

HISTORIC BUILDING

DESIGN AND RESOURCE MANUAL



Naperville

MAY 2010

ACKNOWLEDGEMENTS

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A

HOW TO USE THIS MANUAL



Photo A.1- Queen Anne style residence - 21 S. Sleight Street

A. HOW TO USE THIS MANUAL

A.1 PURPOSE

A.2 BACKGROUND

A.3 DOCUMENT FORMAT

A.4 DEFINITIONS

B. NAPERVILLE'S HISTORY

C. RESIDENTIAL ARCHITECTURAL STYLES

D. BUILDING MAINTENANCE AND REHABILITATION

E. NEW CONSTRUCTION

F. FENCES, LANDSCAPE AND SETTING

G. INSTITUTIONAL BUILDINGS

H. APPENDICES

A.1 PURPOSE

The City of Naperville’s rich architectural and historical heritage is represented primarily in the historic buildings and neighborhoods located around downtown. These assets contribute to the community’s character, quality of life and economic vibrancy and also serve as tangible links to the city’s past. Maintaining the appearance and integrity of these historic buildings and neighborhoods is an important goal for the City of Naperville.

The purpose of this *Historic Building Design and Resource Manual* is to provide comprehensive information regarding Naperville’s local history and architecture as well as specific guidelines for appropriate maintenance, rehabilitation, and new improvements that preserve and enhance the character and appearance of Naperville’s important historic buildings and neighborhoods. The manual serves a variety of users in the following ways:

- The manual provides practical guidance for property owners and tenants on how to do everyday exterior maintenance of historic buildings. Proper maintenance helps to preserve and extend the life of original materials, providing a more sustainable and cost-effective option than replacement with new materials.
- The manual also assists architects, contractors and others involved in improving historic properties to plan and implement rehabilitations and new construction projects (i.e., room additions and new buildings) that are appropriate to the styles and periods of the original buildings as well as compatible with the architectural and aesthetic character of the neighborhood.
- Additionally the manual provides education and resources to the Historic Preservation Commission and assists them in making well-informed decisions that are essential to protecting and maintaining the overall character of the Historic District as well as the architectural integrity of the district’s individual buildings and other locally designated Landmark structures.

While the manual focuses on key architectural styles found in the Historic District, these styles are also prevalent in other older residential neighborhoods surrounding downtown. Therefore, the manual may be used as a reference source for the rehabilitation of traditional buildings beyond the Historic District boundaries as well.

A.2 BACKGROUND

The City of Naperville initiated its historic preservation program in 1984 with the adoption of the Historic Preservation Ordinance (i.e., Title 6 (Zoning Regulations), Chapter 11 (Historic Preservation), of the Naperville Municipal Code) and creation of the Historic Sites Commission. In 1986, the City Council designated the first local historic district (hereafter referred to as the “Historic District”), which incorporates part of the North Central College main campus and 279 residential structures built primarily between 1870 and 1950 (see Map 1, page 3, for the Historic District Map). Subsequently, in the early 1990s, the City Council designated two buildings – the Truitt House at 48 East Jefferson Avenue and the Thomas Clow House at 11236 Book Road – as individual Landmarks. Properties located within the Historic District and buildings designated as Landmarks are subject to regulations provided in the Historic Preservation Ordinance.

Naperville’s historic preservation program continuously evolved in the face of new challenges and opportunities. In 2008, the City of Naperville, along with representatives from the Naperville Heritage Society, East Central Homeowners Organization (ECHO), and North Central College initiated a public process to review, assess and strengthen the city’s historic preservation program. After extensive public debate, a joint recommendation was approved by the City Council in May 2009, which proposed comprehensive revisions to the city’s Historic Preservation Ordinance, commission membership, mission and scope. One of the main goals set forth in the joint recommendation is the development of customized building design guidelines that are specific to Naperville’s local architecture and community needs. These

guidelines will serve as an educational tool for residents and property owners in undertaking appropriate and sensitive rehabilitation and new construction projects in the historic areas of the city. Creation of this manual is a key step in implementing the joint recommendation and strengthening the city's preservation efforts.

INTERNET RESOURCE:

- For more information about the Naperville Historic District and Landmarks, visit the City of Naperville web page at www.naperville.il.us/historicdistrict.aspx.
- National Register Historic District (Federal) - The Historic District is located within a larger National Register District that was designated in 1977. Map 1 on Page 3 shows the boundaries of the National Register Historic District. The [National Register of Historic Places](#) is maintained by the [National Park Service](#) as an honorary list of historic properties. While the National Register does not place obligations or restrictions on properties, building owners may be eligible to apply for certain federal and state tax incentives and grants when available.

Historic Preservation Commission

The Historic Preservation Commission, formerly known as the Historic Sites Commission, was established in 2009 based on a revised membership composition, mission and scope outlined in the joint recommendation. The commission is comprised of four (4) at-large residents, four (4) property owners or residents within the Historic District, and a Plan Commission representative. In addition, a liaison from the Naperville Heritage Society also serves on the commission as a non-voting member.

The Historic Preservation Commission operates under the provisions of the Historic Preservation Ordinance. A primary function of the commission is to review Certificate of Appropriateness (COA) applications for compliance with the standards provided in the ordinance. A COA is required for most alteration, construction or demolition work performed on the primary façade of a historic building

that is designated as a landmark or located within a locally designated historic district. In addition, the commission manages architectural surveys to identify and evaluate important historic buildings and areas within the city. They also oversee many outreach and educational efforts to promote preservation of buildings and areas that are part of Naperville's significant architectural and historical heritage.

INTERNET RESOURCE:

More information about the Historic Preservation Commission and the Certificate of Appropriateness (COA) procedures and application requirements can be found on the City of Naperville's Historic Preservation web page at www.naperville.il.us/preservation.aspx.

A.3 DOCUMENT FORMAT

In addition to this Chapter, the *Historic Building Design and Resource Manual* contains seven other chapters, which can be divided into three sections: Naperville's history and architecture (Chapters B and C), design guidelines (Chapters D-G), and appendices (Chapter H).

The "Naperville's History" (Chapter B) and "Residential Architectural Styles" (Chapter C) sections give an overview of Naperville's history and architectural resources. Specifically, Chapter C includes an illustrated pattern book of residential architectural styles found in the Historic District. The design guidelines are organized in chapters by improvement type including "Building Rehabilitation and Maintenance" (Chapter D), "New Construction" (Chapter E), "Fences and Landscape" (Chapter F), and "Institutional Buildings" (Chapter G). These chapters provide guidelines for completing everyday maintenance as well as planning and designing exterior rehabilitations, renovations and new improvements. The guidelines are presented in three categories of practice: "Encouraged", "Acceptable" and "Discouraged".

- "Encouraged" practices are considered to be the most appropriate approach to rehabilitating historic buildings. This approach emphasizes preservation of architectural styles, details and building

materials and minimal changes to character-defining architectural features whenever feasible. “Encouraged” actions are based on the *U.S. Secretary of the Interior Standards for Rehabilitation* (see Appendix H.1) and specific criteria required for obtaining a State of Illinois Tax Assessment Freeze (see Appendix H.2).

- “*Acceptable*” practices offer an alternate approach to rehabilitating historic buildings, which allows for replacement of original building materials with substitute materials that match or approximate the original in appearance and texture. While removal of important character-defining features is not considered a preservation best practice, this approach emphasizes retaining the appearance and architectural styles of historic buildings and the overall character of the neighborhood.
- “*Discouraged*” practices are building treatments that may significantly alter the appearance and integrity of a historic building or disrupt the character of the neighborhood. These practices should be avoided.

In Naperville’s Historic District, both “Encouraged” and “Acceptable” actions are considered appropriate to the level of preservation intended. For projects in the Historic District that require HPC review, “Encouraged” and “Acceptable” practices qualify for an approved COA while “Discouraged” practices would not likely be approved. For information on what type of work in the Historic District requires a COA, visit the Historic Preservation web page at www.naperville.il.us/preservation.aspx.

It should be noted that the guidelines provided in this manual are based on commonly accepted historic preservation principles as well as the general intent of the joint recommendation. There are a variety of buildings within the Historic District and its adjacent neighborhoods, and the application of this manual can vary according to the characteristics of different blocks and neighborhoods as well as the buildings and sites themselves.

Last, “Appendices” (Chapter H) provides additional resources, such as a list of technical and educational materials, preservation organizations and incentive programs that can further assist owners of historic buildings in planning and implementing rehabilitation or improvement projects.

Additionally, “Resource” boxes have been added throughout the manual to complement the guidelines. The boxes provide references to print and web-based resources that homeowners can access for additional technical and design guidance for their building projects.

A.4 DEFINITIONS

Unless otherwise specified within this Manual, the preservation terminology used is defined in *Title 6, Chapter 11 (Historic Preservation)*, of the Municipal Code. Architectural terminology used in this manual is defined below. Definition sources include publications from the National Park Service, especially *Preservation Briefs* and the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (See Appendix H.1 and H.3 for further information).

Bargeboard (*vergeboard*) - A board, often ornately carved or pierced, fixed to the projecting edge of a gable roof.



Balustrade - A railing with supporting balusters that is located around an entrance porch or a roof.

Bay - Part of a building marked off by vertical elements, such as columns, which may extend outward from the plane of a façade.

Belt Course - A projecting course or layer of stones, tile, brick, or shingles running horizontally along the face of a building.



Bracket - A wooden or stone decorative support beneath a projecting floor, window, or cornice.



Column - A supporting pillar consisting of a base, a shaft, and a capital. Most commonly, the shaft is cylindrical, but some columns display a square, rather than circular cross-section.



- *Column, capital* - The head or crowning feature of a column. Common column capitals within the Historic District include the Greek Doric form.
- *Column, base* - The lowest part of a column which may include a square base with special mouldings to support the column
- *Column, post* - A square column with simplified base and capital with grooved, beveled or chamfered edges.

Cornice - Any crowning projection found at the roof line of a commercial or residential building.



Decorative Glass - Special glazing found in windows that may feature stained, opalescent, painted or opaque glass.

Dormer - A window projection in a sloping roof, usually that of a bedroom window. There are several types of dormers found in Naperville including hipped, shed, gable and pedimented.



Eastlake Style - A decorative style of ornamentation found on houses of various Victorian styles, frequently found on porches.

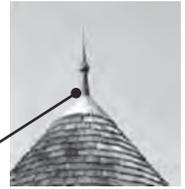


Eave - Part of a sloping roof that overhangs or extends from the wall.



Facade - Any one of the external faces or elevations of a building.

Finial - An ornament on top of a peak of an arch, ridge, turret or gable.



Foundation - Lowest support of a structure that transfers loads to the earth.



Frieze - A section of banding usually below a cornice or upper molding in which ornamentation is often placed.

Gable - Part of the upper section of a wall between the edges of a sloping roof.



Gable Roof - A double sloping roof with a ridge and gables at each end.

- *Gable Roof, Clipped* - A roof type in which the gable ends are cut back at the peaks and a small roof section is added to create an abbreviated hipped form
- *Gable Roof, Cross* - A secondary gable that meets the primary gable roof at right angles and is usually located on a secondary façade.
- *Gable Roof, Dutch* - A gable each side of which is multi-carved and surmounted by a pediment at the top.
- *Gable Roof, Pedimented* - A gable that has a triangular end of a roof above a full or broken cornice.

High Style - High style buildings typically exhibit the majority of stylistic and architectural features of a particular architectural style.

Hood - Drip or molding over a door or window.



Knee Brace – (see “bracket”) An oversize bracket supporting a roof or porch eave. Knee braces are common in many Craftsman homes found in the Historic District.



Landscape Features - General term to describe front, side and back yards; vegetation; views; drives and walkways that may surround a home.

Lattice - An open grill of wood strips typically used as screening between a porch floor and the ground.



Masonry – For the purpose of this manual, masonry describes all stone, brick and concrete units, whether used for decorative or structural purposes.

Massing - The overall bulk, size, physical volume, or magnitude of a structure.

Mortar - A building material that is composed of sand, cement, lime and water and used to bind masonry units together.

Parging - Plaster or a similar mixture used to coat walls or chimneys. Parging is generally not recommended as a maintenance treatment for brick or stone masonry.

Patina - The appearance of a material’s surface that has aged and weathered. It often refers to the green film that forms on copper and bronze.

Pediment - A triangular gable usually found above an entrance portico or in a porch directly above a building’s main entrance.



Porch - A covered platform, usually having a separate roof, at an entrance to a building.

Porte-Cochere - A French word for porch large enough for a carriage to pass through.



Portico - A covered entrance porch supported on at least one side by columns.

Quoins - Masonry units of rectangular shape that are either of different size or texture, or are conspicuously jointed for emphasis, which are located along the corners of building facades.



Rafter - One of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof. For some Naperville homes, rafters supporting roofs or porches may be exposed.



Rehabilitation - An approach for treating historic buildings and resources that emphasizes the repair and retention of significant exterior features while allowing for replacement of building materials and features if determined necessary.

Renovation - The process of repairing and remodeling a home.

Restoration - An approach for treating historic buildings that emphasizes the retention and repair of significant architectural features to a particular time period in the building’s history while removing other materials from different time periods.

Reconstruction - A recreation of a historic building or resource using new building materials in its pre-existing or new location.

A

Ridge - The top horizontal member of a roof where the sloping surfaces meet.

Rusticated - Roughened stonework or concrete blocks typically at the foundation level to give greater articulation to each block.

Scale – A proportioning of a building’s major components and materials to one another and to neighboring buildings.

Shingles - Used as siding and roof materials, shingles are units of wood, asphalt material, slate, tile, concrete, asbestos cement, or other material cut to stock lengths, widths, and thickness and applied in an overlapping fashion.

Shutters – Exterior window coverings usually made of louvered wood and in the form of two hinged panels located on each side of a window.

Sidelights - A framed area of fixed glass alongside a door or window.



Siding – The exterior material used to cover the walls of wood framed buildings.

Siding, Synthetic - Any siding made of vinyl, aluminum, or fiber cement to resemble a variety of authentic wood siding types.

Sleeping Porch - A porch or room having open sides or many windows arranged to permit sleeping in the open air.

Soffit - The undersides of a home’s overhead parts such as eaves, balconies, and cornices.



Spalling - A condition where masonry pieces

split from the surface, which is usually caused by water infiltration, weathering or improper tuckpointing and parging.

Spindle - Slender, elaborately turned wood dowels or rods used as decorative porch trim.

Stucco - A cement-based mixture of sand and limestone used as a siding material. Stucco is typically used in Prairie and American Foursquare style homes.

Tuckpoint – Commonly referred to as “repoint”. Maintenance and repair process in which old mortar is removed from courses of masonry and replaced with new mortar.

Turret - A small tower, usually round, that may extend from an upper story of a home.



Transom - A window or pane above a door, whether rectangular or arched.

Veranda - A covered or roofed porch on the building exterior, sometimes located on a second story.

Vernacular - A term often used to describe buildings that are generally not designed by an architect or that exhibit basic characteristics of a particular style.

Water Table - A horizontal projecting molding or ledge placed near the base of a home to divert rainwater.

Window Components (refer to Illustration A.1)

- *Glazing* – The glass component between muntins, also referred to as lights or panes.
- *Head or Lintel* – The upper horizontal cross member or decorative element of a window frame.
- *Mullion* – A vertical member separating or supporting windows, doors, or panels set in a series.
- *Muntin* – A glazing bar that separates panes of glass.
- *Rail* – A bar extending horizontally between supports.
- *Sash* – The movable part of a window holding the glass
- *Sill* – The horizontal bottom member of a window frame.

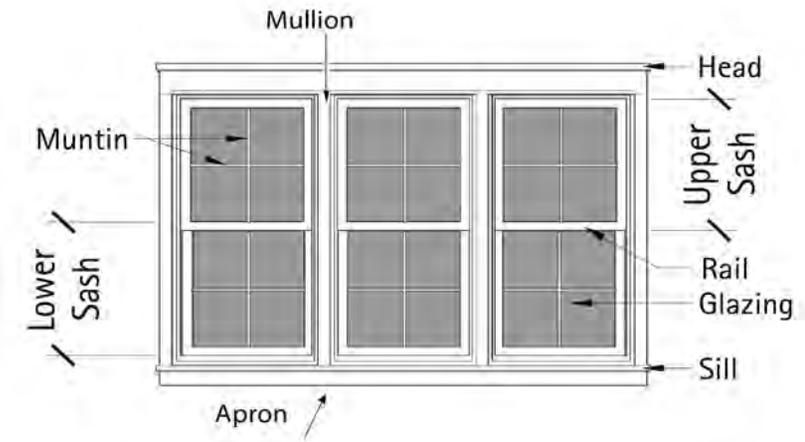


Illustration A.1 - Window Components

Window Types (refer to Illustration A.2)

- *Bay Window* – A window area that extends outward from the exterior wall, forming a projection on the exterior of the home.
- *Double-Hung* - A window having two vertically sliding sashes each designed to close a different half of the window.
- *Casement* - A window frame hinged on one side so that it swings out or in to open.
- *Circular* - A round window.
- *Elliptical* - An oval window.
- *Fanlight* - A window above a door, usually semicircular or semi-elliptical, with glazing bars radiating out like a fan.
- *Palladian* — A neoclassical style window that is divided into three lights with the middle light larger than the other two and usually arched. This window is typically found in Queen Anne and Colonial Revival styles.

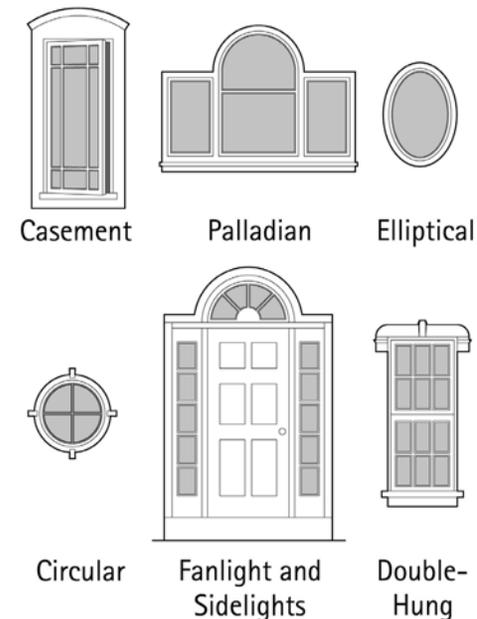


Illustration A.2 - Window Types

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B

NAPERVILLE'S HISTORY



Photo B.1 - Italianate style residence - 114 S. Loomis Street

A. HOW TO USE THIS
MANUAL

B. NAPERVILLE'S HISTORY

B.1 NAPERVILLE
HISTORY

B.2 HISTORIC DISTRICT

B.3 LOCAL LANDMARKS

B.4 NORTH CENTRAL
COLLEGE

B.5. NAPER SETTLEMENT
AND THE
NAPERVILLE
HERITAGE SOCIETY

C. RESIDENTIAL
ARCHITECTURAL STYLES

D. BUILDING
MAINTENANCE AND
REHABILITATION

E. NEW CONSTRUCTION

F. FENCES, LANDSCAPE
AND SETTING

G. INSTITUTIONAL
BUILDINGS

H. APPENDICES



Photo B.2 - Joseph Naper



Photo B.3 - Historic image of Piety Hill around 1890



Photo B.4 - Historic print image of Naperville and the surrounding countryside

B.1 NAPERVILLE HISTORY

Naperville is a thriving, suburban community located 30 miles west of Chicago. The landscape of modern steel and glass complexes built for commerce and technology-based industries, meandering neighborhoods, and a vibrant downtown shopping district are in stark contrast to the broad expanse of level prairie and thick forests that greeted Joseph Naper and thirteen families upon their arrival in 1831. Escaping the land-locked counties of the east coast, these families came to Illinois to build a community for themselves and their children. The story of Naperville's growth from the original 80 acres surveyed, platted, and registered by Joseph Naper with the State of Illinois in 1842 to a collection of neighborhoods with a population of more than 140,000 is noteworthy.

Naperville remained a small rural-based town from 1831-1864. Most homes were constructed of wood and utilized simple, vernacular styles of construction. With the coming of the railroad in 1864 and consequently the relocation of North-Western (now North Central) College to the city in 1870 Naperville grew and matured as a town. New construction in high Victorian styles such as Stick, Queen Anne, and Italianate became the standard, particularly on the east side of town. Between 1870 and 1900 several pioneer industries grew and prospered employing a large number of Napervillians. Stone quarries and brick and tile works helped re-build Chicago, and local breweries and furniture manufacturers delivered their products to local, regional and national consumers.

The only industry to survive both World Wars and become the town's number one employer was the Kroehler Manufacturing Company, which produced furniture. GI's returning home created a housing shortage that local lumbermen, contractors, and builders quickly addressed. The first homes constructed were pre-fabricated or kit homes built on in-fill lots between older homes. During the building boom of the 1960s, 70s, and 80s influential builders and subdividers like Harold Moser and the Shiffler brothers carved out modern, efficiently planned communities with schools, parks, and retail amenities. Neighborhoods such as the Highlands, Maplebrook, and Green Acres

showcased modern new home styles such as the split-level and ranch, as well as unique, custom-designed homes such as some designed by noted local architect, Dan Tosi. Naperville continues to grow into the 21st century while retaining its pioneer spirit and family-centered values. Its neighborhoods reflect care and concern for the future and continue to attract people from all over the world.

B.2 HISTORIC DISTRICT

The Naperville City Council designated the Historic District in 1986. Located just east of Naperville's downtown, the Historic District encompasses primarily a residential area and the historic core of the North Central College main campus. There are 322 properties containing 310 principal structures found within the Historic District. Of the 310 principal structures, 279 (90 percent) were built as single-family homes generally between 1870 and 1950, while several homes have since been converted into multi-family dwellings or offices. The remaining buildings consist of primarily institutional structures that include 12 educational buildings located within the North Central College campus. (See Map 1, page 3, for the Historic District Map).

In 2008, the City of Naperville conducted a comprehensive Architectural and Historical Survey to identify, document, and evaluate the structures located within the Historic District for their architectural significance. Based on the survey, 289 (93 percent) of the 310 principal structures are considered either contributing or significant to the Historic District. There are also 258 secondary structures (16 were significant or potentially significant), most of which are garages.

The Historic District contains a wide range of buildings designed in 19th- and early-20th-century high styles. There are many excellent examples of residential homes in the district designed in high styles such as Greek Revival, Italianate, Queen Anne, Colonial Revival and Craftsman. Of the 310 buildings in the Historic District, 148 (46 percent) can be classified as high-style buildings. In addition, non-stylistic vernacular homes from the 19th- and 20th- centuries are also popular in the district. Over 45 percent of the Historic District



Photo B.5 - Paw Paw Post Office at Naper Settlement



Photo B.6 - Italianate style residence - 409 E. Chicago Avenue



Photo B.7 - The Historic District's only example of Art Moderne style - 119 S. Brainard Street



Photo B.8 - Craftsman/Bungalow style residence with steeply pitched gables, casement windows and knee brace brackets under the roof eaves - 105 S. Columbia Street



Photo B.9 - Stick style residence - 125 S. Brainard Street



Photo B.10 - American Foursquare style residence - 136 N. Columbia Street



Photo B.11 - Dutch Colonial style residence - 119 N. Brainard Street



Photo B.12 - Mid-Century Modern apartment block - 152 Center Street

buildings can be classified as vernacular houses that were constructed based on simple, practical designs, locally available materials or widely published house plans. Although many of these homes are not individually distinct, they possess the characteristic design and details of their period and are an important asset to the overall character and integrity of the Historic District. For further information regarding architectural styles found in the Historic District, see Chapters C, Residential Architectural Styles, and G, Institutional Buildings.

