolina, Kirkpatrick obtained 100-acres along Cahokia Creek from Pierre Lejoy. His cabin was approximately 300-yards from North Main Street at the north end of O Street.

The oldest known building in Edwardsville today is a log cabin concealed under modern siding at 1712 North Main Street. This site is northwest of the Kirkpatrick cabin site.

Edwardsville's namesake, **Ninian Edwards**, was appointed territorial governor in 1809 when the Illinois Territory was established. He built a home in 1819-20 at the corner of Fillmore and East Vandalia Streets. This location is currently the site of the St. Boniface Catholic Church office. Edwards served as governor of the state of Illinois from 1826-1830.

The city's first public square was located in the 1200 block of North Main Street. By 1814, the square contained a log cabin that served as the county jail. The square became home to the first courthouse, also a log structure, in 1817.

The United States Land Grant Office opened in 1816 and **Benjamin Stephenson** was appointed "receiver of public moneys". Stephenson built Edwardsville's oldest brick home in 1820. The two-story Federal style building located at 409 South Buchanan Street has been restored and opened to the public.

Pogue Store, built in 1819, was the first brick building in Edwardsville. A remaining 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.

The second oldest brick house in the city, the **Dr. John Weir** House at 715 North Main Street, was built in 1836. Today the Weir House is home to the Madison County Historical Museum.

It is known that **Abraham Lincoln** was in Edwardsville twice, as an attorney in the 1814 courthouse and a speaker outside the 1857 courthouse on Sept. 11, 1858. The present courthouse, a square, four-story neo-classic structure of white marble, was constructed from 1913-15.

Kirkpatrick's wood mill is an example of Edwardsville's early industry; flourmills, clay mining and brick manufacturing were also established. Richards Brick Company is still in operation. As the center of government and commerce with abundant visitors, Edwardsville was home to numerous hotels. At one time five railroad lines came through Edwardsville, including an electric line. There have been several coalmines in and around Edwardsville.

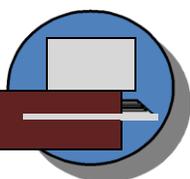
Edwardsville currently has 44 buildings designated as historic landmarks. There are also four historic districts. In the older section of town there is the Brick Street District and the St. Louis Street District. Built in the 1880s and 90s, the homes on St. Louis Street represent several architectural styles. In the 1890s plumbing manufacturer **N.O. Nelson** established Leclaire Village, which is now the Leclaire Historic District. Originally outside Edwardsville's city limits, the village was annexed into Edwardsville during the 1930s.

## Guidelines for Rehabilitation and Additions

### Secretary of the Interior's Standards for Rehabilitation

The Edwardsville Historic Preservation Commission design guidelines for rehabilitation, restoration, and renovation are based on the ten standards for rehabilitation developed by the National Park Service, Department of the Interior. The ten standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or 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.



## Siding and Exterior Features Policy

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. HPC does not allow the following types of non-traditional siding materials:
  - a. Artificial stone
  - b. Artificial brick veneer
  - c. Asbestos or asphalt shingles
  - d. Aluminum
  - e. Vinyl - Dutch lap style
9. HPC does allow cement fiberboard and vinyl siding, however HPC recommends the use of cement fiberboard over vinyl whenever possible. Minimum vinyl thickness is 0.044”.

### **HPC may approve new synthetic siding or soffits subject to the following requirements:**

- a. Existing siding or soffits are so deteriorated or damaged that they cannot be economically repaired.
- b. The synthetic siding or substitute material matches the historic material in size, scale, proportion, texture, and detail.
- c. The synthetic siding or substitute material can be installed without removing, damaging, or obscuring character-defining architectural features or trim.
- d. Residing should not alter the profile of bordering trim such as drip caps, frieze boards, and corner boards. The width, pattern and profile of the original siding should be duplicated.

### **FOR COA REVIEW**

Before review of proposed synthetic siding or soffit work, the following material must be included in the COA:

- a. Photographs showing evidence and extent of deterioration of existing material.
- b. Photographs showing all areas to be covered by synthetic siding or soffits.
- c. Samples of proposed synthetic siding.
- d. Name and address of proposed synthetic siding installation contractor.

## Roof Policy

1. The existing shape and materials of the roof shall be retained.
2. Changes to the roof slope are not acceptable, unless earlier, non-historic changes are being reversed.
3. 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.
4. 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.
5. Roofs of new asphalt or composite shingles should be in appropriate colors.
6. Skylights shall not be added where they are visible from the public right of way.
7. Skylights should be placed at the rear rooflines or behind gables or dormers.
8. Skylights should be flat or flush with the roofline, not convex or “bubble” designs.
9. Do not install new ornaments unless it can be shown they historically existed on the roof.
10. Roof alterations such as greenhouses, roof decks, solar panels, vents, mechanical and electrical equipment, are not recommended if visible from the street. These items should be made less noticeable by minimizing size and subduing colors.
11. A roof permit is required to be issued from the City of Edwardsville prior to work commencing.

