

















CITY OF AURORA HISTORIC DISTRICTS AND LANDMARKS GUIDELINES

for the Near Eastside, Tanner, Palace Stret and Riddle Highlands Historic Districts and for Individual Landmarks

Prepared for Aurora Preservation Commission by Anne McGuire and Associates, Evanston, Illinois January, 2001

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TABLE OF CONTENTS

Acknowledgements	
Introduction	11
Intent and Purpose	15
Aurora Preservation and Zoning Requirements	27
History of Aurora	33
History of Preservation in Aurora	33
Architectural Styles/Building Types	
Vernacular	41
Commercial Vernacular	42
Greek Revival	43
Italianate	44
Octagon	45
Second Empire	46
Gothic Revival	47
Stick	48
Queen Anne	49
Eastlake	50
Shingle	51
Romanesque Revival	52
Richardsonian Romanesque	53
Colonial Revival	54
Italian Renaissance Revival	55
Neoclassical	56
Prairie	57
American Foursquare	58
Mission	59
Tudor Revival	60
Bungalow	61
Modern	62
Architect Designed	62
Minimal Traditional	62
Ranch	62
REHABILITATION AND RESTORATION GUIDELINES	
Introduction to the Guidelines	65
Architectural Details and Features	69
Awnings	71
Chimnaya	72

TABLE OF CONTENTS

Doors	73
Foundations	75
Existing Garages, Carriage Houses and Outbuildings	76
Gutters and Downspouts	77
Lighting (For Porches and Exterior Walls)	78
Masonry and Stucco	79
Surface Preparation for Painting	81
Paint and Paint Colors	82
Porches and Porch Components	83
Roofs and Roof Elements	87
Satellite Dishes, Antennas and Solar Panels	88
Screen, Storm, and Security Doors	89
Screen, Storm and Security Windows	90
Shutters	91
Soffits	92
Windows	93
Wood Siding	95
New Construction Guidelines	
Introduction	99
Additions	101
Decks	102
New Garages and Outbuildings	103
Roofline Additions	104
Infill Buildings	105
SITE AND SETTING GUIDELINES	
Introduction	109
Fences and Walls	111
Fire Escapes and Secondary Exits	113
Landscaping	114
Mechanical Equipment, Dumpsters and Other Equipment	115
Parking	116
Ramps for Accessibility	117
Sidewalks and Walkways	118
Swimming Pools, Fountains, Gazebos and Pergolas	119
SIGNAGE AND GRAPHICS GUIDELINES	
Introduction	123

TABLE OF CONTENTS

Signs and Graphic Designs
DEMOLITION AND MOVING PROCEDURES
Introduction
Procedures for Demolition and Moving
GLOSSARY OF TERMS
Glossary of Terms
Appendices
Secretary of the Interior's Standards for Rehabilitation
COA Application Form (English Version)
Chapter 37 of the Aurora Municipal Code (English Version) 149
Sources of Assistance 161
Near Eastside Historic District
Palace Street historic District Appendix
Riddle Highlands Historic District Appendix
Tanner Historic District Appendix
Suggested Reading (English Version)
INDEX
Index

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Introduction

Introduction

A urora established itself as one of the first communities to recognize its historic resources and develop a strong preservation ordinance to protect these assets. The process began by initially identifying its historic resources in the mid-1970s and by adopting a preservation ordinance that established the Aurora Preservation Commission in 1979. Several historic districts, both national and local, have been established as a result of Aurora's awareness and initiative. These were established between 1981 and 1999.

Improvements are continually taking place in the historic districts and to individual landmarks thanks to the efforts of the property owners and residents. The following guidelines are part of an overall Citywide effort to further promote and improve older neighborhoods and the quality of life in Aurora. They encourage residents to protect, strengthen and enhance Aurora landmarks and districts through careful rehabilitation and limited appropriate new construction. This will aid in protecting the neighborhoods, maintaining property values, and retaining the historic fabric that makes Aurora unique and desirable. The Guidelines benefit the owners, the individual landmarks, the historic districts and the City.

While the Guidelines are directed to specific buildings and districts, it is hoped that they will be used and found helpful to others in maintaining the architectural integrity of all of Aurora's built features.

The Guidelines provide practical assistance and information to ensure that the rehabilitation of existing construction and the construction of new buildings and additions are compatible with the goals and desires of the property owners, districts and the City. They are meant for owners, developers, community leaders and local government use. The Guidelines have information on the history of Aurora, the architectural styles of the districts and individual landmarks, and guidelines with specific information on restoration, rehabilitation and new construction.