DEFINITION:

- “High style” buildings are those that exhibit a majority of the features and elements associated with a particular architectural style. In some cases, a professional architect may have designed them.
- “Vernacular” buildings usually exhibit less distinctive architectural features of a particular style and were often constructed by builders using local materials and construction techniques.

INTERNET RESOURCE:

For more information on the Architectural and Historical Survey, please visit the City of Naperville's Historic District and Landmarks web page at <http://www.naperville.il.us/historicdistrict.aspx>.

B3. LOCAL LANDMARKS

In addition to the Historic District, the city has designated two individual buildings as local landmarks.

- The Truitt House, 48 E. Jefferson Avenue.* - Built in 1917 by Dr. Truitt, the Truitt House is an example of the Prairie School of architecture. Harry Franklin Robinson who worked as a draftsman under Frank Lloyd Wright and Walter Burley Griffin designed the house. Dr. Truitt was one of the city's most prominent physicians. The house was originally designed as a combination residence/physician's office with an attached garage. The home was then redesigned by Robinson several years later to accommodate the growth of the Truitt family. The home was purchased by Jeffery and Barbara Knuckles in 1985, and was converted into offices. North Central College acquired the house in 2006 and continues to use it as offices. The Truitt House was officially designated a landmark on June 20, 1990.
- Thomas Clow House, 11236 South Book Road* - Built in 1868 by the Clow Family, the Thomas Clow House is an example of settlement-era stone buildings. The two-story Greek Revival farmhouse constructed of limestone mined from local quarries in Wheatland Township is now part of the Riverview Farmstead, owned and maintained by the Forest Preserve District of Will County. The Thomas Clow House was officially designated a landmark on November 5, 1991.

B.4 NORTH CENTRAL COLLEGE

North Central College is the largest landowner in the Historic District. The college is a private, four-year comprehensive liberal arts college affiliated with the United Methodist Church. It was founded in 1861 as Plainfield College in Plainfield, Illinois, by the Evangelical Association. By the late 1860s, the college realized that Plainfield, which had no railroad access, was an unsuitable location for a college meant to serve Evangelicals from across Illinois and Wisconsin. The



Photo B.13 - The Truitt House - 48 E. Jefferson Avenue



Photo B.14 - Thomas Clow House - 11236 S. Book Road



Photo B.15 - Historic print image of Old Main Building at North Central College



Photo B.16 - Historic print image of North Central College

citizens of Naperville successfully attracted the college to the city by donating \$25,000 and eight (8) acres of land between Brainard and Loomis Streets north of Benton Avenue towards the construction of a new college building. The building was dedicated as the college's first educational facility in Naperville in 1870. In 1891, a substantial wing was added to the original building, known as Old Main.

The college continued to expand in the 20th century. The historic core of the campus, located within the Historic District between Brainard and Loomis Streets, contains the college's primary academic facilities. Many of these facilities are excellent examples of architectural styles that are not represented in the surrounding residential area. Old Main is an impressive large Second Empire stone structure designed by architect John Mills Van Osdel. Built in 1908, the Classical Revival Carnegie Library building is one of only a handful of remaining Carnegie Libraries in the country that were constructed on college campuses. Kiekhofer Hall, completed in 1913, is an example of the Collegiate Gothic Revival style. Another Classical Georgian Revival building known as Barbara Pfeiffer Memorial Hall was completed in 1926, the same year that the college officially changed its name from North-Western College to North Central College.

North Central College has been an active steward of its historic buildings and continues to invest in the maintenance and rehabilitation of its existing facilities to meet changing needs. Historically, the relocation of the college to Naperville stimulated residential growth in the area surrounding the campus. Today, the college and surrounding residents continue to work in partnership to maintain a vibrant and attractive historic neighborhood that is found nowhere else in the city.

B.5 NAPER SETTLEMENT AND THE NAPERVILLE HERITAGE SOCIETY

Naper Settlement is the community's outdoor history museum. It is located one block south of the Riverwalk and is bordered by Aurora Avenue, Webster Street and Porter Avenue. Composed of 30 historic buildings and structures on 12 acres, most buildings were relocated to or reconstructed on the former George Martin II estate surrounding

the family's Victorian mansion. The residential homes, public buildings and working shops represent a variety of architectural styles and help to engage visitors in the stories of those who lived and worked in Naperville.

Administered by the Naperville Heritage Society in partnership with the City of Naperville, the museum serves as an educational resource for anyone wanting more information on Naperville's history. With over 37,000 pieces in the artifact and archival collections, the museum is a great resource for people seeking information related to architecture, material culture, décor, family history, development of the town, and community organizations and businesses. The museum's Research Library and Archives are open to the public every Thursday from 10 a.m. to 1 p.m. or by appointment. Visit the Naper Settlement's Museum and Research Library web page at <http://www.napersettlement.org/history/index.html> for more information.

Outside of the museum site, the Naperville Heritage Society promotes preservation through education and serves as a community resource. In particular, the Heritage Society recognizes the maintenance and preservation efforts of private property owners through the Historic Structures Plaque Program. Plaques are awarded to architecturally and historically significant structures after owners have completed a documentation process. Once approved, the plaques are proudly displayed on the home or building's exterior as a means to increase community awareness. To date, more than 90 structures have been awarded plaques and the program is growing. For more information or an application form, please visit Naper Settlement's Historic Structures Plaquing Programs web page http://www.napersettlement.museum/history/plaquing_program.htm.

INTERNET RESOURCE:

Visit <http://www.napersettlement.org/index.html> to learn more about the tours, activities and programs offered by Naper Settlement/Naperville Heritage Society.



Photo B.17 - Martin Mitchell Mansion at Naper Settlement



Photo B.18 - Six property owners received plaques from the Naperville Heritage Society in 2009 recognizing their homes' significance

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C

RESIDENTIAL ARCHITECTURAL STYLES



Photo C.1 - Queen Anne style residence - 110 S. Sleight Street

- A. HOW TO USE THIS MANUAL
- B. NAPERVILLE'S HISTORY
- C. RESIDENTIAL ARCHITECTURAL STYLES
 - C.1 OVERVIEW
 - C.2 GREEK REVIVAL
 - C.3 ITALIANATE
 - C.4 QUEEN ANNE
 - C.5 COLONIAL REVIVAL
 - C.6 VERNACULAR
 - C.7 PRAIRIE
 - C.8 AMERICAN FOURSQUARE
 - C.9 CRAFTSMAN / BUNGALOW
 - C.10 MID-CENTURY MODERN
- D. BUILDING MAINTENANCE AND REHABILITATION
- E. NEW CONSTRUCTION
- F. FENCES, LANDSCAPE AND SETTING
- G. INSTITUTIONAL BUILDINGS
- H. APPENDICES

C.1 OVERVIEW

This chapter introduces key historic residential architectural styles found throughout the Historic District, including Greek Revival, Italianate, Queen Anne, Prairie, Craftsman, and Mid-Century Modern-styled homes. These styles can also be found in other historic neighborhoods surrounding Naperville's downtown. More than 90 percent of the 310 primary buildings within the Historic District are residential homes, while the rest of the Historic District primarily consists of institutional buildings. An overview of institutional architectural styles is included in Chapter G: Institutional Buildings.

RESOURCE:

- For more information regarding the City of Naperville's Historic District and Landmarks, please visit <http://www.naperville.il.us/historicdistrict.aspx>.
- To learn more about residential architectural styles, refer to *A Field Guide to American Houses*, by Virginia and Lee McAlester. New York: Alfred A. Knopf, 1984.



Photo C.2 - Queen Anne style residence with Greek Revival elements in the Sleight Subdivision

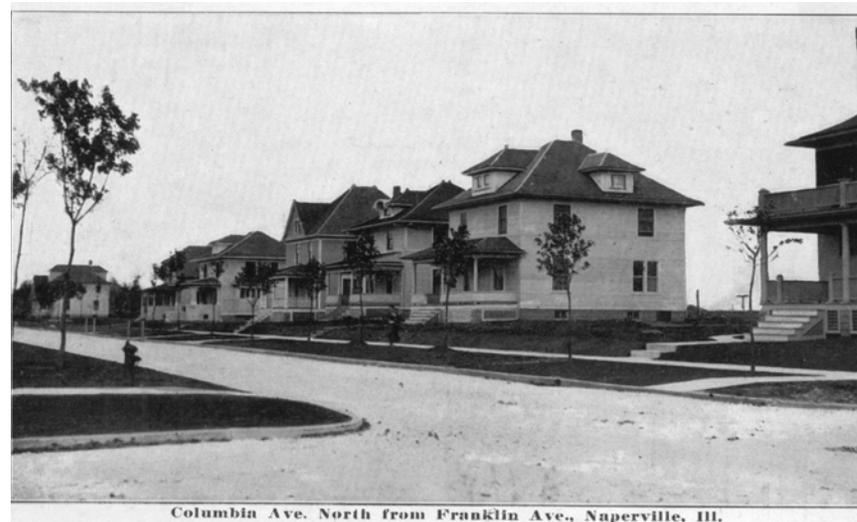


Photo C.3 - Columbia Street block, north of Franklin Avenue in Sleight Subdivision



Photo C.4 - American Foursquare style residence - Dr. E. Grant Simpson House - 40 E. Jefferson Avenue

C.2 GREEK REVIVAL (1825 - 1860)

Greek Revival architecture began with public buildings in Philadelphia. The Greek Revival style was the dominant style of American domestic architecture from about 1825 up until 1860.

The Greek Revival style was one of the earliest styles to become popular in residential buildings in the Chicago area, and its influence filtered down to common 19th century vernacular forms such as the Gable Front and Gable Front and Wing. Widely distributed carpenter guides and pattern books helped to further expand the style's influence.

Typical attributes

- *Stories:* One and one-half stories
 - *Building Form:* Rectangular with symmetrical facade
 - *Porch:* Not typically found on houses of this style
1. *Windows:* Multi-pane, double-hung
 2. *Doors:* Elaborate front doors with decorative pediments, narrow line of transom and sidelights
 3. *Ornamentation:* Cornice lines emphasized with wide, divided band of trim
 4. *Siding:* Stone, brick, clapboard wood siding (bevel or simple drop)
 5. *Roof:* Gabled or hipped roof with low pitch. Dormers were not a feature

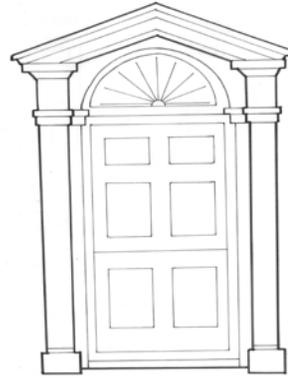


Illustration C.1 - Greek Revival door with arched transom



Photo C.5 - Greek Revival style residence - 209 E. Jefferson Avenue



Illustrative C.2 - Example of a Greek Revival style residence



Photo C.6 - Italianate style residence - 30 S. Brainard Street

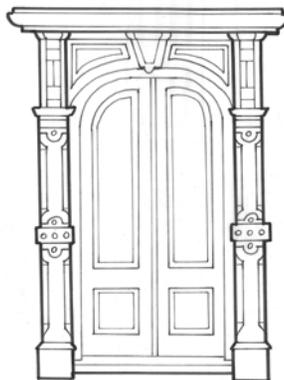


Illustration C.3 - Italianate door and trim surround



Illustration C.4 - Example of a Italianate style residence - 135 North Brainard Street

C.3 ITALIANATE (1840-1885)

The Italianate style began in England and was popularized in the United States by Alexander Jackson Downing in the 1840s as an alternative to Gothic or Greek Revival styles. Loosely based on the Italian country villa, these style homes are generally two full stories topped by low-pitched roofs. Broad front porches that sometimes wrap around the corner are also features frequently associated with the Italianate style. Some sub-styles of this popular style include Asymmetrical, Simple Hipped Roof, and Towered.

Typical attributes

- *Stories:* Two to three stories
 - *Building Form:* “L” or rectangular/asymmetrical
 - *Porch:* Typically located on the front facade, sometimes wrapping around corner, with ornate railings and columns
1. *Windows:* Tall and narrow and usually arched or curved with decorative molding. Windows are paired in most cases
 2. *Doors:* Heavily molded double doors
 3. *Ornamentation:* Decorative brackets to support overhanging eaves
 4. *Siding:* Wood
 5. *Roof:* Low pitched hipped roof with wide, overhanging eaves. Dormers were not a typical feature

C.4 QUEEN ANNE (1880-1910)

The Queen Anne style is one of a number of different styles that fall under the overall category of Victorian era homes, which also include the Italianate, Stick and Shingle styles. Although not prevalent in Naperville, the Stick style was an antecedent to Queen Anne homes in the late 1880s with extensive use of trim boards, soffits and other decorative features, but without overtly ornate features such as rounded towers and gingerbread trim found in the Queen Anne style.

The Queen Anne style became popular in the 1880s and 1890s, when the industrial revolution brought new mass production technologies. Builders began using mass produced precut architectural trim to create fanciful and sometimes flamboyant houses. This style of home continued to be built all over the country until approximately 1910. The Shingle style, exemplified by three homes in the Historic District, closely resembles the Queen Anne style but has wood shingles as a primary architectural feature.

Typical attributes

- *Stories:* Two to three stories
 - *Building Form:* Cross gable or front gable typically
1. *Windows:* Tall and narrow double hung
 2. *Doors:* Wood, lower panel with single pane of glass in upper portion
 3. *Ornamentation:* Decorative brackets
 4. *Siding:* Wood bevel and decorative wood shingles
 5. *Roof:* Steeply pitched roof with front facing gable. Gable dormers on roof and/or on roof above porch entrance
 6. *Porch:* Typically one-story asymmetrical, partial or full width. Second story porch common over entry



Photo C.7- Stick style residence - 5 N. Columbia Street



Photo C.8 - Queen Anne style residence - 15 S. Loomis Street



Illustration C.5 - Example of a Queen Anne style residence - 29 S. Sleight Street



Photo C.9 - Queen Anne - 28 S. Loomis Street



Photo C.10 - Queen Anne - 15 S. Brainard Street

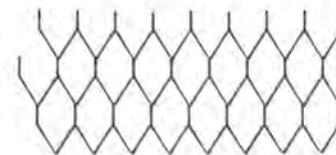


Photo C.11 - Queen Anne style cottage - 22 N. Sleight Street

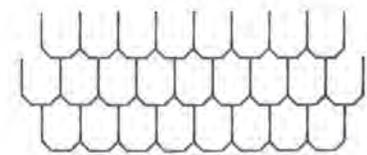


Photo C.12 - Queen Anne style residence with decorative brackets - 29 S. Sleight Street

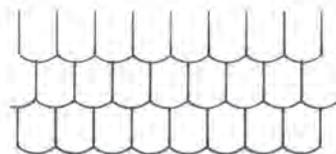
Illustration C. 6 - Common Decorative Shingle Patterns Found on Queen Anne Style Homes in the Naperville Historic District



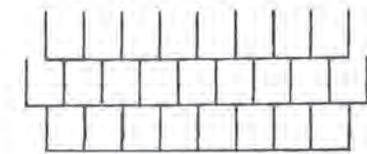
hexagonal



plain - chamfered



fish scale



plain

C.5 COLONIAL REVIVAL (1880-1955)

According to the book *A Field Guide to American Houses*, by Virginia and Lee McAlester, the term Colonial Revival refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Colonial Revival style is often thought to have started during the 1876 Philadelphia Centennial Exhibition. Colonial style homes continued to be popular and were constructed up until the 1950s. Later interest in the style was due in part to the restoration of Colonial Williamsburg from 1926 - 1956.

Typical Attributes

- *Stories:* Two stories
 - *Building Form:* Symmetrical or asymmetrical
1. *Windows:* Multi-pane glazing in double hung windows; paired windows
 2. *Doors:* Accented front door sometimes with decorative crown supported by pilasters
 3. *Ornamentation:* Classic inspired cornices and moldings embellished with dentils (a series of closely spaced wooden rectangular blocks)
 4. *Siding:* Brick or wood bevel siding
 5. *Roof:* Side gabled roof; gabled dormers typical
 6. *Porch:* Covered entry stoop more typical. Supported by slender columns
 7. *Other:* Shutters and masonry chimney were typical



Photo C.13 - Dutch Colonial Revival style residence - 132 S. Wright Street



Photo C.14 - Colonial Revival style residence with covered entry stoop - 18 S. Columbia Street

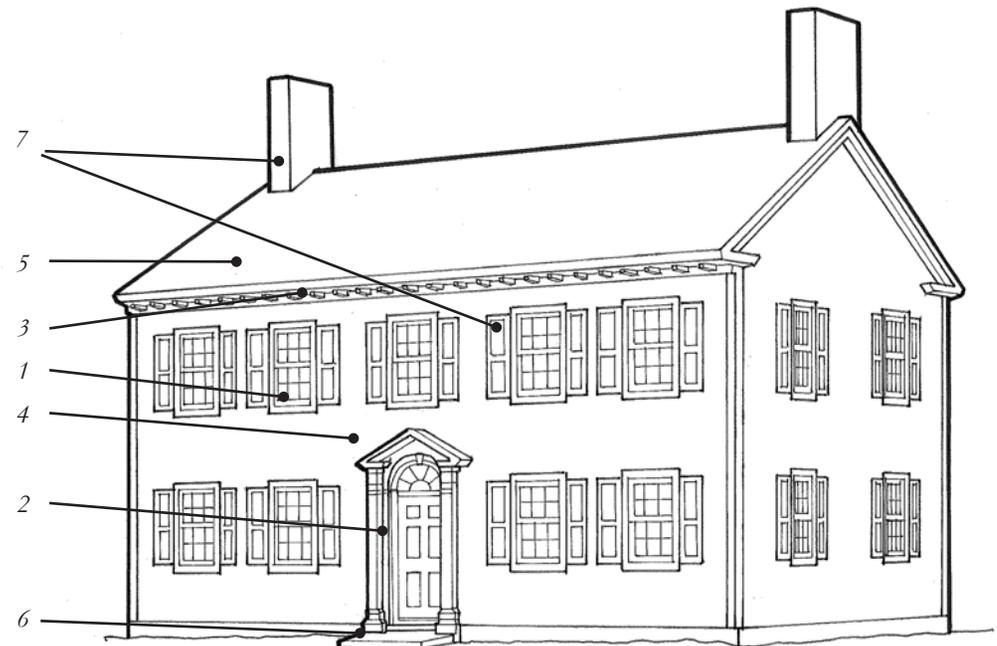


Illustration C.7 - Example of a Colonial Revival style residence



Photo C.15 - I-Form vernacular style residence - 154 Center Street



Photo C.16 - L-Form vernacular style residence - 214 N. Ellsworth Street

C.6 VERNACULAR

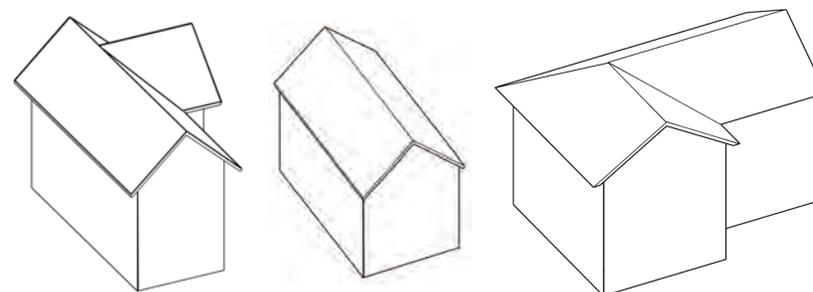
Vernacular houses (commonly referred to as “farmhouse” in Naperville) are typically simple in plan and had little stylistic ornamentation. They were mostly built in the late 19th century and early 20th century. There are five sub-styles, which include: the Gable Front, the Gabled Ell, the L-Form, the I-House, and the Upright/Wing styles.

Typical attributes

- *Stories:* One and one-half to two, typical.
 - *Building Form:* Rectangular or “L”
1. *Windows:* Double hung, single pane glazing
 2. *Doors:* Typically four or six panel door
 3. *Ornamentation:* Less decorative, simple brackets or none
 4. *Siding:* Wood shingles; wood clapboard siding; brick masonry
 5. *Roof:* Gabled roof; sometimes with attic window in the gable
 6. *Porch:* On front of residence or wrapping corner typical



Illustration C.8 - Example of a Vernacular style residence



Gabled Ell style

Gable Front style

L-Form style

Illustration C.9 - Vernacular sub-styles

C.7 PRAIRIE (1900-1920)

The Prairie style, a true American style, originated in Chicago. The architect Frank Lloyd Wright is the “acknowledged master” of this style. The Winslow house, designed in 1893 by Frank Lloyd Wright, is frequently referred to as the first Prairie style house. The early Prairie style homes were usually constructed of brick and clad with stucco with wood trim or sided with horizontal wood board and batten. Later Prairie homes were constructed using brick.

Prairie homes can have many shapes: Square, L-shaped, T-shaped, Y-shaped, and even pinwheel-shaped. The Prairie style flourished between 1900 and 1920, and had some influence on the later American Foursquare and Craftsman styles.

Typical attributes

- *Stories:* Two stories
 - *Building Form:* Asymmetrical or symmetrical, usually emphasizing strong horizontal lines contrasted by vertical elements such as chimneys
 - *Door Types:* Decorative wood doors with leaded glass accents
 - *Porch:* Not typical although they may be enclosed or incorporated as part of entrances
1. *Windows:* Casement window band with leaded or stained glass
 2. *Ornamentation:* Strong horizontal banding and deep eaves and cornices
 3. *Siding:* Brick or stucco with wood trim
 4. *Roof:* Low pitch gabled or hipped roof with overhangs. Hipped dormers occasionally included



Photo C.17 - Prairie style residence with brick siding, stucco accents and wood trim - 144 S. Sleigh Street



Photo C.18 - Prairie style residence with stucco siding and wood trim - 48 E. Jefferson Avenue

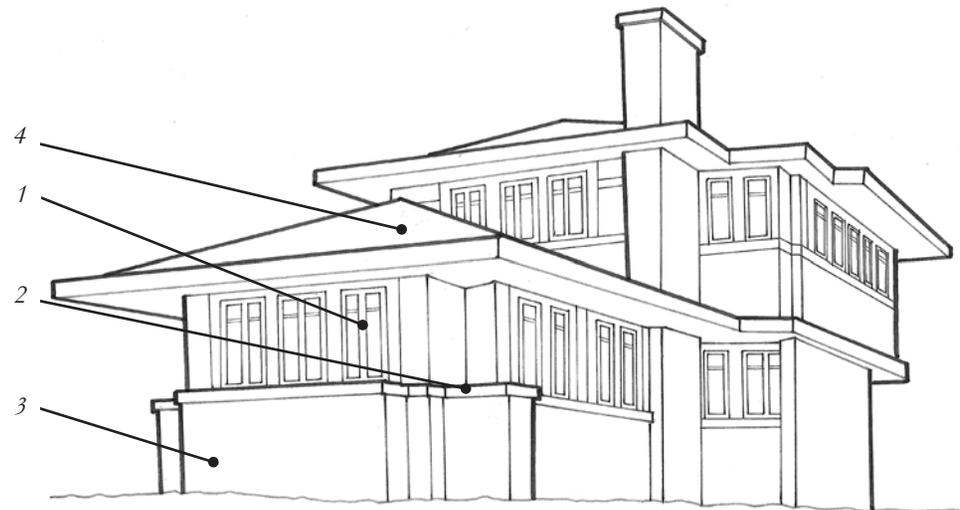


Illustration C.10 - Example of a Prairie style residence

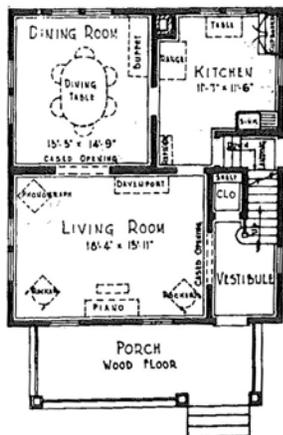


Illustration C.11 - American Foursquare floor plan example from the book, Houses by Mail, A Guide to Houses from Sears, Roebuck and Company



Photo C.19 - American Foursquare style residence- 9 S. Columbia Street



Illustration C.12 - Example of an American Foursquare style residence

C.8 AMERICAN FOURSQUARE (1900-1930)

Due to its practicality and simple layout, the American Foursquare style became very popular for the working and middle class during the early 1900s. Its simplicity made it a candidate for popular mail order house kits of the era as well. Foursquare homes derive their name from the typical plan layout of dividing the first and second floors into four rooms per floor as shown in Illustration C.14.