Existing or Historic Material	Acceptable New Replacement Material
Slate	Slate Cement/mineral fiber shingles Asphalt shingles of similar size, shapes, and colors
Clay Tile	Clay Tile Cement Tile Asphalt shingles of similar size, shapes, and colors
Wood Shingles	Wood shingles – stained to match color of existing shingles Asphalt shingles of similar size, shapes and colors
Asphalt Shingles	Asphalt shingles of similar size, shapes and colors
Cement-asbestos shingles	Cement-Mineral fiber shingles of similar size, shapes and colors Asphalt shingles of similar size, shape and colors

**HPC may approve re-roofing projects subject to the following requirements:**

- a. Existing roofing materials are so deteriorated or damaged that they cannot be economically repaired.
- b. Proposed new roofing material can be installed without removing, damaging, or obscuring character-defining architectural features or trim. (cupolas, weather-vanes, dormers, cornices, brackets, chimneys, cresting, and finials)
- c. Proposed new roofing material shall be similar with regard to size, style, and details of original historic roofing materials, to the extent that such original roofing can be documented. If no photographic or other documentation exists for original historic roofing materials, selection of new materials shall be typical of those used in the style of the historic building.
- d. The original form and shape of the roof shall be retained.

**FOR COA REVIEW**

Before review of proposed re-roofing work, the following material must be included in the COA:

- a. Photographs showing evidence of deterioration of existing roofing materials.
- b. Photographs showing all areas to be covered by reroofing.
- c. Samples of existing and proposed roofing materials.
- d. Name and address of proposed roofing contractor

**Gutters and Downspouts**

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. Where built-in gutters exist and must be repaired, repair or replace only those sections that require it, using similar materials to existing historic built-in gutters.
4. Note that galvanized half-round sheet metal gutters may in many cases be more appropriate for most historic buildings which had exposed gutters than the colonial profile aluminum gutters and downspouts commonly used today.

## 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 32.

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. Windows that are visible to public view should not be added to the facades.
3. Restoring window openings to their original size is encouraged.
4. Portable, seasonal air conditioners are exempt from review, but wherever possible should be placed where they are not easily viewed from the street.
5. 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.
6. 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.

7. Replacement Glass:

- a. Replacement glass 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.
  - g. 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.
  - h. 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.
8. 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.

**HPC may approve replacement of non-original windows subject to the following requirements**

- a. 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.
- b. No window openings would be altered to accommodate windows of different sizes, proportions, or configurations.
- c. No windows that are visible to public view would be eliminated and their openings blended into the façade.
- d. No windows that are visible to public view would be relocated.
- e. Where non-original windows are historic themselves and contribute to the history or significance of the building ('changes over time'), or are considered as having historic significance themselves, the design of the new replacement windows may be based on the existing non-original windows. Such cases will be determined on an individual basis.

**HPC may approve replacement of historic windows subject to the following requirements:**

- a. Historic windows are not decorative windows.
- b. Repair of historic windows is technically not feasible.
- c. No window openings would be altered to accommodate windows of different sizes, proportions, or configurations.
- d. No windows that are visible to public view would be eliminated and their openings blended into the façade.
- e. No windows that are visible to public view would be relocated.
- f. Appearance:
  - i. Match critical details such as window size, shape, operation, glass configuration, material and finish.
  - ii. The appearance of the window sash, as well as opening size and decorative detailing, shall look like the existing historic window from the street.Operation:
  - i. 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.)
- g. Muntins:
  - i. Replacement window sash shall have the same muntin ('lite' configuration) as the existing historic windows. Insulating glass may be used in new windows.
  - ii. The configuration of replacement muntins shall have historic profiles and should form true divided lites (i.e., individual panes of glass) if existing windows were divided into individual panes.
  - iii. Exterior applied muntins that are permanently fixed to the exterior or both exterior and interior of the glass may be approved as a substitute for true divided lites. Submit sample of muntin and fixing detail to be used.
  - iv. Do not propose interior snap-in muntins to be used in place of true divided lite muntins. This type of detail will be considered acceptable only under unusual visual circumstances and where it is shown to be technically infeasible to provide either true divided lites or exterior applied muntins.
- h. Sash and frame materials:
  - i. Wood windows should be replaced in the same material but not necessarily in the same species of wood.
  - ii. Wood windows may be replaced with vinyl clad or aluminum clad wood windows with a finish that appears to match the existing finish as visible from the street.
  - iii. If the historic window being replaced is a simple one-over-one sash with non-ornamental frames, the material to be used for the replacement window may not have to replicate the original materials. However, the sash and frame profiles and finish of the replacement window shall appear the same as the historic window from the street.
  - iv. Metal windows shall be replaced with new metal windows, but not necessarily the same metal.
  - v. Sash and frame profiles and finish of the replacement window shall appear the same as the historic window from the street.