The Guidelines have been translated into Spanish. They translate in a relatively literal way the names of architectural styles found in Aurora. In many cases these architectural styles are found only in the United

States, and their names were given originally in English. The names of architectural styles as translated in the Guidelines may differ from the names given to these same architectural styles in other translations.

Intent and Purpose

INTENT AND PURPOSE

The purpose of this manual is to present guidelines to property owners, residents, contractors and others, for rehabilitation work and new construction that may be approved by the City of Aurora for individual landmarks as listed below and for buildings within the locally designated historic districts as shown on the following maps.

Aurora's Guidelines are based on The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These federal standards are appended and provide a framework for the more detailed guidelines presented herein.

These guidelines apply only to the exteriors of properties and are intended to protect the overall character of locally designated landmark structures and locally designated historic districts including the architectural integrity of the districts' individual buildings. Aurora's Guidelines state the generally appropriate and inappropriate treatments for rehabilitation work and for preserving the architectural styles, details and streetscapes that collectively make up the character of the designated districts or structures. The guidelines are a resource for the rehabilitation of other historic structures and also provide information on the importance of relating new buildings and landscape elements to the existing historic streetscapes.

The City of Aurora Historic Districts and Landmarks Guidelines, as adopted by the Aurora City Council, shall be the official document used by the City to evaluate and approve applications for a Certificate of Appropriateness (COA).

15

Aurora Individual Historic Landmarks

The guidelines apply to these locally designated landmark properties.

- Hurd House, 429 West Downer
- Richardson House, 302 West Downer
- St. Nicholas Church, 302 High
- McMichel House, 564 Garfield
- Robinson House, 244 West Galena
- C B & Q Roundhouse, 205 N. Broadway
- Ford House, 404 S. Edgelawn
- Holbrook Mill, 101 W. Benton
- Fire Station No. 5, 534 Fifth
- Mitchell House, 1040 Aurora
- Gronberg House, 373 W. Park
- Hord House, 315 W. Downer
- Holmes House, 621 E. Downer
- Octagon House, 83 North Avenue
- Agnew House, 653 N. May
- Lyall House, 1131 E. New York
- Jungels House, 985 Sheffer
- Hardy House, 301 Oak
- Higgins House, 422 Grand
- Hall/Smith House, 301 West Park

- Malmer House, 233 W. Park
- Lord House, 123 S. Highland
- Aurora City Hospital/ Old Copley Hospital,
 516 S. Lincoln Avenue
- Thatcher House, 30 W 192 Montgomery Road
- Crane Brown House, Eola Road