Popular between the years 1900 - 1910, some builders often borrowed features from other popular styles, such as Colonial Revival, Queen Anne, and Craftsman to dress up the Foursquare homes.

Typical attributes

- *Stories:* Two and a half stories
 - *Building Form:* Simple square shape with symmetrical facade
1. *Windows:* Double hung windows; typically single pane.
 2. *Doors:* Large single pane of glass in top portion
 3. *Ornamentation:* Simple wood trim
 4. *Siding:* Brick, stone, or wood clapboard siding (bevel or simple drop)
 5. *Roof:* Hipped roofs and dormers with large overhangs. Large central dormer typical
 6. *Porch:* Full width, single story with low slope hip roof

C.9 CRAFTSMAN / BUNGALOW (1905-1930)

The Arts and Craft movement celebrated handicrafts and encouraged the use of simple forms and natural materials. The word “Craftsman” came to mean any house that expressed Arts and Crafts ideals.

The Craftsman style was inspired by the work of architects Charles and Henry Greene, two brothers from California who practiced in Pasadena from 1893-1914. By 1909 they had designed and executed several landmark status Craftsman style bungalows. The residences they designed were given widespread publicity in popular home magazines and architectural journals of the day, helping the Craftsman/Bungalow style to become one of the most popular house types from about 1910 up until 1930.

Typical attributes

- *Stories:* One and one-half stories
 - *Building Form:* Rectangular or square
 - *Doors:* Two to three windows in upper portion typical
 - *Siding:* Wood, stone, or stucco
 - *Other:* Exterior chimneys constructed of brick or stone
1. *Windows:* Double hung with 3 panes in upper sash and one in lower. Windows were often grouped in bands of three or four
 2. *Ornamentation:* Decorative wood beams, braces, or brackets under gables and eaves
 3. *Roof:* Roofs are side gabled or hipped typically with exposed roof rafters. Dormers usually gable or shed
 4. *Porch:* Full or partial width supported by thick square columns



Photo C.20 - Craftsman/Bungalow style residence - 27 S. Columbia Street



Photo C.21 - Craftsman style residence - 105 S. Columbia Street



Illustration C.13 - Example of a Craftsman/Bungalow style residence



Photo C. 22 - A Tosi designed home in central Naperville

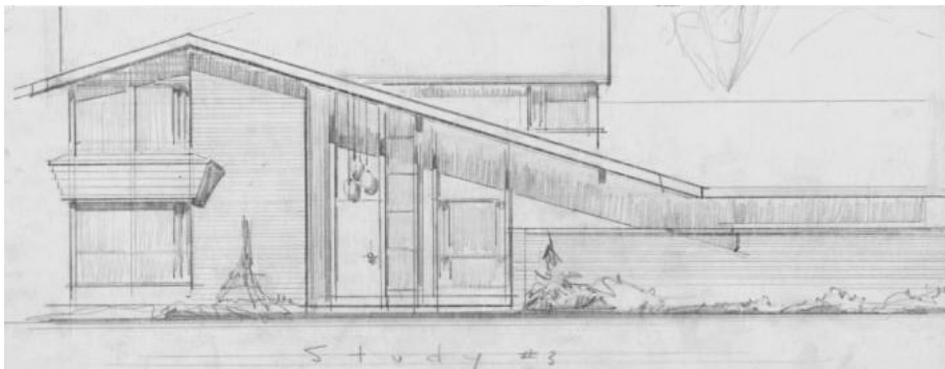


Illustration C. 14 - Mid-Century Modern design by Don Tosi

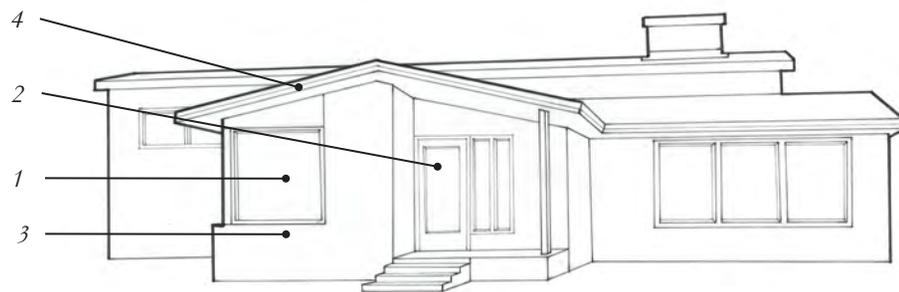


Illustration C.15 - Example of a Mid-Century Modern style Split Level residence

C.10 MID-CENTURY MODERN (1935-1975)

The Mid-Century Modern style encompasses homes built primarily post World War II from the late 1940s to the early 1970s. After the war, traditional styled house designs were abandoned and replaced with more contemporary styles influenced by modern architecture. Mid-Century Modern sub-styles are Minimal Traditional, Split-level, Ranch, and Contemporary. The Mid-Century Modern homes are far less common in the Historic District, accounting for only six residences in total. The Minimal Traditional style typically encompassed a dominant front gable and massive chimney. This style was popular up until the early 1950s. The Ranch style homes are typically one story with low-pitched roofs with overhangs and broad facades reminiscent of the Prairie style homes. In the neighborhoods south and southwest of the Historic District in Naperville, architect Don Tosi designed several notable Split level, Contemporary and Shed Mid-Century era style homes. Angular roof lines, carports and triangular shaped projecting windows typify his designs.

Typical attributes

- *Stories:* One, one and one-half, split stories
- *Building Form:* Rectangular, asymmetrical
- *Ornamentation:* None, stripped down
- *Porch:* None
- *Other:* Attached one or two-car garages

1. *Windows:* Casement, picture
2. *Doors:* Glass
3. *Siding:* Brick, stucco, wood - bevel siding
4. *Roof:* Low-pitch, gable and hipped roofs and dormers were not typical features

D BUILDING REHABILITATION AND MAINTENANCE



Photo D.1 - Gable Ell style residence - 32 S. Sleight Street

- A. HOW TO USE THIS MANUAL
- B. NAPERVILLE'S HISTORY
- C. RESIDENTIAL ARCHITECTURAL STYLES
- D. BUILDING REHABILITATION AND MAINTENANCE**
 - D.1 FOUNDATIONS AND WALLS
 - D.2 WINDOWS AND STORM WINDOWS
 - D.3 DOORS AND ENTRYWAYS
 - D.4 AWNINGS
 - D.5 ROOFS, DORMERS, AND SKYLIGHTS
 - D.6 PORCHES, ENTRIES, AND STOOPS
 - D.7 EXISTING GARAGES
 - D.8 ENERGY EFFICIENT IMPROVEMENTS
- E. NEW CONSTRUCTION
- F. FENCES, LANDSCAPE AND SETTING
- G. INSTITUTIONAL BUILDINGS
- H. APPENDICES



Photo D.2 - Foursquare style brick residence
- 219 N. Brainard Street



Photo D.3 - Colonial Revival style brick
residence - 18 S. Columbia Street

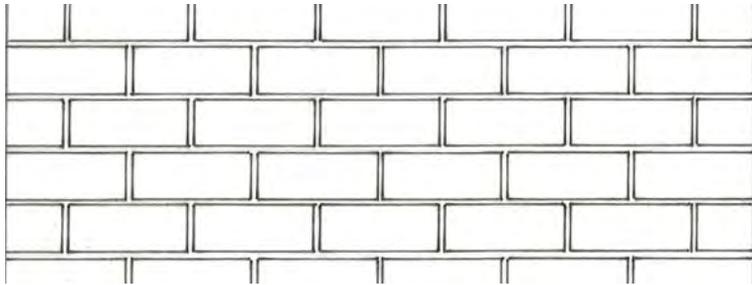


Illustration D.1 - Brick running bond pattern

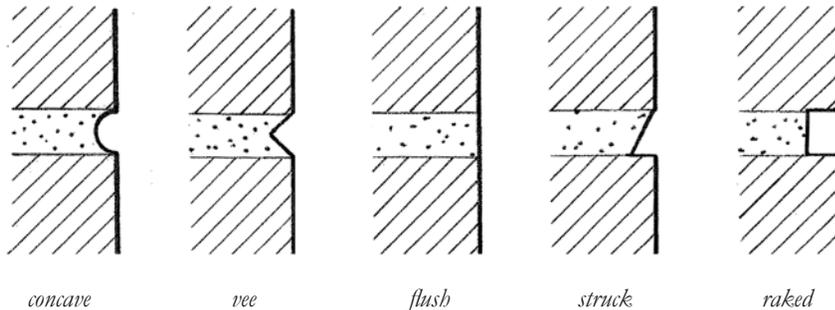


Illustration D.2 - Common brick mortar joint profiles

D.1 FOUNDATIONS AND WALLS

Walls and above ground foundations are among the most important character-defining elements of historic buildings. The design of walls and foundations is influenced by the types of materials used, the location, proportions and scale of openings for doors and windows, massing and rhythm of features such as bays and porches, and details and ornamentation. Above ground foundation walls are often visually distinguished from the main wall by a change of material.

D.1.1 MASONRY

Masonry construction refers to a building or structure built with individual masonry units laid and bound together by mortar. Masonry is a highly durable form of construction. With proper maintenance and care, masonry can last indefinitely. The most common masonry materials used in Naperville are brick, limestone and concrete blocks.

- *Brick* - Brick is manufactured from clay that is formed into rectangular blocks and then fired in a kiln to acquire hardness and weather resistance. Local clay gives the majority of brick a red color, although other colors can be fabricated. In Naperville, brick is most commonly used for structural exterior walls, chimneys, and porch elements and is found on Prairie, Craftsman/Bungalow, and Mid-Century Modern style homes. Brick can be laid in different patterns or coursings, with the most common being a running bond. In addition to the coursing, the width, color and profile of mortar joints contribute significantly to the appearance of a brick structure. Brick mortar joints can range from 1/8" to 1/2" in width, and can utilize a variety of profiles.

- *Limestone* - Limestone was commonly used for foundation construction in Naperville until the early 1900's. It may also be found on chimney walls, as an aesthetic accent on window sills, and on porch elements. How the limestone is finished, and the width, color and mortar joint profiles all contribute to the appearance of an exposed foundation. When used to construct foundations, limestone was typically laid in a running bond coursing pattern with beaded mortar joints.
- *Concrete Block* - Concrete blocks were initially used in the early 1900's as an inexpensive substitute for natural stone. They were often finished with an exposed rock-like face to resemble stone materials. In Naperville, "rock face" concrete blocks were used extensively for the foundation walls of Stick, Queen Anne, and American Foursquare style homes.

Guidelines for Masonry Maintenance, Repair and Replacement

Depending on the exposure conditions and mortar materials used, the longevity of mortar joints will vary. The typical lifespan of mortar joints will, in most cases, exceed 25 years. Since most masonry will last 100 years and beyond with proper care, it is extremely important that mortar joints be maintained periodically to ensure the integrity of the wall system.

Encouraged

- Identify, retain, and preserve original masonry materials.
- Clean masonry materials only if there is a major stain or paint build-up. If the staining or dirt is limited, it is best to leave it alone. Avoid sandblasting or subjecting masonry materials to any kind of abrasive cleaning. Brick should never be cleaned with high pressure water that exceeds 300 pounds per square inch (psi). Introducing water or chemicals into masonry features is also discouraged.
- If cleaning is necessary, clean masonry features with mild detergent cleaners. Only use chemical removers if you wish to remove paint from brick. This is a job that usually requires professionals.



Photo D.4 - Limestone foundation wall

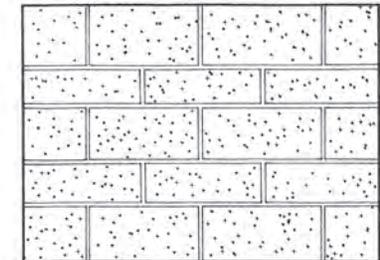


Illustration D.3 - Limestone running bond pattern



Photo D.5 - Stamped concrete - rock face finish foundation wall example

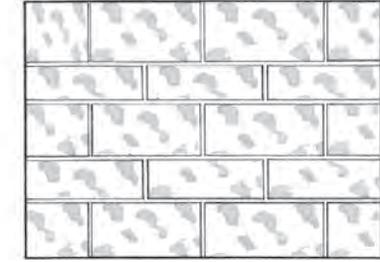


Illustration D.4 - Stamped concrete - rock face finish

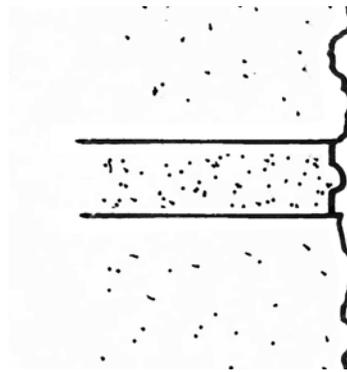


Illustration D.5 - Beaded mortar joint profile, typical of stone masonry in the Historic District

- Tuckpoint mortar when there are signs of crumbling, cracks, and mortar voids of 1/4” in depth. Tuckpoint masonry joints using mortar that matches the original in composition, color, width and profile. For most pre-1920 homes, use soft mortars to match the original composition. If the original composition cannot be determined, use a historic compound such as one part lime and two parts sand. Do not use Portland cement or other hard mortars unless they are original to the home.
- Repair only the damaged portion of original masonry with reclaimed materials if possible.

Acceptable -

- Use new or replacement masonry materials that match the original in size and texture, as well as mortar joint profile and width.

Discouraged -

- Paint over masonry exterior, unless it was originally painted.
- Use stone, brick, or concrete block veneer to imitate original masonry application. Masonry veneers require additional back-up support to be installed, which could change the character of the home.
- Cover masonry walls in stucco or other coating materials that are not original.
- Conceal foundation windows with masonry, glass block or concrete block.
- Coat the interior or exterior of masonry foundations and walls with water sealants or repellants.

Internet Resources:

- The Cast Stone Institute: www.caststone.org.
- [*Preservation Brief #2 - Repointing Mortar Joints in Historic Masonry Buildings.*](#)
- [*Preservation Brief #42 - The Maintenance, Repair and Replacement of Historic Cast Stone.*](#)
- The Brick Industry Association: www.gobrick.com.
- Old House Journal Web Site: [*Short Course of Historic Mortar.*](#)
- Keyword search on Internet: “historic stamped concrete block”.
- When selecting cleaning products, there are a number of manufacturers who produce environmentally friendly cleaners. Keyword Search on Internet: “environmentally friendly masonry cleaners”.

D.1.2 CHIMNEYS

Chimneys and fireplaces were used to provide heating for homes before the advent of central heating. Most homes in Naperville built prior to 1950 have chimneys. Historically, chimneys were built with brick or stone, and sometimes were clad with stucco.

Guidelines for Chimney Maintenance, Repair and Replacement

Encouraged:

- Inspect chimneys for damage (exterior and interior) annually.
- Clean and tuckpoint chimneys in accordance with masonry guidelines (D.1.1).
- Rebuild chimneys using salvaged brick from disassembling the existing chimney if rebuilding is necessary.
- Install proper flashing at the point where the chimney meets the roof to prevent water from infiltrating the structure:
- Use metal flashing instead of caulking material or bituminous coating, which can deteriorate due to weathering and allow moisture damage.

- Install both base flashing and cap flashing that should overlap the base by at least 4”.
- Use step flashing instead of box flashing (see Photo D.8).
- If a chimney is no longer being used to provide heating, cap the chimney to prevent windblown debris from entering and animals from building nests on top or inside the chimney, as well as to help seal the home. If a chimney is used on an intermittent or frequent basis, clean the interior walls of the chimney to prevent the build-up of creosote which can cause dangerous chimney fires. Flue liners can be applied to the interior wall of the chimney to prevent creosote build-up. A local chimney cleaning company should be contacted for this work.

Acceptable

- Remove a chimney that is not a significant feature of the home.
- Rebuild the chimney to match the original design in accordance with the masonry guidelines (D.1.1).

Discouraged:

- Remove or alter a chimney that is a significant feature of the home.

D.1.3 WOOD SIDING APPLICATIONS

The majority of historic Naperville homes are of frame construction with various types of wood siding. Each type of siding imparts a unique character and is usually associated with a particular building period or style. Horizontal clapboards (i.e., long, narrow wood boards with one edge thicker than the other) are the most common material used for exterior wall construction and can be found on almost any residential style in Naperville, with the exception of Prairie style. Varieties and forms of historic wood siding include beveled, german, simple-drop, ship lap, and v-rustic (see Illustration D.7). In addition to clapboard, some walls are clad with wood shingles. Wood shingles were primarily used on Stick and Queen Anne style homes in various overlapping patterns, shapes, and colors to produce interesting surfaces. Some of those patterns include fish scale, hexagon, plain, and staggered.



Photo D.6 - Stucco house with brick chimney - 141 N. Brainard Street



Photo D.7 - Stucco house with brick chimney - 125 S. Columbia Street



Photo D.8 - Step flashing where chimney meets roof

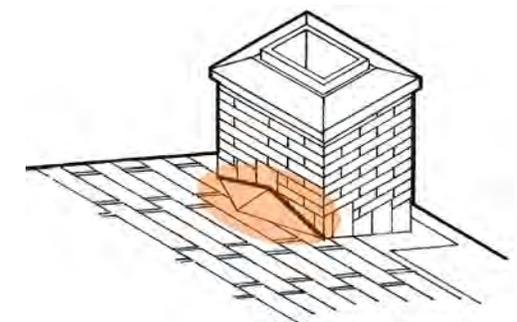


Illustration D.6 - Flashing "cricket" used to divert water away from the face of the chimney

Illustration D.7 - Common Wood Siding Forms

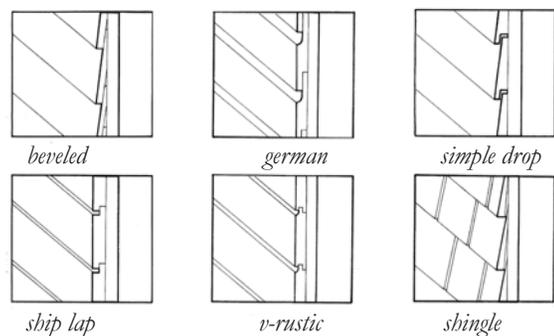


Illustration D.8 - Decorative Wood Shingle Patterns

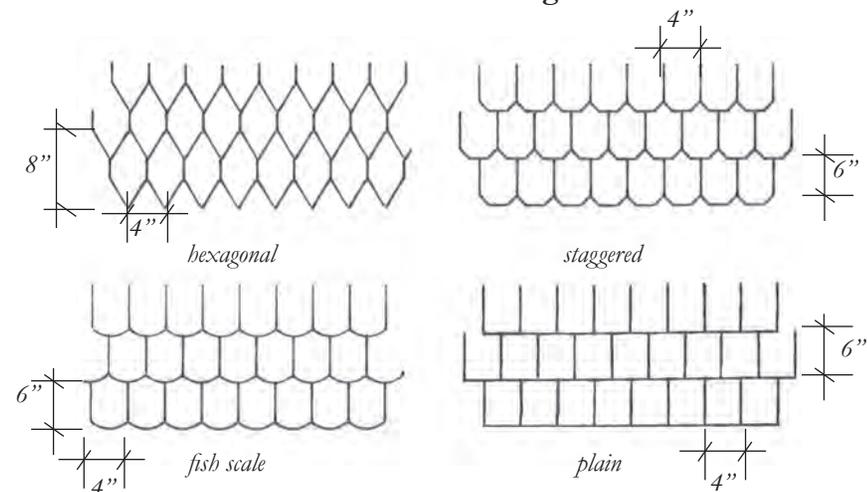


Photo D.9 - Decorative wood siding example
- 151 N. Ellsworth Street



Photo D.10 - Wood siding example - 151 N.
Ellsworth Street

Beside form and pattern, an important feature of wood siding is its reveal. “Reveal” or “exposure” refers to the distance of overlap between boards. In Naperville, siding reveal typically varies from 3” to 5” depending on the style of the home. In many Queen Anne homes, the lower story has a wider reveal than the upper stories.

Guidelines for Wood Siding Maintenance, Repair and Replacement

Encouraged

- Maintain original wood siding by cleaning and repainting when peeling or cracking paint is observed. In general, wood siding used on historic homes was fabricated of hardwood species that are naturally resistant to rot.
- Before repainting, scrape off any loose and peeling paint. Remove paint in heavily coated areas down to bare wood. An appropriate chemical stripper is preferred over sandblasting or power sanding since these methods weaken the materials and destroy detailing. Then, prime and repaint wood surfaces to extend the life of the material. Historically, wood siding was painted for weather protection.
- Repair original wood siding instead of replacement. If rotten sections of 6” x 6” or smaller are discovered consider repairing sections with two part epoxy prior to using replacement wood. If the rotten section is larger than 6”x6” use the “Dutchman” repair method to only remove the damaged material and replace in kind (matching the material, form, pattern, and reveal). A “Dutchman repair” is the “piecing-in” of a localized area of wood siding deterioration by cutting out the decayed area and carefully installing a matching wood replacement plug or splice.
- Remove synthetic sidings (e.g., aluminum or vinyl) that conceal original wood sidings. Following the removal of synthetic sidings, repair, caulk and paint the original siding. If the “ghosts” or outlines of decorative missing features are revealed, consider replicating and reinstalling them.

- Restoration of historic siding or shingle patterns where such features were previously removed. Siding restoration should be based on evidence (historic photos or “ghosting” under existing siding) and be consistent with the historic style of the home.

Acceptable

- Replace original wood clapboard siding and shingles with new wood or fiber cement board that match the original in size, pattern, form, and reveal.
- Fiber cement board is an exterior siding material made from Portland cement mixed with ground sand, cellulose fiber and other additives and textured to have a natural, wood-like appearance. This material is durable, termite resistant, non-combustible, and has an estimated lifespan of up to 50 years. Fiber cement board siding can be installed to the exact reveal profiles of the historic wood siding. Most fiber cement board manufacturers carry both 9-1/4” and 5-1/4” wide boards as standard sizes. By cutting a 9-1/4” wide board into two 4-5/8” wide sections, overlap 1-5/8” to achieve a 3” exposure or use the 5-1/4” board and overlap by 2-1/4” to achieve a 3” exposure.