**FOR COA REVIEW**

Before review of proposed replacement windows, the following material must be included in the COA:

- a. Photographs showing evidence of deterioration of existing historic windows.
- b. Photographs showing all areas to be covered by replacement windows.
- c. Samples of proposed replacement window materials.
- d. Name and address of proposed window contractor

**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 on buildings may be permitted only if it can be shown that shutters were originally installed on the building.
2. Shutter design, type, size, and material shall be characteristic of the significant period of the building. Plastic, vinyl or metal shutters are not acceptable.
3. Shutters should be large enough to cover the entire window area, look as if they function and operate, and not appear float-mounted on the wall.

## Door Policy

1. Doors and door surrounds are highly visible and significant in defining the style and character of a dwelling. Every effort should be made to preserve the original door and features; such as surrounds, sidelights, and transoms. Original features should be repaired rather than replaced.
2. If repair of historic doors (entry, storm and screen) is technically infeasible, new replacement doors may be approved if they duplicate the existing size, shape, proportion, profiles, hardware, details, glazing, panel type and design, and operation.
  - a. Painted or stained wood and aluminum-clad doors are acceptable replacements for historic wood doors.
  - b. Bronze or bronze-plated doors are acceptable replacements for historic bronze doors.
  - c. Anodized aluminum or coated aluminum doors are acceptable replacements for historic aluminum doors.
  - d. Painted steel or clad steel doors are acceptable replacements for historic steel doors.
3. Profiles, sizes, and locations of panels shall match panels on historic doors.
4. Repair rather than replace transom windows and door casings, or replicate such if there is evidence of their original configuration.
5. Repair rather than replace existing historic hardware, unless it is technically infeasible to do so.
6. New hardware proposed to replace historic hardware should be simple, unobtrusive, and compatible with the style and period of significance of the building.
7. Replacement glass in doors
  - a. Replacement glass may be insulating glass.
  - b. Replacement glass 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.

- f. 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 it.
  - g. 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.
8. Glazing muntins:
- a. Replacement doors shall have the same muntin ('lite' configuration) as the existing historic doors.
  - b. The configuration of replacement muntins shall have historic profiles and should form true divided lites (i.e., individual panes of glass)
    - (1). Snap-in muntins shall not be permitted.
    - (2). Applied muntins which are permanently fixed to the glass may be approved. Submit sample of muntin and fixing detail to be used.
9. Elimination of the original or historic door opening is not acceptable on surfaces visible from the street.
10. 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 dwellings where they are not visible.

### **Screen, Storm, & Security Door Policy**

- 1. Screen and storm doors can be appropriate for historic dwellings. Original screen doors should be preserved and maintained.
- 2. New screen doors added to the front or visible side doors should be full view design or with minimal structural dividers to retain the visibility of the historic door behind the screen door.
- 3. They should be sized to fit the original entrance opening and the design should be of the appropriate style and period of the building.
- 4. Security Doors are non-historic additions to dwellings. If installed they should follow the guidelines above.

## Porches and Porch Features Policy

1. Historic porches visible from the street shall be maintained and repaired.
2. Front porches should not be enclosed and the construction of a non-original second or third level deck or sun porch on the roof of a front porch is not acceptable.
3. If historic porches which have been enclosed in the past are proposed to be remodeled or altered, they shall be restored to their appearance during the period of significance, unless the enclosure, by nature of its age, architectural significance, or other special circumstance, has achieved historic significance of its own.
4. Missing porches and steps should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building. Sanborn Maps, available on microfilm at the SIUE Library and Madison County Historical Museum, can be very helpful in showing size and location of original porches.
5. Most precast concrete steps are not acceptable alternatives for primary façade porches.
6. If constructing a porch that is a “covered porch” (or will be covered as a result of the proposed work), a building permit is required. Uncovered porches or “decks” do not require a building permit but the Building Inspector will do a foundation and footing inspection.

### **HPC may approve replacement of historic porches subject to the following requirements:**

- a. If existing historic porches and features have deteriorated or become badly damaged, where repair is technically infeasible.
- b. Proposed new porches shall be similar to historic porches which have been removed with regard to size, style, detail, and shape and constructed from historic or appropriate new materials.
- c. Where inadequate documentation exists for original porches, proposed new porches shall be typical of those built in the style of the historic building. Simplified adaptations may be allowed if physical evidence of the original is non-existent or prohibitively expensive to recreate.
- d. Retain as much of the existing porch materials unless it is technically infeasible to do so.
- e. Proposed new railings and balusters on existing and new porches shall use historic or appropriate new materials and shall be designed in a style similar in appearance to historic balusters and railings characteristic of the style of the historic building.
- f. Porch floors shall be of a type characteristic of the style of the historic building. Spaced planks shall not be used where painted tongue-and-groove boards would have been used historically.
- g. New and existing wood which is visible from the street shall be painted unless it can be documented that the original wood was unpainted or stained (unpainted pressure treated wood will not be permitted).
- h. Concrete steps and porches will be permitted if it can be shown that they existed on the building historically or if they are characteristic of the style of building (e.g. Art Deco).

## Decks and Exterior Stair Policy



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

1. The detailing of decks and stairs should be compatible with the period and style of the building.
2. Decks and exterior stairs may be required to be painted to complement the main structure.
3. New decks should be minimally visible from the street and should have no major impact on the original building.
4. Decks do not require a building permit, but the Building Inspector will do a foundation and footing inspection.

## Paint Policy

1. Paint color selection is not regulated by HPC.
2. Consider painting the dwelling in keeping with the dwelling's style and period of construction.
3. Do not paint 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. Do not paint wood which has historically been stained.
8. Prior to repainting, remove only loose paint from surfaces that have been historically painted.
9. Complete removal of all paint from a surface is not necessary prior to repainting. Where bare wood is exposed in preparation process, prime wood before painting finished coats.
10. The use of open flame or propane torches to remove paint from siding is not allowed.



## Masonry Repair Policy

**NOTE:** *Repointing a minor crack is maintenance; repointing an entire façade is an alteration that requires a COA.*

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, and type of material as that which is being replaced, unless it is technically infeasible to do so.
2. 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.
3. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used; a test patch is always recommended.
4. Do not sandblast masonry because the action erodes the surface of the material and accelerates deterioration.
5. Do not high-pressure water blast masonry.
6. Do not parge or apply stucco to masonry surfaces that were not historically parged or stuccoed.
7. Do not install synthetic siding over masonry materials.
8. 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.

### **HPC may approve repointing subject to the following requirements:**

- a. Original mortar joint size and profile is retained, and replacement mortar matches the original mortar in color and texture.
- b. 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.
- c. Mortar joints should be carefully washed after set to retain the neatness of the joint lines and eliminate extra mortar from masonry surfaces.
- d. Use cement-lime mortars appropriate to the type of masonry to be tuckpointed.
- e. Do not use premixed “masonry cements” that contain no lime for tuckpointing.
- f. Joint profiles and colors of tuckpointing shall match existing historic tuckpointing.
- g. Tuckpointing shall be done following National Park Service Preservation Brief Number 2 and Illinois Preservation Brief Number 10

## Chimney Policy

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.

## 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.
2. To minimize impact of an addition on the historic building, additions shall be constructed on a secondary or tertiary facade.
3. Materials for the addition should be compatible with the original building or have historic basis
4. New additions in historic districts must be compatible with the size, scale, set-back, massing, material, and character of the building to which it is attached.
5. 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.
6. New additions shall not remove significant character-defining or historic features.
7. The roofs of additions should not interfere with the original roof form by changing its basic shape.
8. The addition itself should have a roof form compatible with the original building.
9. Size and proportion of windows and doors should be similar to those on the original building.
10. The amount of foundation exposed on the addition should match that of the original.
11. Masonry mortar shall match the original in color, joint width and profile.
12. 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.

## Guidelines for New Construction

The basic principle for new construction in Edwardsville's historic districts is to be designed to harmonize with the predominant characteristics of the surrounding neighborhood. Edwardsville's historic districts and landmark properties 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 neighborhood. 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.

### Quality Design

1. New structures' primary design elements should fit in with the character of the nearby area and should be compatible in size, scale, massing, height, rhythm, setback, material, building elements, site design, and character of the buildings which surround it on the same and adjacent blocks.
2. A new building built in a historic district shall be compatible but visually distinct from other buildings which surround it on the same and adjacent blocks.
3. New construction must conform to the normal front, side and rear yard setbacks. In older neighborhoods, where the front yard setback requirement is deeper than existing setbacks, the average of the setbacks along the blocks is used instead.
4. Side yard requirements pertain to building height; the higher the building, the greater the side yard requirements. Modern zoning requirements make some smaller, existing lots in older neighborhoods unbuildable without variances.
5. A new building shall have its front entrance facing the same direction as the majority of buildings on the same block, unless it can be shown that compatibility with adjacent buildings can be achieved better through a different orientation.
6. New construction should conform with "walls of continuity" to avoid distraction in the historic neighborhood. There will be a horizontal or vertical building emphasis along the street, usually dictated by architectural style and is referred to as "Walls of Continuity." Placing a low, horizontal building along a line of tall, narrow buildings breaks the continuity of the facades.

## Guidelines for the Property Site

In addition to building rehabilitation and new construction, historic districts and landmark properties must also be reviewed for changes to the property site. Some site features that HPC oversee include accessory buildings, garages, driveways, fences, sidewalks, retaining walls, outdoor lighting and satellite dishes.