Discouraged

- Through the application of replacement materials, conceal or remove original decorative detailing or trim including window and door surrounds.
- Clad over original wood siding with synthetic siding materials such as vinyl and aluminum siding, asphalt siding, metal siding, and artificial stone.

Internet Resources:

For more information on substitute wood siding and painting historic buildings refer to [Preservation Brief #16 - The Use of Substitute Materials on Historic Building Exteriors](#), and [Preservation Brief #10 - Exterior Paint Problems on Historic Woodwork](#).

D.1.4 STUCCO SIDING APPLICATION

Traditional stucco is a Portland cement-based coating material that is created from a mixture of water, sand, and lime. Historically, stucco was an inexpensive, non-structural material that could be applied in multiple coats to both the interior and exterior of walls, which were often wood or masonry structural walls. Finishes could be of a variety of textures and sometimes resemble stone. Stucco can be colored by adding stone dust or pigment to the mixture or by painting the surface after it hardens. In Naperville, the material is often associated with the Prairie, Bungalow, and American Foursquare architectural styles.

Guidelines for Stucco Siding Maintenance, Repair and Replacement

Stucco is a material of deceptive simplicity. In most cases its repair should not be undertaken by a property owner unfamiliar with the art of plastering. Successful stucco repair requires the skill and experience of a professional plasterer.

Encouraged

- Retain the original stucco siding.
- Repair damaged sections by removing the original and patching areas with stucco that match the original in color and texture. The most frequent type of damage to stucco usually appears as cracks, which can allow moisture to seep into the wall system.
- Install control joints to alleviate cracking if no control joints exist.

Acceptable

- Remove and replace stucco.

Discouraged

- Apply synthetic stucco, such as EIFS (Exterior Insulation Finish System) which does not provide the same characteristics and durability as traditional stucco.



Photo D.11 - Prairie style residence with stucco siding - 423 E. Chicago Avenue

Internet Resources:

- For additional information regarding stucco maintenance, repair, and substitute materials refer to [Preservation Brief #22- The Preservation and Repair of Historic Stucco](#).
- [Preservation Brief #8 - The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings](#).
- EIFS can be easily damaged and presents maintenance concerns. For more information visit http://www.c-risk.com/Construction_Risk/CD EIFS_CD_Issues_01.htm.

D.2 WINDOWS AND STORM WINDOWS

D.2.1 WINDOWS

Windows are among the first features noticed by those passing by a building and are one of the most important character defining elements of a home. Original historic windows are usually made of wood and can be fixed, double hung, casement, or awning type. Windows located on the primary facade of a house are almost always formally arranged in regular patterns.

Guidelines for Windows Maintenance, Repair and Replacement

Encouraged:

- Retain and preserve windows in their original location, size, type and design and with their original materials and pane division. If windows have been in place for 60 or more years, repairing and restoring them can add an additional 60 years or more.
- Repair original windows rather than replace them with new windows. If replacement is necessary, replace them in-kind to match the originals in material, size, and design including pane division. Factors to be considered in determining whether the severity of deterioration of windows requires replacement include damage, excessive weathering, loss of soundness or integrity of the wood, deterioration due to rot or insect attack, and cost to repair.
- Install true divided muntins which are an integral part of the window sash on both sides rather than snap-on simple grilles.
- Install screens and/or storm windows that are wood or baked-on or anodized aluminum and fit within the window frames.
- Install weather-stripping around windows to prevent air leakage.
- Caulk around perimeter of windows. Check sealants around windows annually, and if necessary caulk to reseal and prevent air infiltration,
- Retrofit existing wood windows and sashes with insulated glazing units or wood or aluminum storm windows.

Acceptable

- Replace original windows with new wood or aluminum clad windows that match the original in size, proportion, type and design. Modern windows may not have true divided lights, but can duplicate the original appearance using muntins that are attached to the sash and exterior and interior of the glass.

Discouraged

- Change existing window openings or add new non-original window openings to primary facades.
- Install vinyl and fiberglass replacement windows.
- Install replacement windows that do not match the original in size, proportion, type or design.
- Install builder-type aluminum windows with large profiles.

Internet Resources:

For additional information refer to [Preservation Brief #9 - The Repair of Historic Wooden Windows](#), and the National Trust for Historic Preservation's weatherization guide at <http://www.preservationnation.org/issues/weatherization/>.

D.2.2 STORM WINDOWS

Storm windows are effective in maintaining and enhancing a home's energy efficiency. They create a thermal barrier that reduces the transmission of air between the indoors and outdoors. They are also cost-effective and allow for the retention of original historic windows. Wood storm windows were common for many historic homes after 1900 and were made to be easily installed and removed during the change of seasons. Historic wood storm windows should be maintained, repaired where feasible, and painted to match the existing window colors. When considering the installation of new storm windows, wood and aluminum are considered the best options due to their durability and flexibility in color choices as compared with ones

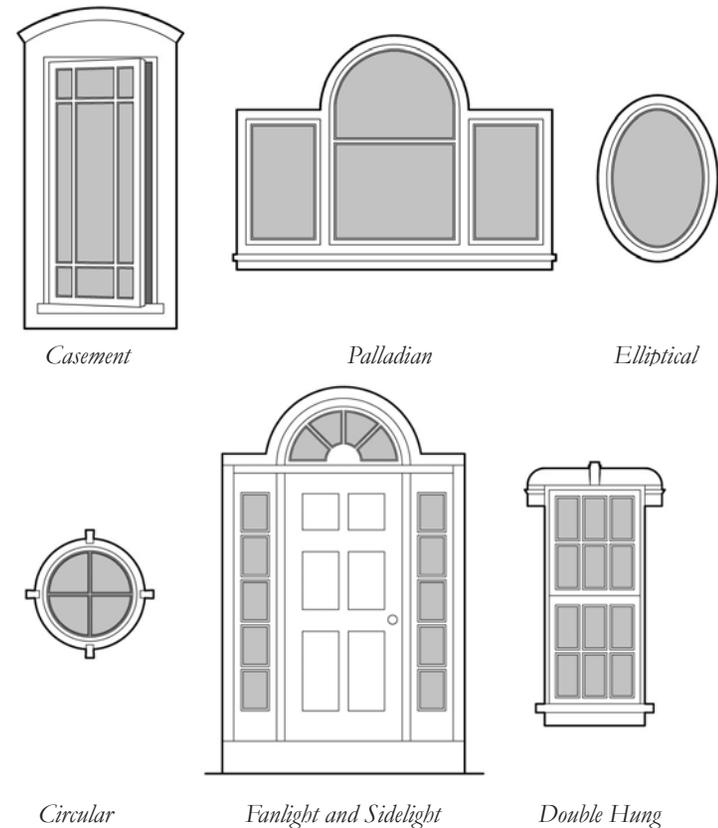
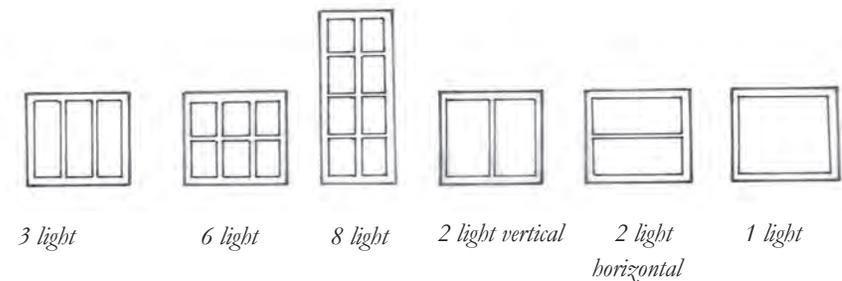
Illustration D.9 - Window Types**Illustration D.10 - Pane Divisions**



Photo D.12 - 1920's residence with original wood storms, Oak Park, Illinois



Photo D.13 - Residence with original wood storm windows, Oak Park, Illinois

made of plastic or vinyl. It is also important for new storm windows to provide a full view and not obscure the original window. Storm windows can be made operable with a triple-track system to allow for movable screen or glass sashes or fixed without movable sashes.

Encouraged:

- Repair and maintain existing wood storm windows where feasible and if they are original to the house.
- Install replacement or new wood storm windows that provide a full view of the original windows and are sized appropriately to the window frame.
- Install exterior storm windows. Interior storm windows may cause moisture condensation and further exposure and deterioration to the exterior window.

Acceptable:

- Install new storm windows that are colored to match the existing window color. Anodized and enamel coated aluminum frames will last longer than unfinished aluminum.
- New storm windows should have a central meeting rail at the same location as the historic window if it exists. Fixed storms without a central meeting rail are also acceptable.

Discouraged:

- Install storm windows that obscure the underlying window or are not sized to the window opening.
- Install plastic or vinyl storm windows.

D.2.3 DECORATIVE ART AND STAINED GLASS

Decorative windows, such as leaded glass windows, are most commonly associated with the Prairie and Craftsman/Bungalow styles, but may also be found on Queen Anne homes. Decorative art and stained glass is typically found in glass door panes, windows, and interior decorative elements. These types of features are often significant features of the home.

Guidelines for Decorative Art and Stained Glass Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original decorative windows in their original size, location, and design rather than replace them.
- Install full exterior storm windows to provide protection and enhance energy efficiency

Acceptable

- Replace decorative glazing on original windows in kind (i.e., material, design, style, scale, and profile)

Discouraged

- Remove or conceal decorative windows
- Add non-original decorative glass to primary facades

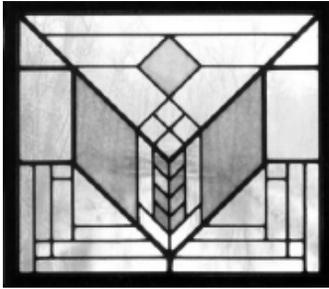


Photo D.14 - Prairie or Craftsman stained glass example



Illustration D.11 - Prairie/Craftsman/Bungalow upper sash muntin patterns



Photo D.15 - Prairie style residence with decorative glass - 144 S. Sleight Street



Photo D.16 - Shingle style residence with decorative glass - 119 N. Brainard Street

D.2.4 SHUTTERS

Shutters were historically applied to provide privacy and block the sun while allowing air to circulate. They were made of wood slats and completely covered the window when closed. Shutters may or may not be appropriate additions to historic buildings. Adding shutters depends on the use and architectural style of a building as well as documentation of their previous existence on the building. Typically, shutters are found on the Colonial Revival and Greek revival style homes in Naperville.

Guidelines for Shutter Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original operable shutters. For additional information on how to care for and maintain wood, see Section D 1.3 Wood Siding Applications.

Acceptable

- Install replacement shutters that match the size, style, and profile of the original. Use existing shutters or historic photographs of the home to design replacement shutters.
- Install new shutters that are of louvered or paneled wood construction and that fit the window opening so that if closed they would cover the window opening.

Discouraged

- Removal of shutters that are original to the home.
- Install new shutters that are disproportionate to the window (i.e., do not match the height of the window opening or equal 1/2 the total window width).
- Add new shutters where none previously existed, or that are not typical of the style.
- Add new vinyl or aluminum shutters. These shutters generally have dimensions or textures which are not compatible with historic dwellings.



Photo D.17 - Queen Anne style residence with shutters - 15 S. Sleight Street



Photo D.18 - Greek Revival style residence with shutters - 209 E. Jefferson Avenue

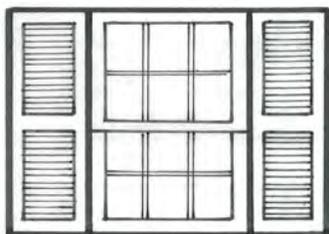


Illustration D.12 - Encouraged - Each shutter equals one half of the window width

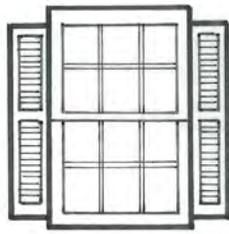


Illustration D.13 - Discouraged - Shutter width is less than half of the window width

D.3 DOORS AND STORM DOORS

D.3.1 DOORS

Most historic residential front doors are made of wood with raised or recessed panels. Some incorporate a high level of detail and ornamentation including colored, stained, beveled or etched glass panels. Doors and door surrounds are highly visible and significant in defining the style and character of a home. It is important to keep the original style of entrance doors. For example, if the home is classified as Italianate, then only an Italianate style door should be used. Typically Italianate style doors are four panel doors in which the top two panels have rounded heads. Refer to Section C for a description of door styles associated with specific architectural styles.

Guidelines for Door Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original doors and surrounds. Air infiltration may be reduced by installing weather-stripping.
- Restore the doorway or entryway based on evidence (historic photos or “ghosting” under existing siding), consistent with the historic style of the home.

Acceptable

- Replace severely damaged sections of door, glazing or surround in-kind (i.e., matching materials and design).
- Install replacement doors that fit the original door opening and are appropriate for the style and period of the home. Replacement doors should be similar to the original in material, style, glazing (type of glass and area) and lights (pane configuration). Wood is an acceptable material for use in replacement doors.
- Add doors at the rear or secondary facades of the homes where they are not readily visible or to the primary façades only if the additions are consistent with the style and period of the home.

Discouraged

- Add new door openings where none existed previously or that do not reflect the style of the home. If needed to meet safety codes or to enhance the use of a property, doors should be added at the rear or secondary facades of the homes where they are not readily visible.
- Remove, alter, or resize the original door opening.
- Replace original doors with new designs that do not match the style or period of the home.

D 3.2 STORM DOORS

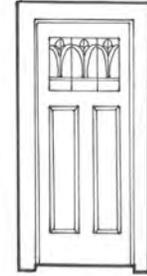
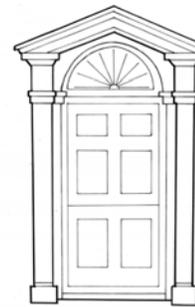
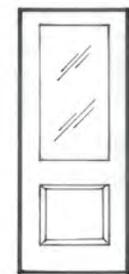
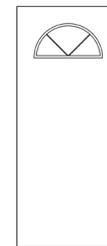
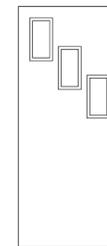
A storm door is a type of door that is installed in front of an exterior access door to protect it from bad weather and allow ventilation. Storm doors typically have interchangeable glass and window screen panels to provide visibility and prevent flying insects from entering the home. Storm doors can be installed to improve energy efficiency by creating an additional barrier between the outside air and the home's interior.

Guidelines for Storm Door Maintenance, Repair and Replacement*Encouraged*

- Install new storm doors made of wood or aluminum that are correctly sized to fit the opening of the door frame.
- Select new screen doors with full glass design or with minimal structural dividers to retain the visibility of the historic door behind the screen door.
- For additional information on how to care for and maintain wood, see section D1.2 Wood Siding Application.

Discouraged

- Install a storm door that obscures the entry door or detracts from the style or character of the home.
- Enlarge, reduce, or shorten the original door opening to fit a new storm door.

Illustration D.14 - Acceptable - Entry Door Examples*Colonial Revival paired door and surround**Italianate paired door and surround**Prairie Door**Greek Revival paired door and surround**Craftsman/Bungalow Door**Queen Anne or American Foursquare Door***Illustration D.15 - Discouraged - Entry Door Examples**

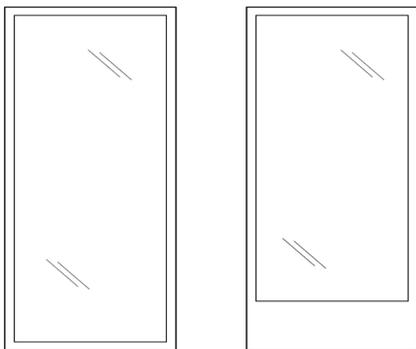


Illustration D.16 - *Encouraged* - Storm doors examples

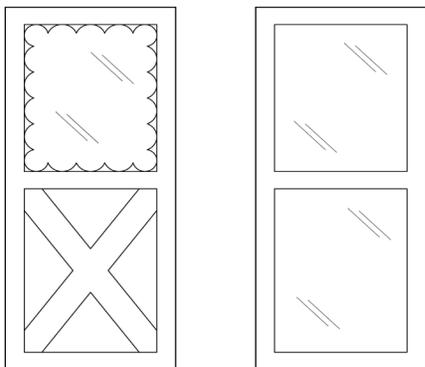


Illustration D.17 - *Discouraged* - Storm doors examples

D.4 AWNINGS

Traditional awnings were installed over windows and doors or attached to porches to help reduce glare and heat gain and provide weather protection. A few homes in the Naperville Historic District employ awnings that complement the style of the home through color coordination. Historic homes typically had awnings made of canvas on an operable metal frame.

Guidelines for Awning Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original awnings.
- Install replacement awnings constructed of canvas on operable metal frames.
- Ensure that replacement awnings fit the size and the shape of the opening to which they are applied.

Discouraged

- Install metal awnings/louvers or fixed canvas awnings.
- Damage the original walls, window frames, or detailing of the home during installation of new or replacement awnings.



Photo D.19 - Residence with operable fabric awning - 16 N. Columbia Street



Photo D.20 - *Discouraged* - Fixed metal awning

D.5 ROOFS, DORMERS AND SKYLIGHTS

D.5.1 ROOFS

Roofs are one of the most important features of historic buildings. Functionally they shelter buildings from the weather. Visually, roof shape, elements, details and materials can significantly contribute to the appearance and architectural style of buildings. Historic homes in Naperville typically have one of the following roof shapes: gable, hipped, pyramidal or a combination of gable and hipped (see Illustration D.18). Typical historic roofing materials found in Naperville are slate, wood shingles, asbestos tile, and asphalt shingle.

The slope or pitch of a roof is an important determinant of roof shape. Roof pitch is a ratio of “rise” over “run”. For example, a 4:12 pitch describes a roof that increases 4” in height (rise) for every 12” of horizontal run (see Illustration D.19). The slope of roofs in Naperville varies widely from 3:12 to 12:12, depending on the style of the home.

Guidelines for Roof, Dormer, and Skylight Maintenance, Repair and Replacement

Encouraged

- Maintain and repair the original shape, pitch, and features (such as cresting, chimneys, dormers) of existing roofs. If possible, use original roof materials.
- Repair roofs in a timely manner to avoid structural damage, especially when leaks occur. Due to the variation in roof materials, the time between re-roofing varies from 20 years to 100 years.
- If repair is no longer practical, re-roof with materials that match the original in material, color, pattern and profile.
- Install proper water-tight flashing at junctions between roofs and walls, around chimneys, skylights, vent pipes, and in valleys and hips where two planes of a roof meet. Metal flashing should be used instead of caulking or bituminous coating, which can deteriorate due to weathering. (Refer to Section D.1.2 regarding chimney flashing)

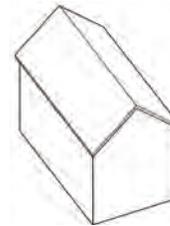
Acceptable

- Re-roof with substitute materials such as asphalt or fiberglass shingles if the original materials are no longer present or if the retention of the original roof material is not economically feasible.

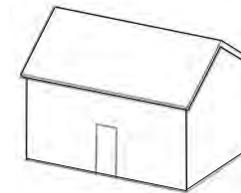
Discouraged

- Modify original roof pitch or slope or add new features such as dormers, roof decks, and balconies on the primary façade of the home where none existed previously.
- Install new roof materials that are not asphalt or fiberglass shingles or are not consistent with the original materials.
- Use hand-split wood shingles to replace historic sawn wood shingles. Hand-split wood shingles do not replicate the appearance of historic shingles.

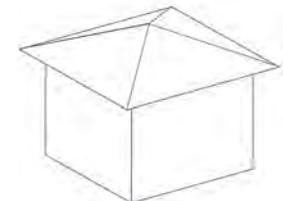
Illustration D.18 - Roof Types



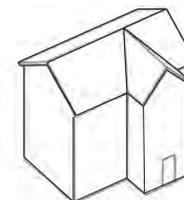
Gable Front Vernacular & Popular Styles



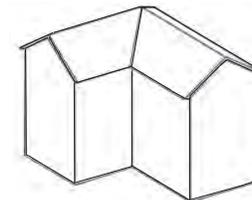
Gable Side Colonial & Greek Revival Styles



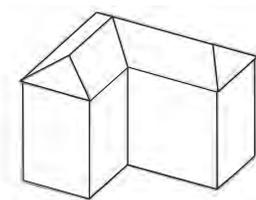
Hip Simple/Pyramidal Craftsman, Prairie & Four-square Styles



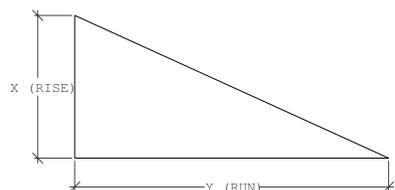
Gable Cross Queen Anne Style



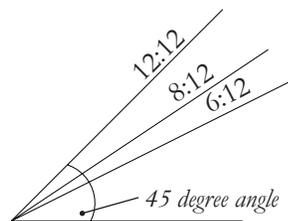
Gable “L” Colonial & Vernacular Styles



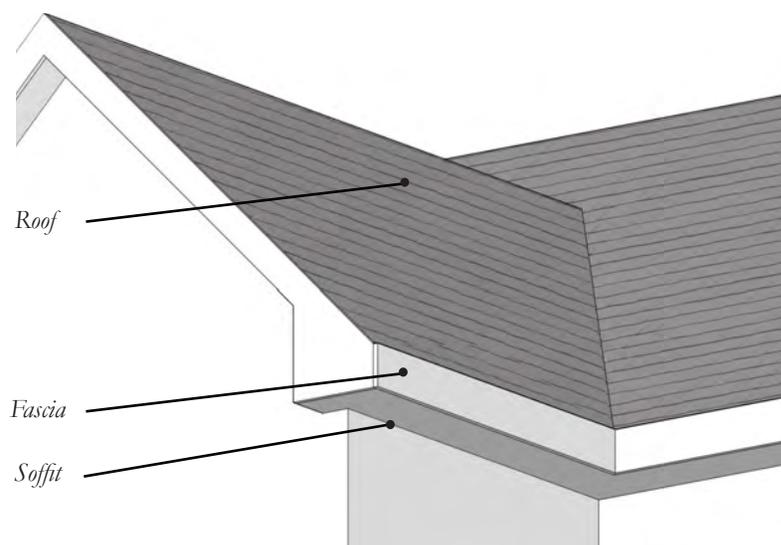
Hip Cross Italianate Style

Illustration D.19 - Roof Slopes

Rise over run diagram is used to determine the roof slope/pitch.



Typical roof slopes in the Historic District

Illustration D.20 - Roof soffit and fascia on gable roof

D.5.2 SOFFITS AND FASCIAS

Soffits and fascias provide a finished surface to conceal the structural edges of a roof. Historic soffits and fascias were commonly constructed of wood; however, some examples of stucco soffits exist in the Naperville Historic District. Soffits are generally installed horizontally and are attached to the bottom of the main roof structure that extends over the exterior walls. Modern soffits are vented to allow air flow from the attic space to reduce heat buildup and prevent ice dams. Soffits on historic houses were typically not vented since walls and attics were not insulated. Fascias were installed vertically on the front face of the overhanging roof structure and were often concealed or partially hidden by gutters.