And whenever possible, HPC encourages homeowners to undertake landscaping styles and features that are appropriate to the period of the neighborhood. Compatible plant materials and landscaping features do much to enhance the historic character of a neighborhood. Restored homes look most natural in settings characterized by period fences, an abundance of plant material (including trees), and appropriately designed and located outbuildings. The importance of the site and its design to the primary buildings on the lot cannot be overstated.

### Garage Policy

1. Maintain and repair historic garages visible from the street. They may be altered to accommodate contemporary vehicles.
2. Garage doors visible from the street:
  - a. Repair rather than replace original or historic garage doors that are significant to the character of the garage, unless technically infeasible to do so.
  - b. If repair of historic garage doors is technically infeasible, new replacement garage doors may be approved if they duplicate the existing size, shape, proportion, profiles, hardware, details, glazing, panel type and design, and operation, and fit within the existing opening.
3. New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot.
4. Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of brick.
5. New garages and carports shall be accessed from the alley where alleys exist at the rear of any house.
6. Where alleys do not exist, the garage should be located in the rear of the lot, partially behind the main structure and screened in some way from the street view by landscaping.

## Driveway Policy

1. New driveways may be excavated if there is historical evidence that they once existed in that location.
2. New curb cuts in historic districts will not generally be allowed if they are not characteristic of the neighborhood.
3. Newly constructed driveways should be paved in a manner compatible with the era of the house, and brick, gravel, or concrete are the recommended materials; however, asphalt will also be considered.
4. Parking areas in front yards of historic districts will not be allowed.
5. Parking areas that are needed should be located in the rear yard and adjacent to an alley, if there is one. These areas should also be landscaped.

## 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 appropriate for the front yards of historic neighborhoods are low (usually no taller than 42 inches) and visually open. Close, flat boards are not allowed for front yards. Some of these restrictions are relaxed for rear yards.
4. HPC does not allow the following types of fences:
  - a. Chain link/ cyclone
  - b. Vinyl
5. Tall hedge rows in front yards are also not recommended, since they block the view of the house from the street.
6. A fence permit is required to be issued from the City of Edwardsville prior to work commencing.
7. All new fences must comply with the guidelines of the Edwardsville Fence Ordinance, where a conflict between the two guidelines occur the Fence Ordinance prevails.

## Retaining Wall Policy

1. Where possible, existing retaining walls should be saved and repaired or rebuilt.
2. Covering these walls with a stucco or concrete finish is not acceptable unless the walls were originally covered.
3. Landscape timber should not be used for retaining walls in front yards or the front half of side yards. Other types of retaining wall material will be reviewed on a case by case basis.

## Sidewalk Policy

1. Brick, stone and tile sidewalks should be retained and repaired.
2. New, non-public sidewalks within the property should be constructed of brick or concrete or replaced with materials similar to those used in historic sidewalks of the period of significance of the building. Concrete or asphalt may be permitted in the rear yard.
3. When concrete sidewalks that may have been brick originally require replacement, HPC urges property owners to consider brick replacement.

## Exterior Lighting Policy

1. New light fixtures may be added for lighting entrances or yards if the fixtures are compatible with the historic style of the building.
2. High intensity discharge type light fixtures such as mercury vapor, high pressure sodium, low pressure sodium, or metal halide fixtures shall not be permitted to be mounted in locations where fixture glare will be visible from the street.
3. High- or Low-pressure sodium lights are not permitted for major illumination of facades visible from the street unless their color is attenuated by combination with metal halide fixtures.
4. Lamps that fit with the architectural style are also encouraged. These lamps should be as inconspicuous as possible.

## Outdoor Mechanicals Policy

1. Outdoor mechanicals, such as air conditioners, should be located to the rear of the building, preferably invisible from the street, and should be landscaped if possible.
2. Satellite dishes & antennas should not be installed in front yards or in side yards visible from street.
3. Satellite dishes & antennas should be located at rear rooflines or preferably in rear yards not visible from the street.



## 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.

## Definitions

**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.

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

**Balustrade:** a row of balusters supporting a rail.

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

**Bracket:** projecting support placed under eaves or other overhangs.

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

**Certificate of Appropriateness:** 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.

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

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

**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, stained glass, beveled glass, prismatic glass, Luxfer prisms, or specially shaped windows such as lancet, round-arched, oriel, Palladian windows, etc.