Guidelines for Soffit and Fascia Maintenance, Repair, and Replacement

Encouraged

- Maintain and repair original wood soffits and fascias in accordance with the guidelines for wood siding (Section D.1.2).
- Replace severely deteriorated soffits and fascias with new wood to match profiles, shapes, and color of the original

Acceptable

- Retrofit small circular soffit vents or narrow aluminum vents in existing wood soffits to provide attic ventilation.

Discouraged

- Install aluminum or vinyl replacement materials that cover the original historic detailing.

D. 5.3 DORMERS

Dormers are projections in the roof slope that contain their own walls, roofs, and windows. They provide additional space, light, and ventilation to attic space or the upper floors of a home. Dormers often contain roof shapes that replicate or complement those of the main structure, and their size and forms are typically related to the style and scale of the home.

Guidelines for Dormer Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original dormers in accordance with the guidelines for foundations and walls (D.1), roofs (D5.1) and soffits and fascias (D5.2) in their original material, shape and trim.
- Replace severely deteriorated materials or construct replacement dormers in-kind (i.e., the same in material, shape, size and trim).

Acceptable

- Construct a new dormer that is consistent with the style and materials of the home on the secondary or rear facades. New dormers should match the roof style of the home.

Discouraged

- Construct new dormers that occupy more than 50 percent of the slope of the roof on the primary facade (i.e., front or corner side facade).
- Construct new dormers that distract from the style and materials of the home.
- Construct new dormers on the primary facades where none existed previously.

Internet Resource:

Old House Journal Web Site (<http://www.oldhousejournal.com>): [Dormers, Bays & Turrets.](#)

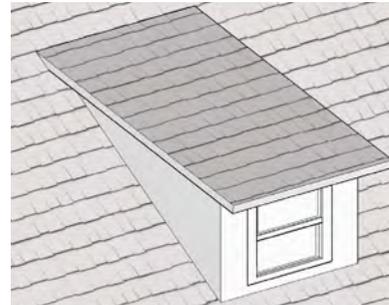


Illustration D.21 - Shed dormer example



Photo D.21 - Eyebrow dormer example



Photo D.22 - Gabled dormer example



Illustration D.22 - Hipped dormer example

Illustration D.23 - Acceptable - Skylight location

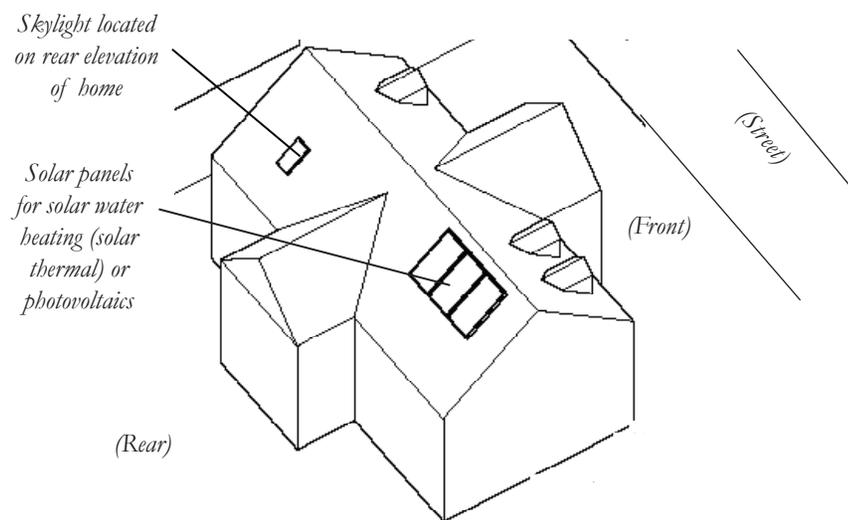


Photo D.23 - Skylight facing side yard - 106 S. Columbia Street

D.5.4 SKYLIGHTS AND SOLAR PANELS

Skylights can provide natural sun lighting to an interior space. They are most commonly found in the Prairie and Craftsman style homes in Naperville.

Photovoltaic panels, commonly referred to as solar panels, are used to convert solar energy into electricity. They are most often placed on the roof of a structure. To get the most effective use from solar panels, they must face south and be angled slightly (up to 30 degrees) to receive the sun's energy.

Guidelines for Skylight and Solar Panel Maintenance, Repair and Replacement

Sometimes skylights are difficult to access for repair, and it is common to find poorly repaired, leaky skylights. The work to restore these old skylights often involves repairing and sometimes re-designing structural elements. In addition, this may also involve repair and/or replacement of the glass, flashings, structural members, and sealants.

Encouraged

- Maintain and repair skylights if original to the home. Consult a professional since these are often difficult to access.
- If existing skylights are damaged beyond repair, install new replacement skylights that match size and style of original skylights.
- Add new skylights and solar panels to the secondary or rear facades of the home not facing streets. New skylights or solar panels should be flat or flush with the roof line, not convex or “bubble” designs.
- Add new skylights or solar panels behind gables or dormers.

Discouraged

- Add new skylights or solar panels that do not follow the roof line, thereby detracting from the original character of the home.
- Install new skylights or solar panels on the primary facades.

D.5.5 GUTTERS AND DOWNSPOUTS

Gutters work together with downspouts to direct water and melting snow away from the home. The placement and style of gutters on historic homes varies greatly. Most historic gutters are made of copper and galvanized steel. “K” style gutters were quite common on Colonial Revival homes. This style of gutter was intended to be placed on the flat vertical edge of the roof, or fascia.

Guidelines for Gutter and Downspout Maintenance, Repair and Replacement

Gutters should be checked seasonally, especially in the fall and spring months, to ensure that a build-up of leaves and other organic matter has not occurred. A build-up of leaves could cause water to back flow underneath the roofing material and damage the sheathing.

Encouraged

- Maintain and repair original gutters and downspouts rather than replace them if possible.
- Provide a minimum of 5’ extension at bottom of the downspout to divert water away from the foundation.
- Locate gutters and downspouts away from significant architectural features on the primary façades of the home.
- Replace gutters and downspouts with materials matching the size, profile, and material of original gutters and downspouts.
- Regularly clean gutters and keep them free of leaves and debris.

Discouraged

- Install new gutters and downspouts that result in removal of or damage to the architectural features of the home.
- Install exposed gutters to replace built-in gutters.
- Install vinyl or PVC gutters and downspouts.

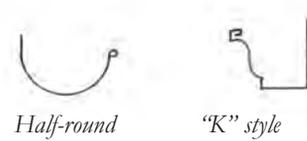


Illustration D.24 - Gutter profiles

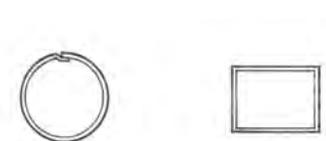


Illustration D.25 - Downspout profiles



Photo D.24 - Typical gutter styles in the Historic District



Photo D.25 - *Discouraged* - PVC gutter and downspout with metal soffit



Photo D.26 - *Encouraged* - downspout extensions - 125 N. Ellsworth Street



Photo D.27 - Wrought iron roof railings - 7 N. Wright Street



Photo D.28 - Wood roof railings - 28 S. Loomis Street

Internet Resource:

Refer to [Preservation Brief #4 - Roofing for Historic Buildings](#) for additional information.

D.5.6 ROOF RAILINGS AND BALUSTRADES

Roof railings and balustrades are a decorative feature on many of the historic homes in Naperville and they are not readily accessible from the interior of the home. They can sometimes be found on the Colonial Revival and Queen Anne style homes.

Guidelines for Roof Railing and Balustrade Maintenance, Repair and Replacement

Encouraged

- Maintain the original wood or wrought iron railings.
- Replace only damaged and deteriorated portions rather than the entire railing or balustrade.
- Replace missing pieces or damaged portions with materials matching the original in design, material, dimension, and detailing.

Acceptable

- Replace the entire railings and balusters with materials matching the original in design, material, dimension and detailing.

Discouraged

- Remove original roof balusters and railings.
- Replace roof balusters and railings with solid wall.

D.5.7 SATELLITE DISHES AND ANTENNAS

Satellite dishes and antennas are non-historic features that are frequently added to homes today. These features generally require a clear view of the southwest sky to receive a clear signal.

The size of modern residential satellite dishes ranges from 18” - 20” in diameter and may continue to get smaller. However, locating the dishes out of direct public view is still important in order not to detract from the historic character of the home. Additional regulations for satellite dishes and antennas are contained in Section 6-13 of the Zoning Ordinance

Guidelines for Satellite Dish and Antenna Placement

Encouraged

- Install satellite dishes and antennas on garages or accessory buildings.
- Install satellite dishes no more than 20” in size on the secondary or rear facades of the home.

Discouraged

- Place satellite dishes or antennas on primary facades of the home.
- Install larger freestanding dishes and antennas in the front yard.



Photo D.29 - *Encouraged* satellite dish placement

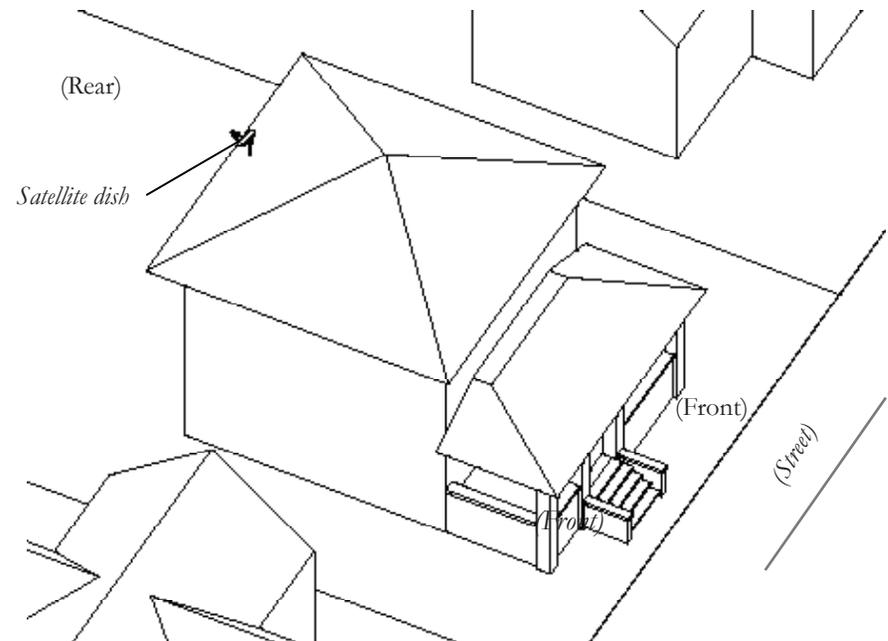


Illustration D.26 - *Encouraged* satellite dish placement



Photo D.30 - Italianate style residence with stoop



Photo D.31 - Queen Anne style residence with wrap-around porch



Photo D.32 - American Foursquare style residence with Colonial Revival columned porch



Photo D.33 - American Foursquare style residence with typical porch



Illustration D.27 - Craftsman open style stoop



Illustration D.28 - Greek Revival style stoop

D.6 PORCHES

While porches may be found on all facades of historic homes in Naperville, front porches play a key role in defining the characteristics of the homes. They provide a formal connection between the house and the street and often contain decorative details. Porches may be constructed of various materials including stone, brick, concrete, metal, and wood. Not all historic homes have original front porches.

D.6.1 PORCH STYLES

Porch styles vary in Naperville depending on the overall style of the home. Almost always, the detailing used in the design of the porch is also found on the home and is meant to complement the overall design.

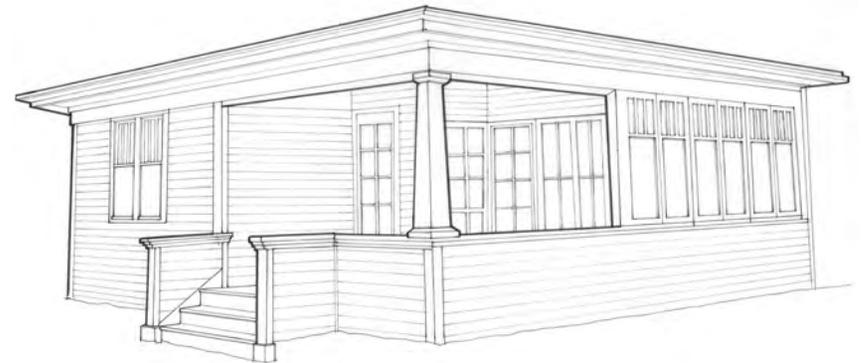


Illustration D.29 - Craftsman enclosed porch example

D.6.2 PORCH COMPONENTS

Typically, a porch consists of the following components: supporting columns, decking, stairs, railing (including hand rails, posts, and balusters), skirting and a roof.

- *Columns* - Historic porch columns in Naperville are often constructed of wood or brick, although there are several examples of precast concrete columns and columns clad with stucco.
- *Railings* - Railings are usually constructed of wood; however, a few examples of cast iron railings do exist in Naperville. They typically consist of handrails, posts and balusters. Some residences do not have railings at all around their porches; instead they have solid porch walls with a cap. These walls are also historic, and are generally the same height as the typical wood railings that enclose the porches. Historic railings are typically 30 inches in height. The 2006 edition of the International Building Code requires porch railings to be taller on decks 30 inches above the ground, which may alter the appearance of historic porches. A solution is to build the porch floor less than 30 inches above ground so that a railing with an appropriate height can be installed.
- *Skirting* - Skirting boards are used to screen open areas in the foundation underneath a porch. They are typically constructed of wood and sometimes repeat the pattern and design of the railings directly above.
- *Roofs* - Porch roofs in the historic areas of Naperville most commonly employ materials and forms similar to the main structure. Porch roof pitch varies based on the style of home.
- *Ceiling and Flooring* - Ceilings and flooring of most porches in Naperville are constructed of wood. Beadboards are typically used on ceilings. They are mostly 1" x 6" wood boards that have routed details to create the look of narrow strips. Flooring is typically constructed of plain 1" x 4" or 1" x 6" tongue and groove wood boards.



Photo D.34 - Porch Components - 5 N. Sleight Street

Illustration D.30 - Porch Column Styles

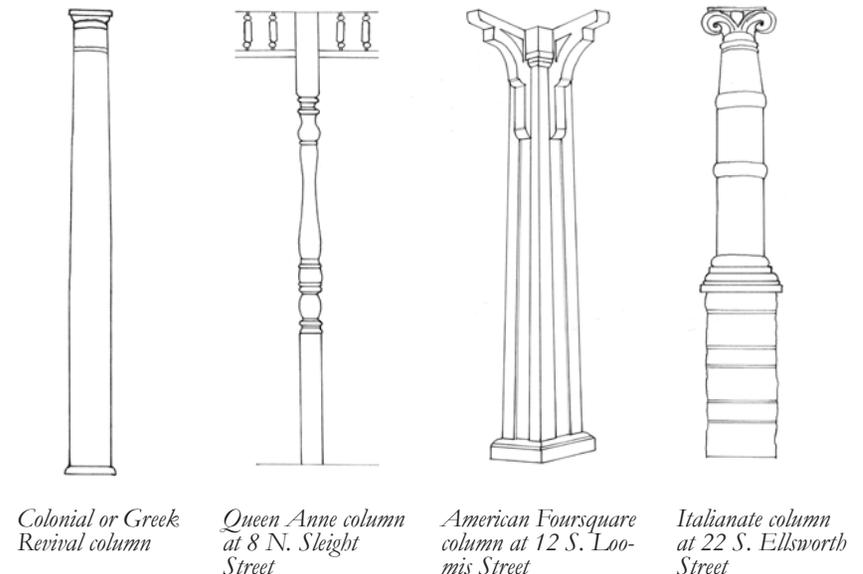


Illustration D.31 - Historic District Skirting Styles

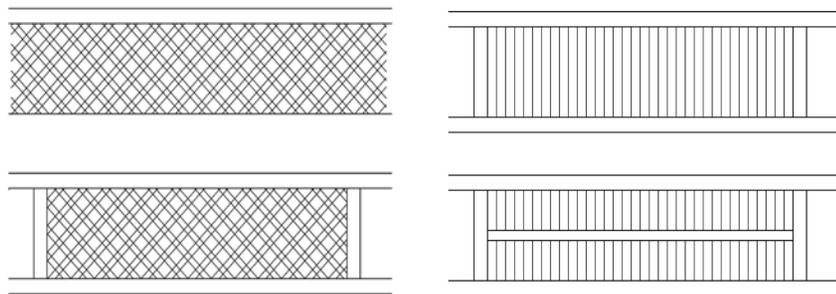
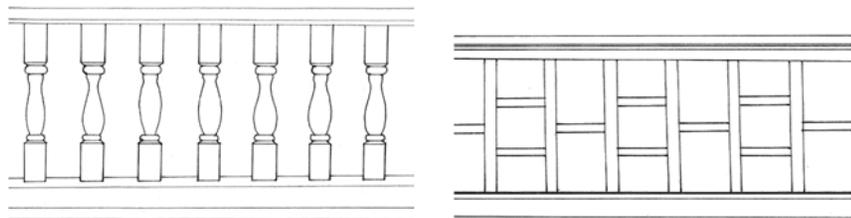
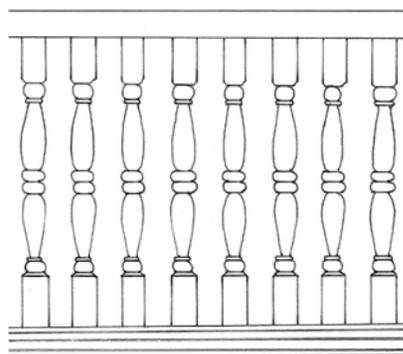


Illustration D.32 - Historic District Railing Styles



Gable "L" Wood railing style at 224 N. Ellsworth Street

Queen Anne Cottage Wood railing style at 22 N. Sleigh



Queen Anne Wood railing style at 130 S. Sleigh Street

- *Staircases and Steps* - As with other elements of a historic porch, staircases and steps are also related to the overall style of the home. Wooden steps are common features on Queen Anne, Stick, American Foursquare, and many of the Vernacular style homes. Masonry steps or cast-in-place concrete are more commonly found on Greek Revival, Italianate, Colonial Revival, Prairie, and Craftsman/ Bungalow style homes.

Guidelines for Porch Maintenance, Repair and Replacement

Encouraged

- Maintain and repair all components of an original or historic porch. The porch design, materials and detailing should be preserved.
- If replacement of porch features is required, replace only the deteriorated or damaged components of the porch to closely match the original in scale, dimension, style, design, and material and with the same details if possible. Use of treated lumber is strongly encouraged to increase the durability of the replacement wood.
- If the original porch is missing, construct a new porch based upon photographic or physical evidence. If such evidence does not exist, base the design upon historic porches of similar dwellings from the same time period and architectural style. The style, layout and design of a new porch should always be consistent with the house. Incorporate steps of the same material as the porch floor (e.g., porches with wood floors should also have steps made of wood, not concrete or brick).
- Incorporate wood tongue and groove flooring that runs perpendicular to the façade, if the porch floor is made of wood.
- Fill the open areas in the foundation with decorative wood framed skirting, vertical slats, or lattice skirting panels that are appropriate to the style of the house. Skirting panels should be placed within frames and should not touch the ground or be nailed to the surface of the foundation.

Acceptable

- When building new or replacing damaged existing porch components, select replacement material from the following list:
 - * Porch columns: wood, plaster, concrete, stucco (as a coating material), or fiberglass
 - * Railing: wood or original materials.
 - * Skirting: wood or original materials.
 - * Ceiling: wood or original materials.
 - * Flooring: wood, plastic or wood sawdust composite lumber, or mineral composite HPDE plastic.
 - * Roof: asphalt shingles or original materials.
 - * Trim: wood, fiber cement or polyurethane trim.
 - * Staircase and step: consistent with the material of the porch floor.
- Match replacement porch components to the original in dimensions, style, design and detail.
- Construct new porches that are appropriate to the style and period of the home in overall design and scale.

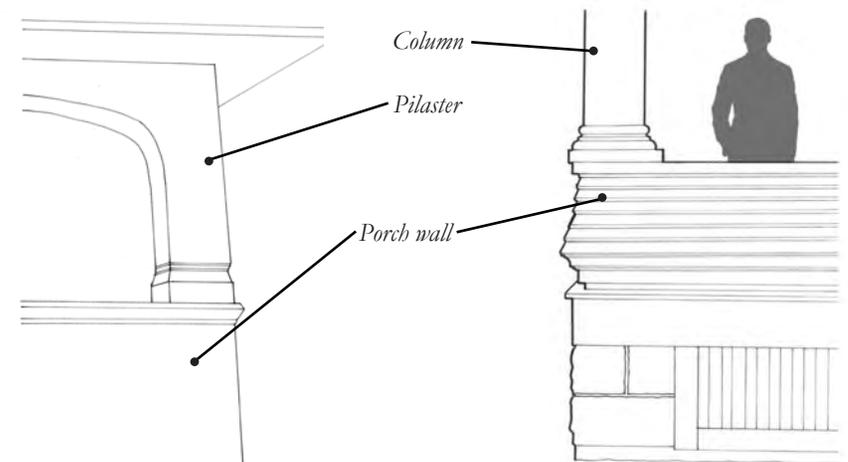
Discouraged

- Construct a new porch where none existed originally or that is not typical of the home's architectural style.
- Enclose open porches.
- Introduce modern designs or materials (other than those under the acceptable list) of any porch component.
- Modify the original porch design.
- Construct new or replacement porches that do not relate to the scale and style of the home.
- Introduce brick or concrete staircases and steps if not original to the structure.



Photo D.35 - Beadboard ceiling example

Illustration D.33 - Porch Components



American Foursquare at 136 N. Columbia Street

Gable "L" Porch Wall at 32 S. Sleight Street



Photo D.36 - Brick steps and porch wall example - 26 N. Columbia Street



Photo D.37 - Wood steps, railings, and skirting example - 142 N. Ellsworth Street

Naperville Examples - Garages and Accessory Buildings



Photo D.38 - Original carriage house converted to garage - 219 N. Brainard Street



Photo D.39 - Wood clad garage - 104 S. Ellsworth Street



Photo D.40- Craftsman style brick garage - 105 S. Columbia Street



Photo D.41 - Original wood panel garage doors - 423 E. Chicago Avenue

D.7 EXISTING GARAGES

Garages evolved from carriage or coach houses, which were originally used to stable horses, and store buggies and carriages. From the 1900s on, single-story garages became more prevalent as a shelter for storing automobiles. Most historic garages in Naperville are detached structures accessed from alleys and are typically constructed with the same materials and detailing as the main house.

Guidelines for Garage Maintenance, Repair and Replacement

Encouraged

- Maintain and repair original garage materials, doors and details to the greatest extent possible in accordance with the guidelines contained in other sections of Chapter D.
- If windows are necessary, install windows that are simple in design with clear glass. Muntins in a simple design may also be used.
- Replace garage and access doors with ones that are appropriate to the style of house and with the same materials as the original. Raised paneled designs and solid core wood is recommended.
- Maintain original driveways accessed from the alley or change existing driveway access from the street to from the alley.

Acceptable

- Relocate a driveway or add driveway access from an alley or from a side street (i.e. a street adjacent to the corner side yard of a lot).
- Maintain the existing street access.
- Solid metal garage doors are acceptable as long as they are compatible with the style of the house and include raised panels.

Discouraged

- Add new driveway access from the front street (i.e. a street adjacent to the front yard of a lot).
- Construct an attached garage.

D.8. ENERGY EFFICIENT IMPROVEMENTS

D.8.1 ENERGY-EFFICIENT FEATURES OF HISTORIC BUILDINGS

Historic buildings are inherently energy-efficient. Studies by the Energy Research and Development Administration show that buildings constructed before 1940 require less energy consumption for heating and cooling than houses built during the subsequent 35 years. Some features of historic buildings that contribute to their energy efficiency include:

- Gable vents that help to keep attics dry.
- Heavy masonry walls that provide a thermal barrier to reduce heat loss and gain of the home.
- Operable windows that allow for natural light and ventilation.
- Exterior balconies, porches, and wide roof overhangs that provide shade during summer months.
- Exterior shutters and interior blinds and drapes that provide insulation and a draft barrier in the winter and shade in the summer.

Although not all historic buildings have these features, it is important for homeowners to understand the inherent energy saving qualities of their historic homes and to maintain and use these original features as the first step to conserve energy.

D.8.2 WEATHERIZATION

Weatherization is the act of weather-proofing your home to improve thermal performance of the building. Insulation and reduction of air infiltration are the primary means to weather-proof a home.

- *Air infiltration reduction-* Substantial heat loss occurs because cold outside air infiltrates the building through loose or ill-fitting windows, doors, and cracks in the outside shell of the building. Adding weather-stripping to doors and windows, and caulking of open cracks and joints will substantially reduce air infiltration. Care should be taken not to reduce infiltration to the point where the building is completely sealed and moisture migration is prevented.

Without some infiltration, condensation problems could occur throughout the building. Reducing air infiltration should be the first priority in improving a home's energy performance. The cost is low, little skill is required, and the benefits are substantial. See Section D.2 Windows and Storm Windows, and D.3 Doors and Storm Doors for more information about weatherization for windows and doors.

- *Insulation-* The International Building Code recommended R-value for insulation in new homes is R-21 for walls and R-49 for ceilings. Insulation upgrades may be considered if the insulation R-value for a historic home is significantly below this value. For most historic dwellings the attic and basement areas are traditional locations for the addition of insulation. Heat rising through the attic and roof is a major source of heat loss. Adding insulation in accessible attic spaces is very effective in saving energy and is generally accomplished at a reasonable cost, requiring little skill to install. The most common attic insulations include blankets of fiberglass and mineral wool, blown-in cellulose (treated with boric acid only), blowing wool, vermiculite, and blown fiberglass. If the attic is unheated (not used for habitation), then the insulation is placed between the floor joists with the vapor barrier facing down.

Substantial heat is also lost through cold basements and crawl spaces. This may be significantly more cumbersome than adding attic insulation because of the excessive moisture that is often present in these areas. One must ensure that insulation is properly installed for the specific location. For instance, in crawl spaces and certain unheated basements, the insulation is generally placed between the first floor joists (the ceiling of the basement) with the vapor barrier facing up.

Adding wall insulation in wood frame buildings can be difficult without causing damage to historic finishes. The higher costs of installing insulation into wall cavities can also be an obstacle. However, when wall spaces are exposed during remodeling, insulation can be added to meet the building code R-value. Damage to exterior wall surfaces should be minimized during installation.



Photo D.42 - Installation of sprayed cellulose insulation



Photo D.43 - Installation of insulation blanket over sprayed cellulose insulation

Internet Resources:

- For more information on home energy audits, refer to City of Naperville's web site at <http://www.naperville.il.us> or the U.S. Department of Energy web site at <http://www.energysavers.gov/your-home/energy-audits/index.cfm/>.
- Refer to the U.S. Department of Energy web site at <http://www.energysavers.gov> for information on federal tax credits and programs for energy efficient improvements.
- For additional information on installing solar panels on historic homes, refer to the CalFinders web site at <http://solar.calfinder.com/blog/going/considering-solar-panels-on-historical-homes/>.

Guidelines for Energy Efficiency

Encouraged

- Provide a tight air seal by weather-stripping, caulking, and repairing cracks that could let in air.
- Maintain historic elements that contribute to energy efficiency such as overhangs, awnings, and windows.
- Take advantage of natural daylight through windows and doors instead of interior artificial lighting when possible.
- Use operable windows for cross ventilation and ceiling fans instead of cooling systems when possible.
- Replace air filters regularly.
- Keep interior humidity at a low level to avoid moisture damage and promote good indoor air quality. Provide vents in high moisture spaces, such as bathrooms and laundry rooms.
- Vent kitchen range hoods to the outside and do not let the air be recirculated into the living space.
- Make sure fireplaces and chimneys are vented correctly and cleaned regularly.

E

NEW CONSTRUCTION



Photo E.1 - Example of new infill construction; historic home (left); new construction (right); Ridgeland-Oak Park Historic District, Oak Park, Illinois

- A. HOW TO USE THIS MANUAL
- B. NAPERVILLE'S HISTORY
- C. RESIDENTIAL ARCHITECTURAL STYLES
- D. BUILDING MAINTENANCE AND REHABILITATION
- E. NEW CONSTRUCTION**
 - E.1 DECKS
 - E.2 HANDICAPPED ACCESS RAMPS
 - E.3 RESIDENTIAL ADDITIONS (NEW ROOMS)
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 - E.5 NEW GARAGES
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E.1 DECKS

Outdoor decks are generally uncovered wooden floored structures with a railed perimeter that is attached to the exterior of a home. Decks are not considered historic features as they did not come into wide use until the more recent past. Historically, the front or side porch served similar functions. Decks should be placed on a rear façade where not readily visible from the street. Homeowners looking for a more appropriate alternative should consider a stone or brick patio. Patios create a similar outdoor sitting area at the grade level, without altering the historic residence.

Guidelines for Deck Placement and Design

Encouraged

- Where feasible consider a patio instead of a deck; use appropriately designed stairs for access from doorway height to ground level.
- Construct decks of wood.
- Locate decks on the rear façades of the homes where they are not readily visible from the street.
- Apply finish (paint or stain) to decking materials to blend with the colors of the residence.
- Employ simple designs for decks. Use traditional style railings and balusters complimentary to the style of the residence.

Acceptable

- Construct new decks using the following acceptable materials:
 - ◊ New decks constructed with wood or incorporating original materials.
 - ◊ Flooring constructed with wood, wood sawdust composite lumber, or mineral composite HPDE plastic.
 - ◊ Staircases and steps constructed with the same materials as the porch floor.

Discouraged

- Decks constructed on a home's primary facades.

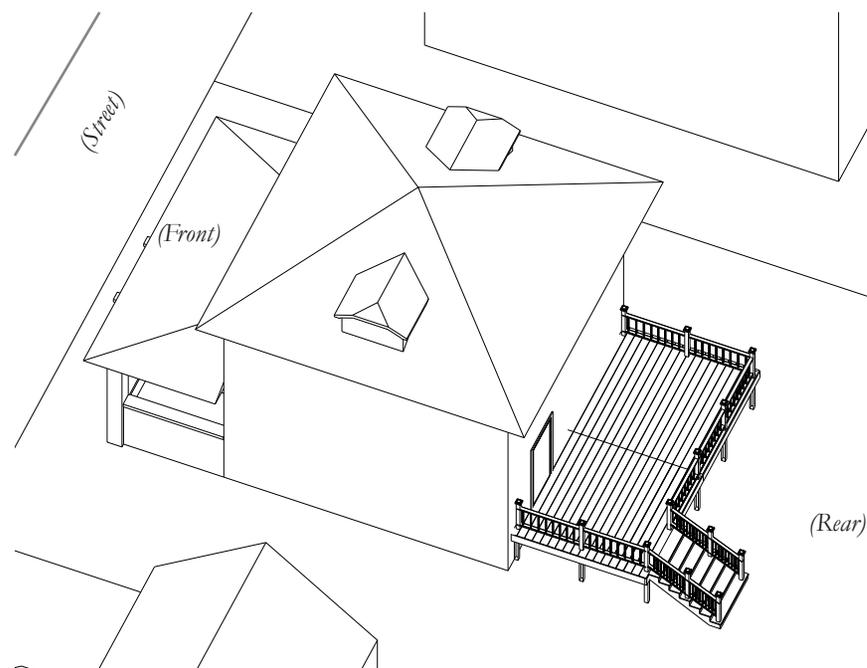


Illustration E.1 - *Encouraged* - Location for new deck



Photo E.2 - *Acceptable* - Wood railing



Photo E.3 - *Encouraged*
- Compatible wood ramp
with standard lumber



Photo E.4 - *Acceptable* - Wood baluster style ramp with customized lumber

Internet Resource:

Review *Preservation Brief #32 - Making Historic Properties Accessible* from the National Park Services web page at <http://www.nps.gov/hps/tps/briefs/presbhom>.

E.2 HANDICAPPED ACCESS RAMPS

Sometimes a handicapped access ramp may be needed to provide another means of access into the house for those who are ill or have disabilities. These ramps are typically constructed to the required slope (1:12 or greater). As a non-historic feature, the preferred location of handicapped access ramps is at the rear or secondary facades of dwellings. Their designs should complement the material, style, and character of the residence.

Guidelines for Ramp Placement and Design

Encouraged

- Install handicapped access ramps at the rear or secondary façades of a home.
- Construct ramps in such a way that original historic materials are not damaged or removed. Consider any adverse impacts that future ramp removal may have, including original building features, materials, and other character-defining elements.
- Construct ramps that blend with the historic character of the residence in material, style, and scale.

Acceptable

- If it is necessary to add a ramp on the primary facade of a home, construct the ramp with wood and with a traditional design to match the original porch design in material, style, and dimensions if feasible. Installation of pre-manufactured steel ramps on the primary facade of the home should generally be avoided. However, if necessary, they should be installed in such a way that they can be removed in the future without damaging historic building materials.
- Install wheelchair lifts on the secondary and rear facades of the homes.

E.3 RESIDENTIAL ADDITIONS (NEW ROOMS)

Many of Naperville's historic buildings have been expanded through room additions over the years. Additions were built to add more livable space, make the building more functional, or accommodate changes in building systems and technology. New additions should be compatible with the original building and the character of the neighborhood. Compatibility is achieved through careful consideration of the following factors: placement, style and design, scale, materials and massing.

- *Placement* - Additions should be built so they will have minimal impact on the building's overall character. The rears of dwellings are the best locations for the addition of rooms, wings, porches, or decks. Additions should also comply with zoning setback requirements.
- *Style and Design* - Additions should generally be designed in the same architectural style as the original building. Specifically, additions should be consistent with the original building in their roof shape, window and door design, location, and dimensions, and the overall proportion or form of the building. However, the exact duplication of historic details and ornamentation on the original house is generally discouraged to ensure that the evolution of the building can be seen and that a false historic building is not created. When the original building incorporates elements of several styles due to multiple previous additions, it is recommended that the addition employ the most prominent style.
- *Scale* - Scale is the apparent size of a building in relationship to its neighbors as well as the relative size of building elements (e.g., windows, doors, cornices and other features) to each other and to the building as a whole. A new addition should not overpower the existing building in its massing and should always correspond in scale to the existing building.
- *Materials* - The materials used for foundations, walls, windows, roofs, details and other elements of historic houses should be respected in the design of an addition. If the existing building is

Illustration E.2 - New Addition Style

Discouraged - The new addition (shaded) is on the primary facade of the home and does not reflect the style and massing of the historic home

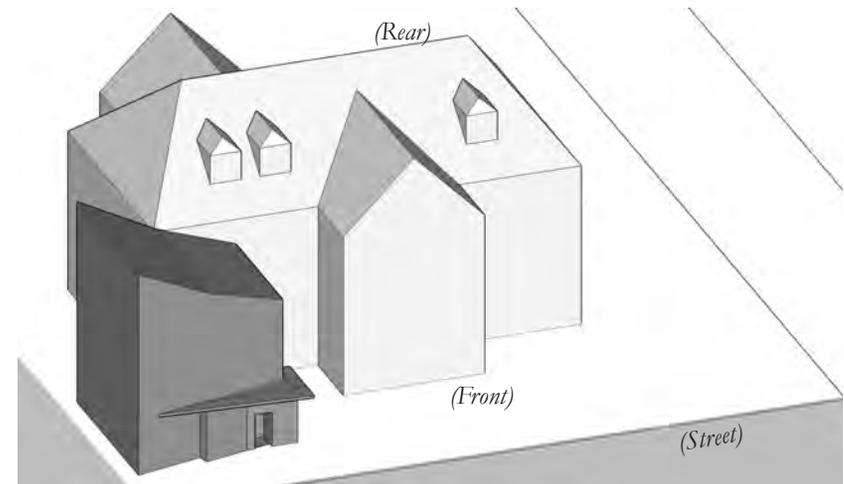
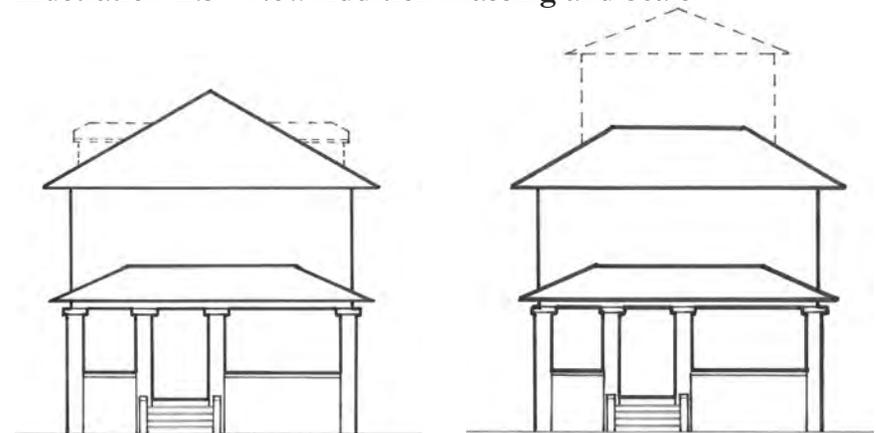


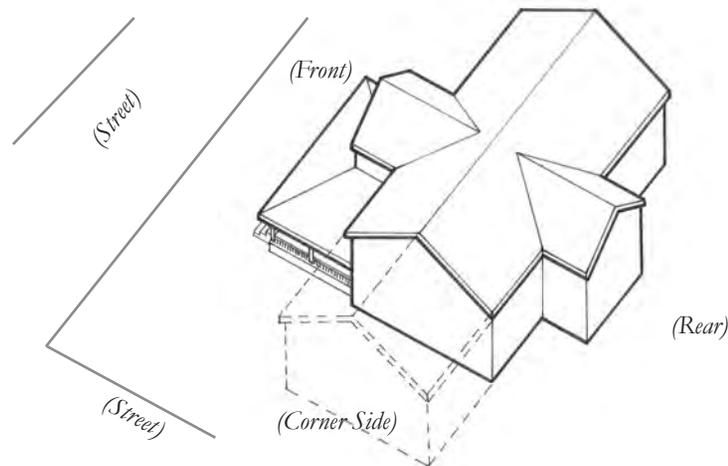
Illustration E.3 - New Addition Massing and Scale



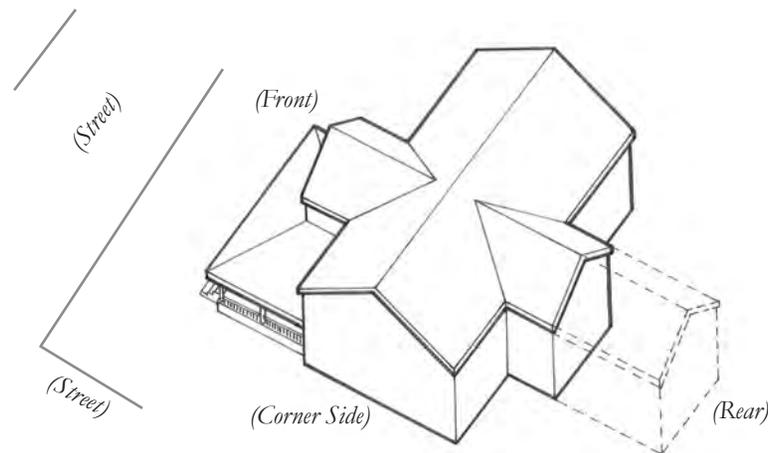
Encouraged - Adding dormers is an alternative to building second story additions. Dormers can create additional usable space by increasing the head room height in the existing attic

Discouraged - Large second or third story additions destroy the original character of a home by changing the existing roof profile and disrupting the original massing and scale

Illustration E.4 - New Addition Placement



Discouraged - Addition on the primary facade (i.e., street facing facade)



Encouraged - Addition on the rear facade

Internet Resource:

For zoning compliance of new additions, see [Chapter 2, Section 6-2-26 \(Tear Down/Infill Regulations\)](#) and [Chapter 6 \(Residential Districts\)](#) of the Npaerville Municipal Code.

made of one predominant material, the new addition should use the same material. If the building is composed of multiple materials then the addition should stay within the existing palette. The size, texture, surface finish and other details of existing materials are equally important. For example, if a house was originally made of common brick, glazed or polished brick would not be appropriate for the addition.

- *Massing* - Massing or shape refers to the three-dimensional form exhibited by a residence. Shapes are related to specific styles. The massing for room additions should relate to the existing structure.

Guidelines for Room Additions

Encouraged

- Incorporate subtle differences between the addition and the original building so that the addition is distinguishable from the original.
- When it's appropriate to the style, use dormers to increase interior headroom height as opposed to raising the eave or ridge height of the roof.

Acceptable

- Construct new additions that are secondary (less prominent) than the original building in scale, massing, placement and design.
- Locate new additions on the rear facade of a home. If a rear addition is not feasible, an addition on the secondary facade is acceptable when it is properly designed to complement the original building without overpowering it. An addition on the secondary facade should set back from the existing primary facade.
- Design new additions to respect the original building's style and materials, as well as window and door design, locations, dimensions, and profiles.
- Design new additions to match the existing roof shape, pitch, eave and ridge heights. If raising the eave and ridge heights is necessary, the new building height should remain compatible with

the predominant building height on the block.

- Construct additions with acceptable substitute materials as provided in Chapter D: Building Rehabilitation and Maintenance.

Discouraged

- Additions on the primary facades of a home.
- Extensive removal of historic materials as a result of an addition.
- Additions that damage or destroy significant original architectural features of the house.
- Additions that are of a different style than the original buildings.

E.4 NEW RESIDENTIAL BUILDINGS

Total demolition of the existing structure in order to accommodate a new primary building is highly discouraged. Where a vacant lot already exists, new construction of a primary building should be compatible with neighboring houses or blend in the neighborhood through replication. Compatibility entails reinforcing typical features that existing buildings display along the block such as similar roof shapes, materials, window and door sizes and placement, porch size and location, and foundation heights. Replications are dwellings which are constructed to be exact copies of historic building forms or architectural styles in the district.

It is important that new construction complement the dwellings found along its specific block. A design that is appropriate along one block may not work on another block. For example, a new dwelling compatible with an American Foursquare design may not be appropriate for a block where two-story Queen Anne architecture predominates and vice versa.

- *Style* - To preserve the integrity of a historic neighborhood, any new buildings must be carefully designed to maintain the style and character of the block. A new building should always be compatible with homes on the existing block. Compatibility is based on an understanding of the principles used to design the existing buildings as well as how those principles can be reinterpreted using today's

Illustration E.5 - Roof Shapes

Discouraged - The new building is not compatible with the roof shapes of adjacent buildings

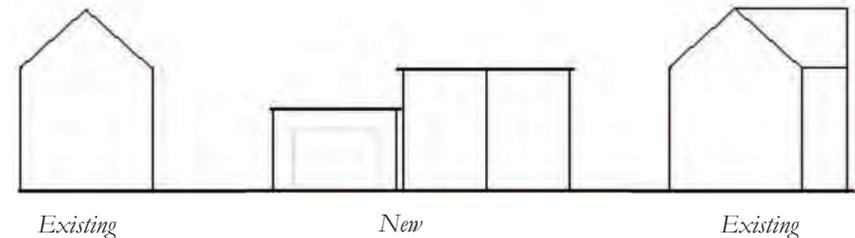
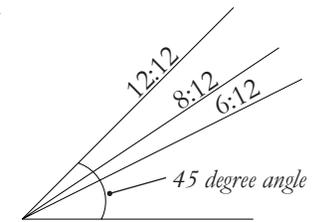


Illustration E.6 - Roof Slope/Pitch



The rise over run diagram is used to determine the roof slope/pitch.



Typical roof slopes in the Historic District

Illustration E.7 - Scale

Discouraged - This example illustrates a new structure with proportions that do not reflect massing and scale from the adjacent homes. New structures should always follow the proportions and scale of the existing residences on the block

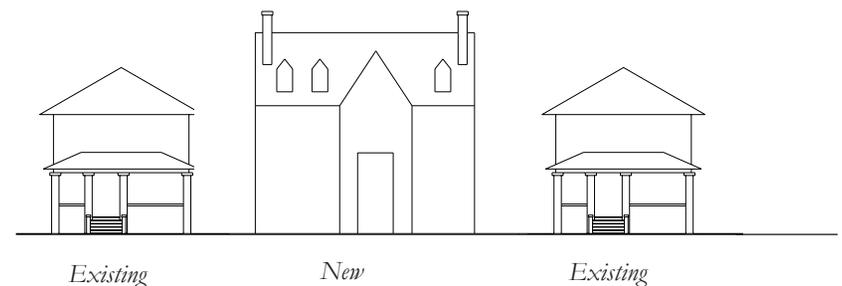


Illustration E.8 - Placement

Encouraged - Align new stoops and porches with those of neighboring homes. Also, new homes should have detached garages

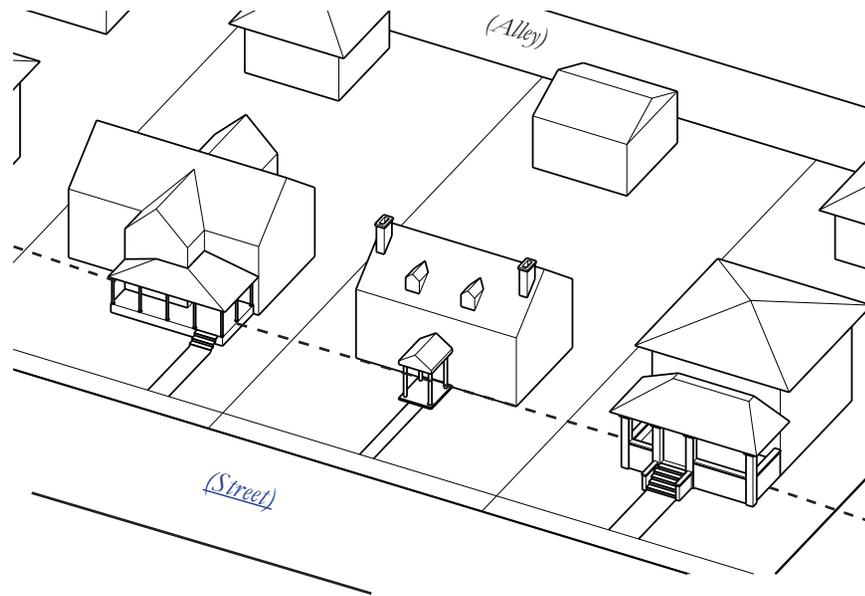


Illustration E.9 - Foundation Height

Encouraged - The foundation height of the new building should remain consistent with the existing historic residences on the blocks



materials and construction techniques. The best way to think about a compatible new building is as a good neighbor that enhances the character of the historic block by respecting style and context. Windows, doors, decorative elements, roof shapes and materials all have a direct impact on the style of a home. Refer to Chapters C & D for more information on styles and building materials.