**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.

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

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

**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.

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

**Façade:** the face or elevation of a building.

**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.

**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.

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

**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.

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

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

**Massing:** the bulk of a building.

**Mitigation:** the act of lessening a negative impact.

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

**Mullion:** a vertical strip that divides windows or other openings.

**Muntin:** a thin strip that divides windows or other openings.

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

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

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

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

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

**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.

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

**Sidelights:** a vertical, fixed sash situated along a door or window, sometimes found in pairs.

**Site:** 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.

**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.

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

**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."

## Homeowner Resources

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>. They offer a list of Preservation Briefs, which describe in full detail how to evaluate and restore various historic building components, ranging from repairing wood windows to repointing brick walls to restoring plaster ornament. There are nearly four dozen of these briefs available on the following topics:

Accessibility	Glass, stained and leaded	Mothballing
Additions	Graffiti, removal	Ornament, composition
Adobe	Heating	Plaster, flat, wall, ceilings
Awnings	Historic Structure Reports	Plaster, ornament
Barns	Interiors, composition	Porches
Cast Iron	ornament	Roofing, clay tile
Cast Stone	Interiors, painting	Roofing, slate
Character, architectural	Investigation	Roofing, wooden shingle
Cleaning, dangers	Landscape, cultural	Siding, aluminum, vinyl
Cleaning, masonry	Log, buildings	Seismic Retrofit
Concrete	Maintenance, exterior	Signs
Cooling	Masonry, cleaning	Storefronts
Energy, conserving	Masonry, repointing	Stucco
Floors	Materials, substitute	Terra Cotta
Gas Stations	Moisture, control	Tiles

### Looking for everyday advice for living in your historic home.

You can find helpful tools through The National Trust for Historic Preservation's website at <http://www.preservationnation.org/resources/homeowners>. They provide education and homeowner resources to save America's diverse historic places and revitalize our communities.

### Other Resources

#### Madison County Historical Museum

<http://www.madisoncountymuseum.org>  
618-656-7562

#### Edwardsville Public Library

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

#### Historic Leclaire

<http://historic-leclaire.org>

#### Historic St. Louis Street Association

<http://www.stlouisstreet.org>

#### Landmarks Illinois

<http://www.landmarks.org>

#### Illinois Historic Preservation Agency

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

#### National Register of Historic Places

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

#### Illinois Great Places

<http://www.illinoisgreatplaces.com>

#### Preservation Directory

<http://www.preservationdirectory.com>

## Recommended Reading

The Edwardsville Public Library has an abundance of resources targeted towards homeowners and those looking to renovate their historic property. And for an added benefit the Edwardsville Library call numbers have been included on 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
	Images of America: LeClaire	Reinhardt, Cindy



## 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 new rule, 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?

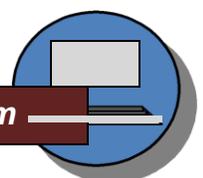
No. The RRP rule applies only to renovations performed for compensation with an exchange of payment for work. If you live in a pre-1978 house and are hiring someone to do work on your property that involves:

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.

than 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 renovation in order to protect yourself and others. Information on these practices are available at the EPA's website. [www.epa.gov](http://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.



## Edwardsville Historic Districts and Landmarks

### Leclaire National Historic District

National Designation: August 08, 1979

Local Designation: January, 1980

Edwardsville's first local and national historic district, the Village of Leclaire, was founded as an industrial village in 1890 by social pioneer N.O. Nelson. The district includes the area roughly bounded by Wolf Street to the North, Madison/Brown Streets to the East, McKinley/Hadley Streets in the South and Longfellow Avenue to the West.