- *Scale* - Scale is the apparent size of a building in relationship to its neighbors as well as the relative size of building elements (e.g., windows, doors, cornices and other features) to each other and to the building as a whole. New construction should not exceed the predominant building height of the residences on the block by more than one-half story.
- *Massing* - Massing or shape refers to the three-dimensional form exhibited by a residence. Massing is related to specific styles. The massing for new residential buildings should relate to the existing residences on the block.
- *Placement* - Placement refers to the orientation of a new structure and its setback (distance away from the street) as compared to the surrounding buildings on the block. The placement of a new building should be consistent with the predominant orientation and setbacks of the historic residences on the block. New buildings should also comply with zoning setback requirements.
- *Materials* - Materials and the way they are used on a home are almost always indicative of the style. Material selection used on a new residence should be guided by the historic buildings on its particular block.
- *Foundation height* - The foundation height of a new building should be similar to the foundation height of the residences found on the block. Along the primary facade the foundation height should never vary, but increases or decreases in foundation height along the secondary and rear facades are allowable if required to follow the sloping grade.

Guidelines for New Residential Buildings

Acceptable

- *Style* - The style of a new residential building should relate to the historic residences located on the same block. For example, if the proposed location for the new home is on a block where many Queen Anne style homes exist, the style of the new home should be Queen Anne. A new home should embody a single architectural style.
- *Scale* - New residential buildings should not vary by more than one-half story from the predominant building height of the typical residences on the block.
- *Massing* - The overall forms and shapes of new residential buildings should relate to the existing residences on the block. The articulation of the building facades through the use of dormers, towers, as well as facade projections (porches, stoops, and bays) should be used to reflect the dominant residential styles and shapes that exist on the block.
- *Placement* - The porch or stoop of a new residence should align with the porch or stoop of existing residences along the block. If these features don't exist in the style, the primary facade of the new residence should align with the predominant street facing facades along the block.
- *Roof Shapes* - Use roof slopes/pitches that are appropriate to the style of the new residential building and match those found on historic residences on the block.
- *Materials* - Refer to Chapter D: Building Maintenance and Rehabilitation regarding appropriate materials for new residential buildings.

Discouraged

- Total demolition of the existing structure in order to accommodate a new primary building.
- *Style* - Using styles that do not relate to the existing residence style used on the block, or blending more than one distinct architectural style.
- *Scale* - Creating a residence that is out of scale, height and proportion to residences on the block.
- *Massing* - Use of forms and shapes that do not reference the forms used on the historic block.
- *Placement* - New residential buildings that do not align with the existing historic structures along the street.
- *Materials* - Refer to Chapter D: Building Maintenance and Rehabilitation for discouraged materials.

Internet Resource

For zoning compliance of new residential buildings, see Naperville Municipal Code, [Chapter 2, Section 6-2-26 \(Tear Down/Infill Regulations\)](#) and [Chapter 6, Section 6-6C \(R2 District\)](#).

E.5 NEW GARAGES

In general, garages in Naperville's historic neighborhoods should be detached and be located at the rear of a lot. Access to garages should be achieved through the alley, except for garages on corner lots that can have access onto the secondary (corner side) street. If there is no alley, then a driveway to the garage could be constructed between the house and one of its neighbors. Freestanding garages should be simple and reflect or relate to the overall character of the house.

Guidelines for New Garages

Encouraged

- Locate new garages behind the primary structure at the rear of a lot.
- New garages should use building materials that are similar to or compatible with the primary structure in accordance with guidelines contained within Chapter D: Building Rehabilitation and Maintenance, Section D.1: Foundations and Walls, and Section D.7: Garages.
- New garages should be compatible in style, size, roof profile and details to the primary structure.
- Maintain original driveway access from the alley or change existing driveway access from the street to from the alley.

Acceptable

- Relocate a driveway or add driveway access from an alley or a side street (i.e. a street adjacent to a corner side yard of a lot).
- Maintain the existing street access.

Discouraged

- Add new driveway access from the front street (i.e. a street adjacent to the front yard of a lot).
- Construct an attached garage.



Photo E.5 - Queen Anne style residence with new detached garage that have access onto the corner side street - 5 N. Columbia Street

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F

FENCES, LANDSCAPE AND SETTING



Photo F.1 - Queen Anne style residence - 427 E. Chicago Avenue

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- F. FENCES, LANDSCAPE AND SETTING**
 - F.1 OVERVIEW
 - F.2 FENCES
 - F.3 LANDSCAPE FEATURES
 - F.4 SIDEWALKS AND PATHS
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F.1 OVERVIEW

This chapter addresses the areas located between the building and the adjacent streets, which are commonly referred to as the front and corner side yards. Improvements in the front and corner side yards such as fences, walls, gates, trees, bushes, lawns and other landscape features collectively play a significant role in defining the character of the historic building and its street, block, and neighborhood.

F.2 FENCES

Wood picket and ornamental iron fences were common fence styles constructed in historic neighborhoods in Naperville prior to the 1900s, especially for High Style Italianate and Queen Anne homes. They were primarily used to delineate lot lines, hold animals and pets, as well as serve as landscape features that complemented the home's architecture. After 1900, fences were less common as building trends favored open lawns to promote neighborhood green space, although privately owned. However, in succeeding decades, rear-yard privacy fences started to screen one's property from public view. These non-historic fences are typically acceptable along the interior side and rear lot lines of the property in compliance with the zoning setback and height requirements. However, fences facing the street in the front or corner side yards should be designed and placed appropriately to be compatible with the architectural style and overall setting of the house. Privacy fences that face the street but set back to align with a home's back corner or rear elevation are acceptable as long as architectural features on the primary facades of the home are not blocked from street view.

Guidelines for Fences

Encouraged - Fences Anywhere on the Lot

- Maintain fences and gates that are original to a historic home.
- Maintain existing wood picket and wrought iron fences. In general, both wood and wrought iron fences should be routinely painted, rust removed and deteriorated pickets replaced in kind with similar picket profile and material.



Photo F.2 - Ornamental metal fence example



Photo F.3 - Wood picket fence example

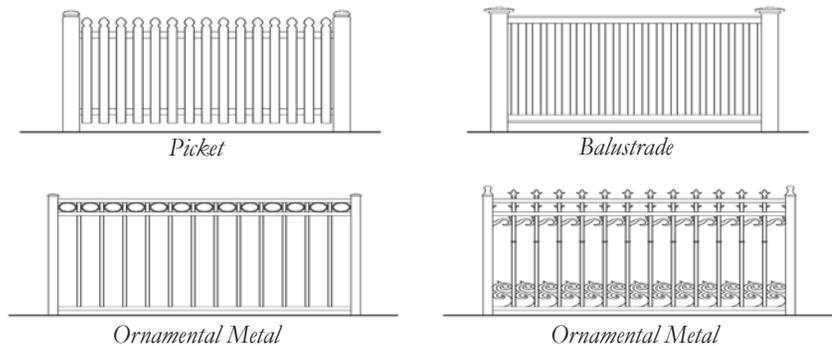


Illustration F.1 - Acceptable - Open fence types facing a street

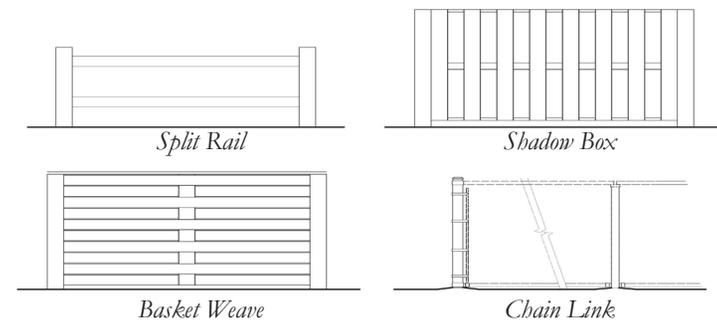
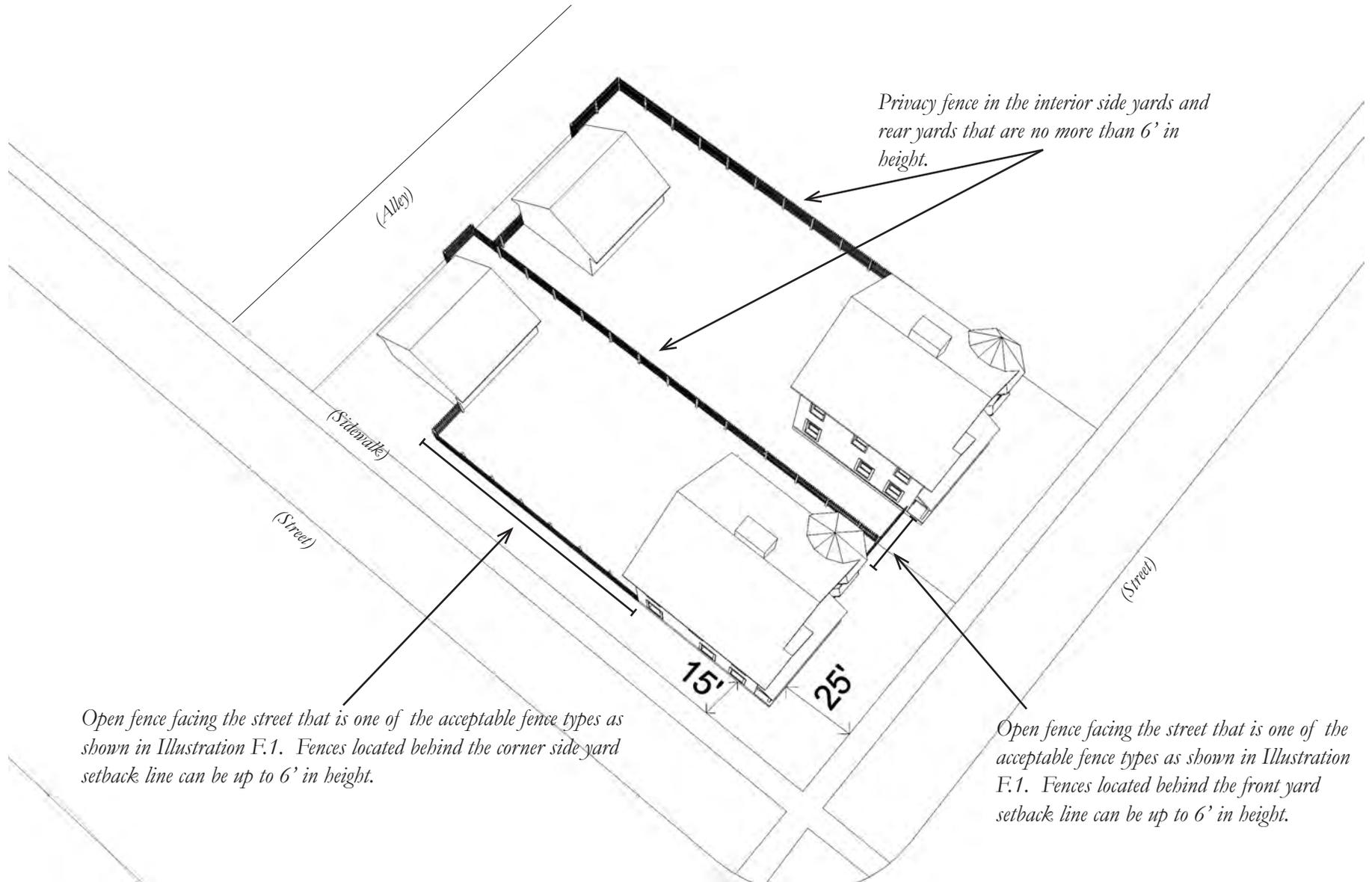


Illustration F.2 - Discouraged - fence types facing a street

Illustration F.3 - Acceptable - Fence Placement and Types



- Remove non-historic privacy fences or fences that are not one of the acceptable types.

Acceptable - Fences Facing the Street (see Illustrations F.1 - F.4)

- Install fences in compliance with the zoning setback and height requirements as set forth in Section 6-2-12 (Fences) of the Municipal Code.
- Install new or replacement fences that are open picket, or balustrade style fences in wood, wrought iron, and galvanized steel. Cedar and pressure-treated pine are preferred for wood fences.
- Install new or replacement picket style fences with corner and gate posts that are at least 5" wide and taller than the fence pickets. Pickets should be no more than 5"-6" wide and have a flat or specially shaped picket top such as a ball or spear shape. A balustrade style fence can have a flat or lattice top but with fence posts topped with a finial or decorative cap.
- Where fences cross a private driveway or walkway, install gate posts with gates that swing into the driveway, not onto the sidewalk or parkway.

Discouraged - Fences Facing the Street (see Illustrations F.1 - F.4)

- Fences that do not comply with the zoning setback and height requirements.
- Non-historic style fences such as stockade, shadow box, basket-weave, chain link and concrete block fences facing the street.
- Fences constructed of aluminum, vinyl or plastic.
- Solid privacy fences from the front corners or front elevations of a historic home.
- Fence gates that swing into the public sidewalks.

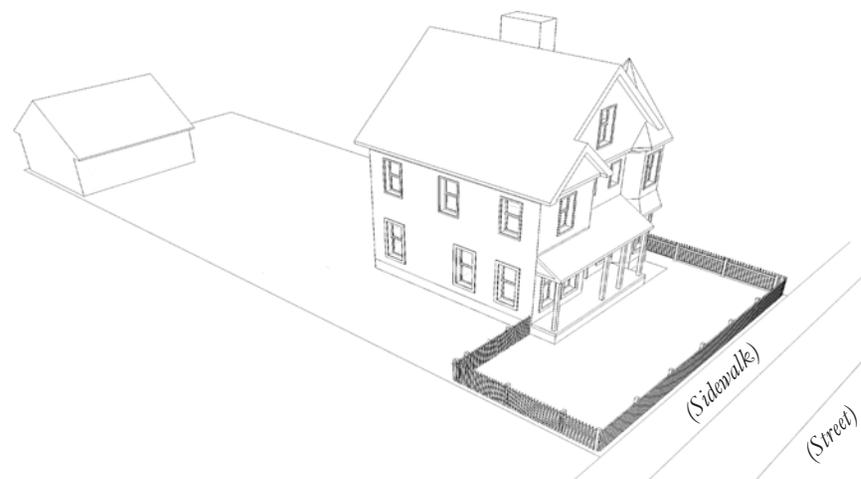


Illustration F.4 - Acceptable - Open fence in the front yard that is one of the acceptable fence types as shown in Illustration F.1. Fences that are at least 30% open and no more than 4' in height can be located beyond the front yard and corner side yard setback lines per the Zoning Ordinance.

Internet Resource:

[Chapter 2, Section 6-2-12 \(Fences\)](#) of the Naperville Municipal Code sets forth the following height and setback requirements for fences in residential districts:

- No fences shall be more than 6' in height.
- Solid fences that are more than 3' in height shall be placed behind the front setback (25' in the R2 District) and corner side setback (15' in the R2 District).
- Fences that are at least 30% open and no more than 4' in height can be installed up to any lot line.



Photo F.4 - *Mature trees and plantings enhance the character of streets and properties - Columbia Street block, north of Franklin Avenue*



Photo F.5 - *Encouraged* - Retaining walls with natural stone

Photo F.6 - *Encouraged* - Retaining walls three courses high with artificial stone

F.3 LANDSCAPE FEATURES

Many mature trees and plantings exist in the historic neighborhoods in Naperville. They are irreplaceable assets to these neighborhoods as they enhance the overall character of the streets and properties as well as providing shade and reducing stormwater run-off. Proper care will help ensure they live as long a life as possible.

Guidelines for Landscape Features

Encouraged

- Preserve existing trees whenever feasible.
- Prune existing trees on a regular basis so that they do not obscure or damage a house or other structure, or block a sidewalk. A forester or arborist should be consulted to determine the health, species and safety issues related to caring for mature trees.
- Consider installing landscaping at appropriate locations in the front yard where it does not obscure the building's architecture.
- Install native plant material and perennial plantings to provide visual interest and color in all seasons.
- Install outdoor light fixtures to provide subdued lighting.
- Maintain retaining walls that are part of the original landscape design of a historic building whenever feasible.
- Construct new retaining walls with natural materials such as cut stone, cobblestones, or brick masonry that are no more than three or four courses high (two to four feet).
- Incorporate small retaining walls where steps are constructed across steeply-sloped yards.

F.4 SIDEWALKS AND PATHWAYS

In general, sidewalks and pathways constructed of original brick or stone pavers should be retained as part of the overall design and character of a historic house. If rehabilitation and reconstruction is necessary, brick and concrete paving materials are suitable and can last for a number of years if properly maintained. Brick pavers are often made in specially formed molds that give the brick its antique appearance. Concrete pavers can be impregnated with sealers against water infiltration. Both concrete and brick pavers are available in many styles and price points.

Guidelines for Sidewalks and Pathways

Encouraged

- Preserve sidewalks and pathways that are part of the original design of a historic building.
- Replace existing sidewalks with natural cut stone or brick pavers. Cultured stone, scored or exposed aggregate concrete that mimic a natural stone can also be used for sidewalk materials.



Photo F.7 - *Encouraged* - Special paver material replicating brick



INSTITUTIONAL BUILDINGS



Photo G.1 - Second Empire style building - Old Main at 30 N. Brainard Street, North Central College

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Photo G.2 - Second Empire style building - Old Main at 30 N. Brainard Street, North Central College

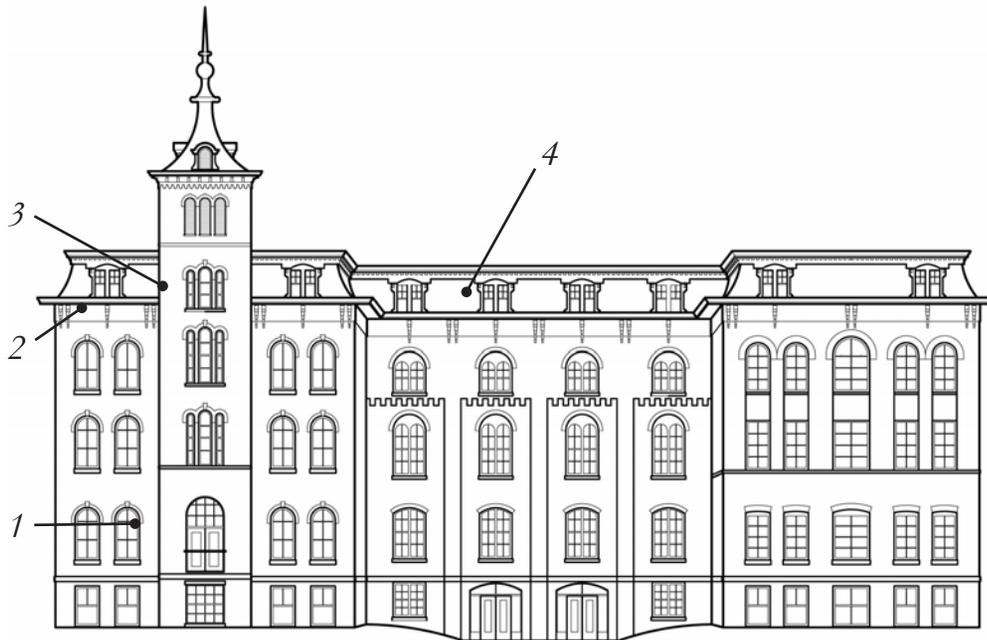


Illustration G.1 - Second Empire style building - Old Main at 30 N. Brainard Street, North Central College

G.1. ARCHITECTURAL STYLES

There are a number of non-residential historic buildings in Naperville associated with business, religious, and educational institutions. This chapter primarily addresses institutional buildings found within the downtown area, including North Central College facilities, churches and schools. These buildings are an important and unique component of the historic neighborhood as they are often architecturally more distinctive and prominent than the surrounding residential structures. These buildings represent different architectural styles including Second Empire, Neoclassical/Georgian Revival, Collegiate Gothic, and Contemporary.

Second Empire (1855-1885)

The architects used by Napoleon III to rebuild Paris during France's "Second Empire" created this style as part of the Picturesque movement that looked to the romantic past for inspiration. The squared roof line, developed by Francois Mansart (known as a Mansard roof) was not only aesthetically pleasing, but also practical as it allowed for the addition of a much-needed functional story.

Typical attributes

- *Stories:* Two to three
 - *Building form:* Institutional building, town house or single family home.
1. *Windows:* Tall and narrow double hung, elaborate surrounds
 2. *Ornamentation:* Decorative brackets and/or ironwork
 3. *Siding:* Brick and stone for institutional buildings, wood bevel and wood shingles for homes.
 4. *Roof:* Patterned shingle, Mansard roof with straight, flaired, and concave shapes; elaborate dormers.

Neoclassical/Georgian Revival (1885-1950)

The Neoclassical and Georgian Revival styles borrowed elements from earlier Greek and Colonial Revival architectural styles from the early to mid 1800s. It was the 1893 World Columbian Exposition in Chicago that propelled both styles into the forefront of civic and institutional design, which dominated college campuses and governmental buildings well into the 1950s. Elements of the Neoclassical style include columns, sculptural friezes and pediments. Columned porticos, elaborate cornices and stone quoins are characteristics of Georgian Revival buildings.

Typical attributes

- *Stories:* Two, three and four
 - *Building form:* Massed plan, sub-types: full-height entrance porch, full-façade portico or porch
 - *Roof:* Flat or low-pitched hip roof, roof-line balustrades, dormers in Classical style
1. *Windows:* Rectangular (sometimes arched) with double-hung sashes, symmetrical, multi-paned
 2. *Ornamentation:* Decorative pediments, brackets, cantilevered wall extensions, masonry columns and quoins, botanic garlands, rosettes, trim and brackets
 3. *Siding:* Brick and masonry



Photo G.3 - Georgian Revival style building - Carnegie Hall at 10 N. Brainard Street, North Central College



Photo G.4 - Neoclassical Revival style building - Pfeiffer Hall at 310 E. Benton Avenue, North Central College



Illustration G.2 - Georgian Revival style building - Carnegie Hall at 10 N. Brainard Street, North Central College



Photo G.5 - Collegiate Gothic Revival style building - Kieckhefer Hall at 329 School Street, North Central College



Photo G.6 - Gothic Revival style building - Meiley-Swallow Hall at 31 S. Ellsworth Street, North Central College (outside of the Historic District)

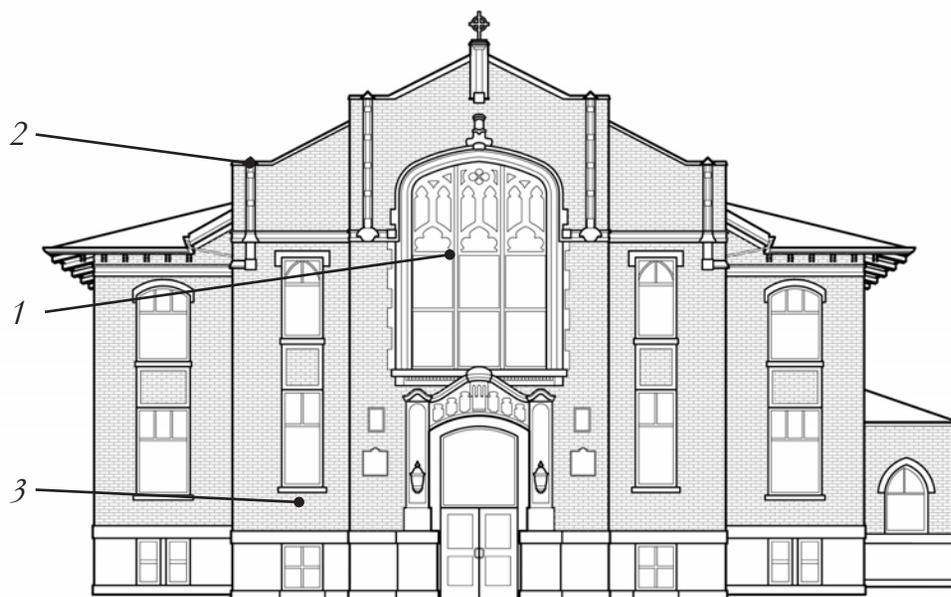


Illustration G.3 - Collegiate Gothic Revival style building - Kieckhefer Hall at 329 School Street, North Central College

Collegiate Gothic (1880'S – 1920's)

Collegiate Gothic is derived from medieval Gothic architecture and was often employed in academic settings drawing on Gothic style buildings from Cambridge and Oxford, England. One of the foremost practitioners in the Collegiate Gothic style was architect Ralph Adams Cram who designed campus buildings for Princeton, Rice University and the U.S. Military Academy at West Point. For Cram, in the building of Princeton University, the “the Collegiate Gothic style...was committed to the retention for all time of that collegiate style of architecture which alone is absolutely expressive of the civilization we hold in common with England and the ideals of liberal education...” It is a style that dominates college and university campuses, as well as religious institutions.

Typical attributes

- *Stories:* Two, three and four
 - *Building form:* Massed plan, wings, towers
 - *Roof:* Steeply pitched roof, roof-line balustrades, dormers, high arched windows
1. *Windows:* High arched, pointed arch (lancet), masonry window crowns, diamond panes common
 2. *Ornamentation:* Masonry arches, buttresses, crenellation, gargoyles, parapets, pinnacles, quoins, tracery
 3. *Siding:* Brick and masonry

International Style and Contemporary (1950- present)

Starting in the 1950s, the design and architecture of institutional and commercial buildings throughout the United States became increasingly influenced by European modern architects, especially Le Corbusier, Walter Gropius and Mies van der Rohe. Mies van der Rohe would later settle in Chicago and serve as the architect for many notable buildings, such as the Federal Center in downtown Chicago. These architects favored a radical simplification of form, a rejection of ornamentation and historicism, and adoption of glass, steel and concrete as preferred building materials, which would be common characteristics of what was to be called the International Style. In addition, the “transparency” of these buildings provides an “honest” expression of structure and construction. Contemporary buildings exhibit many characteristics of the International Style, although they may introduce additional architectural features, such as gables and pitched roofs, and minimal ornamentation.

Typical attributes

- *Stories:* Multiple
 - *Building form:* Massed plan
 - *Roof:* Flat
1. *Windows:* Steel frame square, large
 2. *Ornamentation:* Minimal
 3. *Siding:* Brick, concrete and steel



Photo G.7 - International style building - 325 E. Benton Avenue



Photo G.8 - Contemporary style building - 25 N. Brainard Street, constructed in the 90's

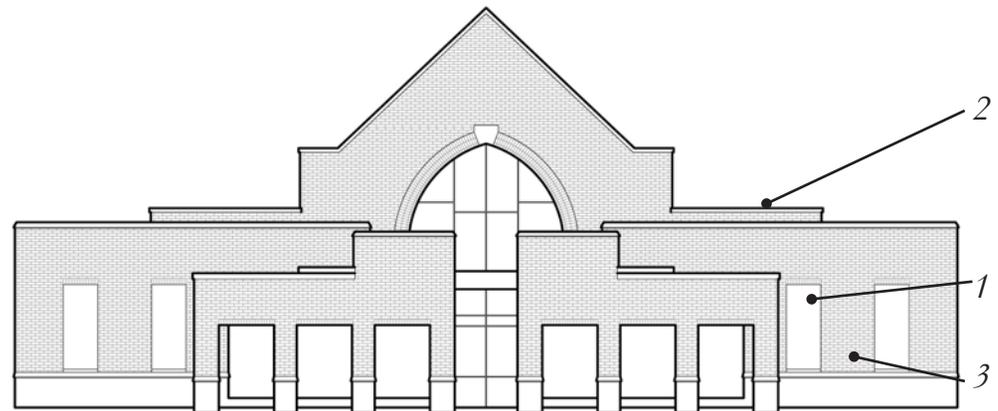


Illustration G.4 - Contemporary style building with Gothic Revival gable element - 25 N. Brainard Street

G.2 MAINTENANCE AND REHABILITATION

In general, maintenance and rehabilitation of institutional historic buildings should follow the guidelines provided in Chapter D: Building Maintenance and Rehabilitation where applicable. However, due to their unique functional needs in order to accommodate educational and congregational uses, special considerations are often required for the maintenance, rehabilitation or adaptive use of institutional historic buildings.

Guidelines for Maintenance and Rehabilitation of Institutional Buildings

Encouraged

- Preserve and maintain character defining architectural features and original building materials as feasible.
- Develop and implement an annual maintenance schedule to ensure institutional buildings are kept in proper condition. The maintenance schedule should include inspections of roofs, foundations and walls, windows, entryways and mechanical systems.
- Consider adaptive use of institutional buildings rather than demolition. Historic churches, schools, and libraries can be re-used for other facility needs in many cases. In determining the feasibility of adaptive use, it is advised to hire a qualified historic preservation architecture firm to develop a Historic Structure Report (HSR), which documents building conditions and rehabilitation and adaptive use scenarios and costs.

Acceptable

- Replace original building materials with wood and masonry that match the texture, scale, design and other visual qualities of the original wherever feasible.

G.3 ADDITIONS AND NEW INSTITUTIONAL BUILDINGS

Compared to their residential neighbors, institutional buildings often stand apart as individual buildings in grander scale and massing as required by their special functions as gathering places. Constructing new institutional additions and buildings in a residential neighborhood faces the challenge to meet the functional needs while addressing the relationship between the institutional structure and the surrounding residential neighborhood. As a general guideline, new institutional additions and buildings should be designed to complement the surrounding historic neighborhood.

Guidelines for Additions and New Institutional Buildings

Acceptable

- Construct new additions for institutional facilities that are compatible in design and material with the historic portions of existing buildings as well as the historic character of the surrounding neighborhood.
- Construct new additions on rear or side elevations and in a manner that makes them visually secondary to the primary elevation. The addition should not be higher than the primary building.
- Construct additions and new institutional buildings that respect the massing of adjacent institutional structures and other surrounding structures. Break the facades of a large addition or a new building into smaller bays or components so that they appear in-scale with the immediate surroundings. Since the Historic District is predominately single-family residential, it is especially important that new institutional buildings have a sense of human scale through use of traditional materials that are found within the immediate surroundings including brick, rusticated limestone block, and slate or architectural shingles for roofs. Use of substitute materials that match texture, scale and other visual qualities of traditional materials is acceptable if the original materials are not available.

- Construct new additions and new institutional buildings with a three-part façade - a base or foundation, a middle with architectural detail and fenestration, and a cap or cornice.
- Employ new interpretations of traditional institutional architecture as long as the massing, scale and three-part facade guidelines are followed.
- Orient the primary entrance of a new addition or building toward the street if feasible while secondary entrances can be oriented to interior parking lots. Parking lots should be placed to rear, or the interior, of the addition or new building.

Internet Resource:

Review the following preservation briefs from the National Park Service website at <http://www.nps.gov/bps/tps/briefs/presbhom.htm> for additional information:

- [*Preservation Brief #14 - New Exterior Additions to Historic Buildings*](#)
- [*Preservation Brief #16 - The Use of Substitute Materials on Historic Building Exteriors*](#)
- [*Preservation Brief #29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs*](#)
- [*Preservation Brief #32 - Making Historic Properties Accessible*](#)
- [*Preservation Brief #43 - The Preparation and Use of Historic Structure Reports*](#)

G.4. HANDICAPPED ACCESS RAMPS

Handicap accessibility and barrier-free design are mandated by the Americans with Disabilities Act for new institutional buildings and building retrofits. The guidelines that follow seek to ensure a compatible design that provides barrier free access points.

Guidelines for Handicapped Access Ramps

Encouraged

- Integrate ramps with the building's architecture and landscape setting. If possible, preserve and respect a building's important architectural features including original doors and entry ways during ramp design and installation.
- Place ramps to minimize their potential impact on views from the street. Ramps can often be placed or incorporated behind historic features such as cheek-walls or other existing railings.
- Construct ramps with durable materials including solid hardwoods, natural stone, or scored concrete.

Acceptable

- Ramps can be constructed of cast stone and other substitute materials as long as they are compatible with the original building materials.
- Consider installing automatic door openers on existing doors to relieve door pressure barriers.
- Remove above grade entrances and provide new entrances at the grade level (e.g. Old Main, Kiekhoffer, Meiley-Swallow).

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H

APPENDICES



Photo H.1 - Queen Anne style residence - 431 E. Franklin Avenue

- A. HOW TO USE THIS MANUAL
- B. NAPERVILLE'S HISTORY
- C. RESIDENTIAL ARCHITECTURAL STYLES
- D. BUILDING MAINTENANCE AND REHABILITATION
- E. NEW CONSTRUCTION
- F. FENCES, LANDSCAPE AND SETTING
- G. INSTITUTIONAL BUILDINGS
- H. APPENDICES
 - H.1 SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
 - H.2 STATE AND FEDERAL FINANCIAL ASSISTANCE
 - H.3 SOURCES FOR ADDITIONAL INFORMATION
 - H.4 FINDING A CONTRACTOR
 - H.5 INDEX

H.1 SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The *Secretary of the Interior's Standards for Rehabilitation* are used to assess the appropriateness of preservation projects seeking federal, state or local tax incentives and grants, including the State of Illinois Property Tax Assessment Freeze Program. The *Secretary of the Interior's Standards for Rehabilitation* pertain to all building improvements both interior and exterior, materials, landscape improvements and site and environment. The Standards are the following:

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.

An *Illustrated Guidelines for Rehabilitating Historic Buildings* were developed by the National Park Service based on the Secretary of the Interior's Standards for Rehabilitation. To view the Guidelines, visit the National Park Service website at http://www.nps.gov/history/hps/tps/standards_guidelines.htm.

H.2 STATE AND FEDERAL FINANCIAL INCENTIVES

Several financial incentive and grant programs are currently available at the state and federal levels for owners of historic homes and properties:

Property Tax Assessment Freeze Program

Assessment level is frozen for 8 years at the pre-rehabilitation rate. Then it is raised in steps up to the current level over the next 4 years, until the assessment reaches its current rate. This program is administered by Illinois Historic Preservation Agency (IHPA) which may be contacted by phone at 217-785-5730. Please also visit the program's website at <http://www.state.il.us/hpa/PS/taxfreeze.htm> for additional information. Buildings must meet the following criteria to be eligible:

- Must be residential structures and meet one of the following: ;
 - ◊ Listed on the National Register (individually or as a contributing building within a National Register district); or
 - ◊ A contributing building within a local historic district in a community whose ordinance has been approved by the IHPA for the Tax Freeze Program; or
 - ◊ An individually designated local landmark in a community whose ordinance has been approved by the IHPA for the Tax Freeze Program.
- Eligible expenditures include roof replacement, painting, wood refinishing, electrical and mechanical systems upgrades, kitchen and bathroom improvements, and architectural fees. Expenditures for enlargement or new construction outside the existing structure are ineligible.
- At least 25 percent of the property's market value (as determined by local assessor) must be spent on an approved rehabilitation project. Project must also be certified by IHPA that it meets the *Secretary of the Interior's Standards for Rehabilitation*.

Preservation Easement Tax Incentive

Provides a tax reduction in exchange for dedication of a historic preservation easement. This program is administered by Landmarks Illinois, which may be contacted by phone at 312-922-1742. Please also visit their web site at www.landmarks.org for additional information.

An easement is a voluntary legal agreement that protects part or all of a building in perpetuity. Under the terms of an easement, a property owner grants a portion of or interest in his property rights to Landmark Illinois whose mission includes historic preservation. In return, the owner receives a tax deduction because he has theoretically reduced the value of his structure by removing the ability to unduly alter or demolish the designated significant features protected by the easement. The portion of the building property rights that are donated are monitored and protected by Landmark Illinois. Properties must meet the following criteria to be eligible:

- Building must be a certified historic structure:
 - ◊ Listed on the National Register (individually or as a contributing building within a National Register district); or,
 - ◊ A contributing building within a local historic district that has been certified by the National Park Service.
- Individually listed local landmarks are not eligible.
- Easement equals the loss in value due to contribution. A typical easement might average 10 percent of the value of the rehabilitated building.

The value of the easement for purposes of calculating a deduction must be determined by a qualified appraiser. Factors that affect the value of the easement include:

- The types of restrictions in the easement (range of alterations permitted);
- Development potential of the individual property in the absence of an easement; and,
- Regulatory environment (impact of local preservation laws in addition to the easement).

FHA Streamlined 203(k) Program

This program, administered by Federal Home Administration, allows property owners to finance various improvements or upgrades. Visit the [Program's web site](#) for additional information.

Eligibility requirements and program guidelines include the following:

- For home purchases or refinancing, including those properties that are owned free-and-clear.
- No limitation on age or historical designation of property.
- No income limitations for applicants of this program.
- Eligible improvements include roofing, HVAC, plumbing and electrical systems, flooring, minor remodeling not involving structural repairs, weatherization, basement waterproofing, window and door replacements.
- New construction, structural repair, work that requires detailed drawings or architectural exhibits, and any repair involving a work schedule longer than six months is ineligible.
- No minimum threshold for repairs, maximum financing is \$35,000.
- More extensive improvements may be funded through the HUD Rehabilitation 203(k) Mortgage Program.

H.3 SOURCES OF ADDITIONAL INFORMATION

Preservation Briefs

Developed by the National Park Service, *Preservation Briefs* provide technical information and guidance on appropriate methods for preserving and rehabilitating historic buildings. All 47 preservation briefs are available for download from the National Park Service website at <http://www.nps.gov/hps/tps/briefs/presbhom.htm>. Hard copies may be purchased from the [U.S. Government Printing Office](#).

Brief #1. Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Robert C. Mack, AIA. National Park Service, U.S. Department of the Interior, 1975.

Brief #2. Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, AIA. National Park Service, U.S. Department of the Interior, 1980.

Brief #3. Conserving Energy in Historic Buildings. Baird M. Smith, AIA. National Park Service, U.S. Department of the Interior, 1978.

Brief #4. Roofing for Historic Buildings. Sarah M. Sweetzer. National Park Service, U.S. Department of the Interior, 1978.

Brief #6. Dangers of Abrasive Cleaning to Historic Buildings. Anne E. Grimmer. National Park Service, U.S. Department of the Interior, 1979.

Brief #8. Aluminum and Vinyl Sidings on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings. John H. Myers. National Park Service, U.S. Department of the Interior, 1979.

Brief #9. The Repair of Historic Wooden Windows. John H. Myers. National Park Service, U.S. Department of the Interior, 1981.

Brief #10. Exterior Paint Problems on Historic Woodwork. Kay D. Weeks and David W. Look, AIA. National Park Service, U.S. Department

of the Interior, 1982.

Brief #11. Rehabilitating Historic Storefronts. H. Ward Jandl. National Park Service, U.S. Department of the Interior, no date.

Brief #14. New Exterior Additions to Historic Buildings: Preservation Concerns. Kay D. Weeks. National Park Service, U.S. Department of the Interior, 1986.

Brief #15. Preservation of Historic Concrete: Problems and General Approaches. William B. Coney, AIA. The National Park Service, U.S. Department of the Interior, no date.

Brief #16. The Use of Substitute Materials on Historic Buildings Exteriors. Sharon C. Park, AIA. National Park Service, U.S. Department of the Interior, 1988.

Brief #17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character. Lee E. Nelson, FAIA. National Park Service, U.S. Department of the Interior, 1988.

Brief #18. Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements. H. Ward Jandl. National Park Service, U.S. Department of the Interior, 1988.

Brief #19. The Repair and Replacement of Historic Wooden Shingle Roofs. Sharon C. Park, AIA. National Park Service, U.S. Department of the Interior, 1989.

Brief #21. Repairing Historic Flat Plaster -- Walls and Ceilings. Mary Lee MacDonald. National Park Service, U.S. Department of the Interior, 1989.

Brief #22. The Preservation and Repair of Historic Stucco. Anne Grimmer. National Park Service, U.S. Department of the Interior, 1990.

Brief #23. Preserving Historic Ornamental Plaster. David Flaherty.

National Park Service, U.S. Department of the Interior, 1990.

Brief #24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches. Sharon C. Park, AIA. National Park Service, U.S. Department of the Interior, 1991.

Brief #28. Painting Historic Interiors. Sara B. Chase. The National Park Service, U.S. Department of the Interior, 1992.

Brief #29. The Repair, Replacement & Maintenance of Historic Slate Roofs. Jeffery S. Levine. National Park Service, U.S. Department of the Interior, 1992.

Brief #30. The Preservation and Repair of Historic Clay Tile Roofs. Anne E. Grimmer and Paul K. Williams. National Park Service, U.S. Department of the Interior, 1992.

Brief #31. Mothballing Historic Buildings. Sharon C. Park, AIA. Washington, D.C.: U.S. Department of the Interior, 1993.

Brief #32. Making Historic Properties Accessible. Thomas C. Jester and Sharon Park, AIA. National Park Service, U.S. Department of the Interior, 1993.

Brief #33. The Preservation and Repair of Historic Stained and Leaded Glass. Neal Vogel and Rolf Achillies. National Park Service, U.S. Department of the Interior, 2007.

Brief #34. Applied Decoration for Historic Interiors: Preserving Composition Ornament. Jonathon Thornton and William Adair, FAAR. National Park Service, U.S. Department of the Interior, 1994.

Brief #35. Understanding Old Buildings: The Process of Architectural Investigation. Travis C. MacDonald, Jr. National Park Service, U.S. Department of the Interior, 1994.

Brief #37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic

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Brief #43. The Preparation and Use of Historic Structure Reports. Deborah Slaton. National Park Service, U.S. Department of the Interior, 2005.

Brief #44. The Use of Awnings on Historic Buildings: Repair, Replacement & New Design. Chad Randl. National Park Service, U.S. Department of the Interior, 2005.

Brief #45. Preserving Historic Wood Porches. Aleca Sullivan and John Leeke. Washington, D.C.: U.S. Department of the Interior, 2005.

Brief #47. Maintaining the Exterior of Small and Medium Size Historic Buildings. Sharon Park. National Park Service, U.S. Department of the Interior, no date.

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A Richer Heritage: Historic Preservation in the Twenty-First Century. Robert E. Stipe. Chapel Hill: University of North Carolina Press, 2003.

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Keeping Time: The History and Theory of Preservation in America. William J. Murtagh. Hoboken, New Jersey, The Wiley Press, 2005.

Images of America: Naperville, Illinois. Jo Fredall Higgins. Mount Pleasant, South Carolina: The Arcadia Publishing Company, 2001.

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Naperville Sesquicentennial Photo Album, 1931-1981. Jean and Mary Lou Wehrli.

A Place to Remember: Using History to Build Community. Robert Archibald. Lanham, Maryland: AltaMira Press, 1999.

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Respectful Rehabilitation: Answers to Your Questions on Historic Buildings. Washington, D.C.: National Park Service, U.S. Department of the Interior, and The Preservation Press of the National Trust for Historic Preservation, 1982.

What Style Is It? John S. Poppeliers, Allen Chambers, and Nancy B. Schwartz. Washington D.C., 1977.

Architecture in Context, Fitting New Buildings With Old. Brent C. Brolin. New York: Van Nostrand Reinhold Company, 1980.

Organizations

City of Naperville
440 S. Eagle Street
Naperville, Illinois 60540
(630) 42-6694
<http://www.naperville.il.us>

Naperville Heritage Society
523 South Webster Street
Naperville, Illinois 60540
(630) 420-6010
<http://www.napersettlement.org/>

Illinois Historic Preservation Agency
Preservation Services
#1 Old State Capitol Plaza
Springfield, Illinois 62701 (217) 782-4836
www.state.il.us/IHPA/pa

Landmarks Illinois
53 West Jackson Boulevard, Suite 1315
Chicago, Illinois 60604
(312) 922-1742
www.landmarks.org

National Alliance of Preservation Commissions
325 Lumpkin Street
Founders Garden House
Athens, Georgia 30602
(706) 542-0169
www.uga.napc/index.htm

The National Park Service Preservation Assistance Division Technical
Preservation Services P.O. Box 37127
Washington, D.C. 20013-7127
(202) 343-9573
www.nps.gov/history/preservation.htm
The National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000
www.preservationnation.org

The National Trust Midwest Office
53 West Jackson Boulevard, Suite 350
Chicago, Illinois 60604
(312) 939-5547
www.preservationnation.org/about-us/regional-offices/midwest

H.4 FINDING A CONTRACTOR

(Tips offered by The Old House Website: <http://www.oldhouseweb.com/how-to-advice/finding-a-reputable-contractor.shtml>)

The Federal Trade Commission (FTC) Consumer Protection Division offers the following tips on selecting and hiring contractors.

Where to look

Home improvement, repair and maintenance contractors often advertise in newspapers, phone directories, and on the radio and TV.

- Do not consider an ad an indication of the quality of a contractor's work.
- Get written estimates from several firms.
- Ask for explanations for price variations.
- Do not automatically choose the lowest bidder.

Talk to former customers

Your best bet in finding a qualified contractor is to talk to friends, neighbors, or co-workers who have had improvement work done. Talking with some of the contractor's former customers can help you decide if a particular contractor is right for you. You may want to ask:

- Can I visit your home to see the completed job?
- Were you satisfied with the project?
- Was it completed on time?
- Did the contractor keep you informed about the status of the project, and any problems along the way?
- Were there unexpected costs? If so, what were they?
- Did workers show up on time? Did they clean up after finishing the job?
- Would you recommend the contractor?
- Would you use the contractor again?

Types of home improvement professionals

Depending on the size and complexity of your project, you may choose to work with a number of different professionals:

- *General contractors* manage all aspects of your project, including hiring and supervising subcontractors, getting building permits, and scheduling inspections. They also work with architects.
- *Specialty contractors* install particular products, such as cabinets and bathroom fixtures.
- *Architects* design homes, additions, and major rehabilitation. If your project includes structural changes, you may want to hire an architect who specializes in home remodeling.
- *Designers* have expertise in specific areas of the home, such as kitchens and baths.
- *Design/build contractors* provide one-stop service. They see your project through from start to finish. Some firms have architects on staff; others use certified designers.

H.5 INDEX (See also Table of Contents)

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