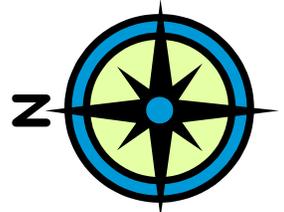
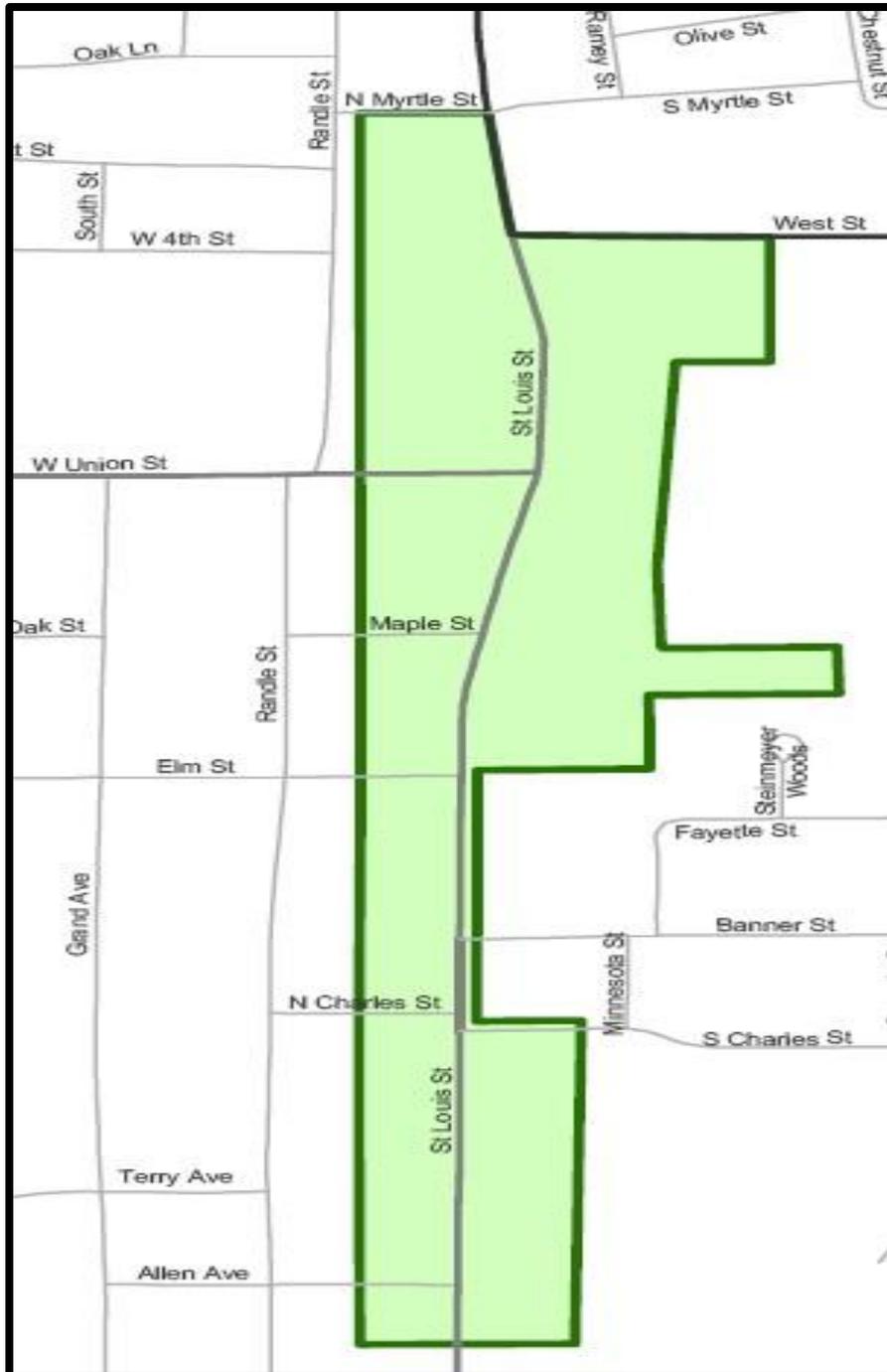


## St. Louis Street Historic District

National Designation: May 05, 1980

Local Designation: March, 1996

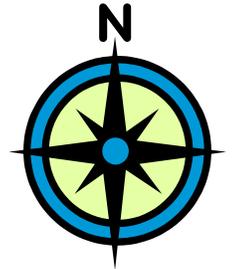
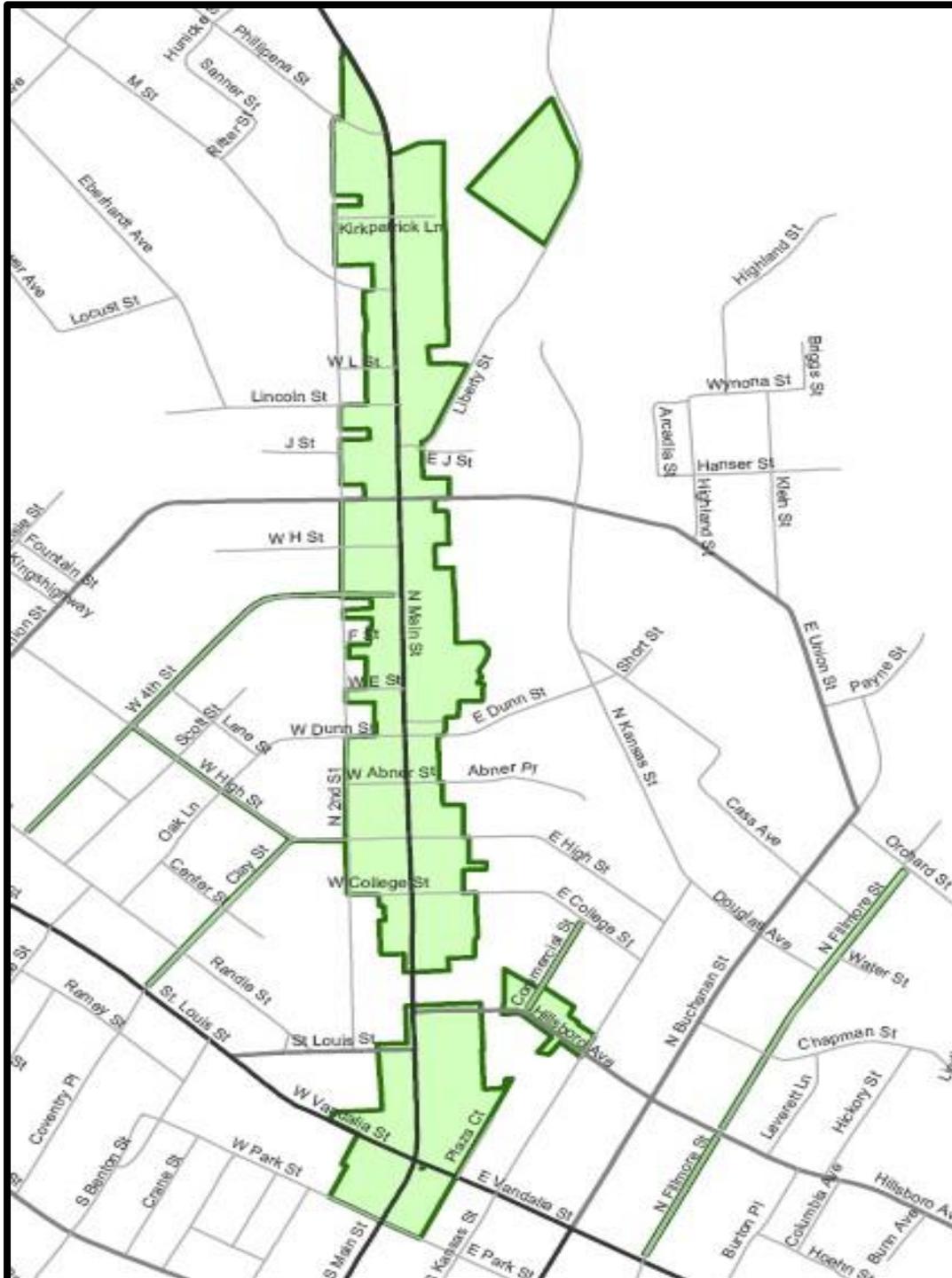
Edwardsville's second local and national historic district includes most of 603 through 1306 St. Louis Street. The residential area features a variety of architectural styles, some of which were professionally designed and built by well known craftsmen. The homes feature outstanding workmanship and were home to many of the communities most prominent citizens.



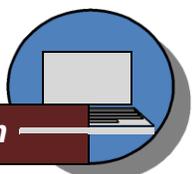
## Downtown Historic District and Brick Streets

Downtown Local Designation: November, 2005

Edwardsville's most recently created historic district differs from the other two in that it predominately features commercial buildings rather than residential ones. The downtown features a variety of architectural styles ranging in the district from 101-1801 N. Main; 112-120 S. Main; 100-110 E. Vandalia; 112-219 Hillsboro; 100 E. O Street.



	<b>Landmark Property Listing</b>	<b>Address</b>
1	Berleman House	115 South Main Street
2	Benjamin Stephenson House	409 South Buchanan Street
3	American Women's League Chapter House	515 West High Street
4	Madison County Historical Museum	715 North Main Street
5	Madison County Centennial Monument	Edwardsville City Park
6	Willey Theater	252 North Main Street
7	Columbus Attendance Center	315 North Kansas Street
8	Pricket House	210 North Kansas Street
9	Chapman House ( <i>Razed in 1998</i> )	234 Leverett Lane
10	Gabriel Oestrich House	1501 North Main Street
11	Narodni Sin ( <i>Czech National Hall</i> )	209-211 E. Vandalia Street
12	Judge Wm. Tyler Brown House	104 Springer Avenue
13	Wabash Hotel	1101 North Main Street
14	Madison County Courthouse	155 North Main Street
15	"Log Cabin" House	1712 North Main Street
16	Lusk Memorial Cemetery	Randle Street
17	Old Post Office	201 Hillsboro Avenue
18	Klingel House	1801 North Main Street
19	Immanuel Methodist Church	800 North Main Street
20	Happy House	722 Hillsboro Road
21	Edwardsville Public Library	112 South Kansas Street
22	Farmers Mill Warehouse	207 West. High Street
23	Hoffmann House	128 St. Andrews Place
24	Koenig-Deal House	100 East "O" Street
25	Kraft House	1310 North Main Street
26	Keller House	327 Clay Street
27	Klingel-Balke House	400 West Park Street
28	Grandma Littleton/Giese House	331 North Buchanan Street
29	Ballard Cemetery	Center Grove Road
30	Site of Abraham Lincoln's Speech	115 North Main Street
31	Site of Pogue Store	1201 North Main Street
32	Coles Monument	Rt. 157 at Lewis Rd
33	John Sebastian Traes Building	222-224-226 North Main Street
34	Nickel Plate Station	410 Leclair Avenue
35	Bohm Building	100 Main Street
36	Lincoln School	1210 North Main Street
37	Madison County Poor Farm ( <i>Razed 2009</i> )	333 South Main Street
38	Dippold House	923 Grand Avenue
39	Lustron House	1320 Grand Avenue
40	Religious Center ( <i>Geodesic Dome</i> )	SIUE Campus
41	E. Breese Glass House	647 Hillsboro Avenue
42	Ryderus C. & Emily Peters Springer Gillham House	112 Springer Avenue
43	Boeschenstein-Levi House	230 North Kansas Street
44	Bardelmeir House	118 South Main Street



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