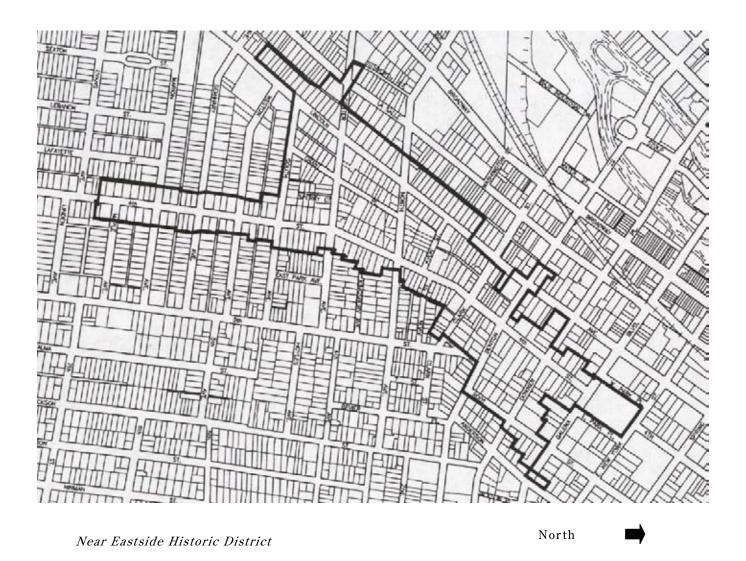
Randall House, 510 W. New York

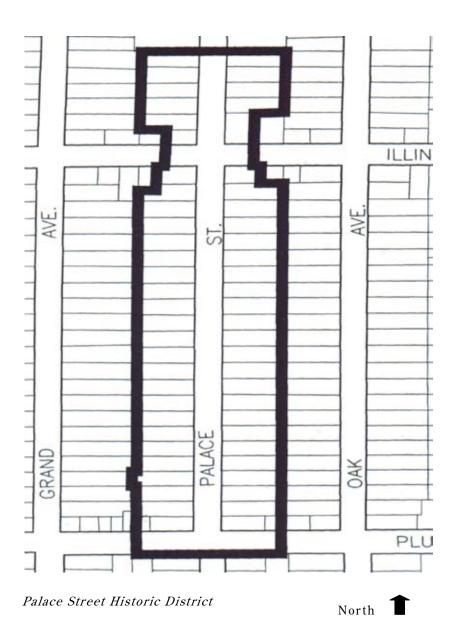
Copley Mansion, 434 W. Downer

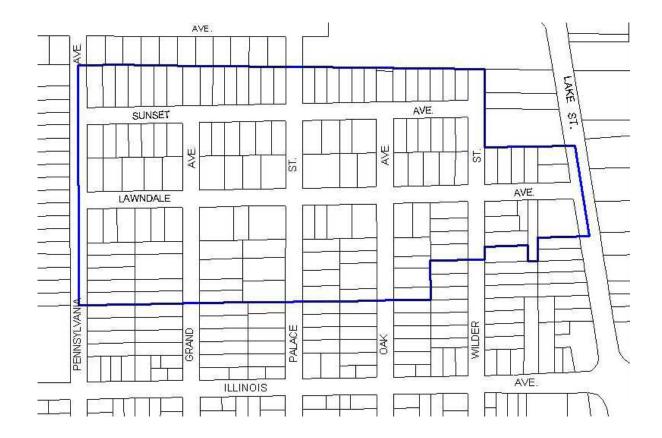
Cooper House, 729 W. Downer

Ingham House, 40W429 W. Galena

Ingham School House, 40W377 W. Galena

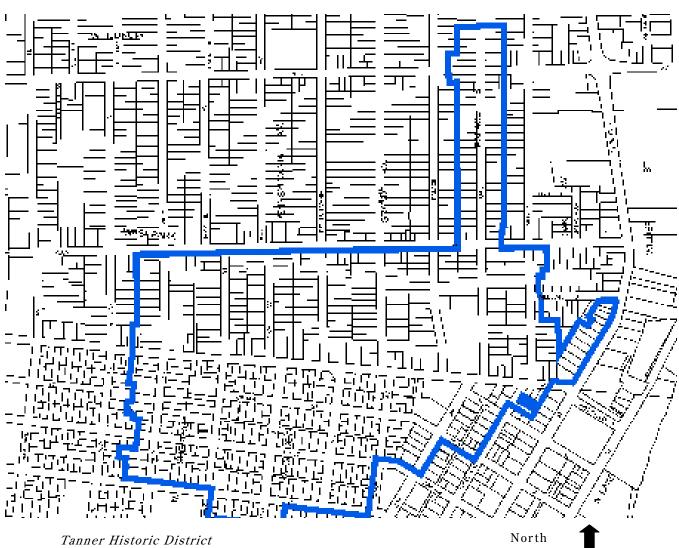






Riddle Highlands Historic District

North



AURORA PRESERVATION AND ZONING REQUIREMENTS

Aurora Preservation and Zoning Requirements

Historic Preservation and Overall Zoning

H istoric districts and individual landmarks are overlays to the existing zoning within the City of Aurora. In addition to following the Certificate of Appropriateness (COA) process, described below, property owners must also follow the zoning requirements for their property. Sections of the historic districts are zoned for residential use under R-1, R-1(S), R-2, R-3, R-4, R-5, and O(S) for office use. The purpose of these districts and individual landmark designations and guidelines is to conserve the urban residential environment of neighborhoods.

Property owners must follow the provisions of the Aurora Zoning Ordinance as well as Certificate of Appropriateness (COA) process and these Guidelines for the historic districts and individual landmarks. Site design regulations within the historic districts shall be the same as the underlying zoning district. The city's zoning ordinance and regulations are within a separate document and should be consulted on building issues including but not limited to setbacks and lot coverage. Other zoning requirements such as any proposed changes in the use of a property, any new construction, the erection of signs or fences, or proposed lot subdivisions must also be followed.

The COA Application Process

Step One: Determine if the Work Requires Approval

If and you want to make any changes to the exterior of your property and your structure is in one of the locally designated districts or a local landmark, you must obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission and a building permit, where applicable, from the Inspections Divi-

sion. A Certificate of Appropriateness is a form issued stating that the exterior work planned for a building's rehabilitation or new construction meets the criteria of the design guidelines. A sample COA application form is appended for reference. A building permit is a separate form and is issued to indicate that work has been reviewed for zoning compliance and the structural soundness and safety of the building. The COA needs to be obtained in addition to the building permit and in some cases when a building permit is not required. The city does not charge a fee for the COA.

If you are planning to do work on a property that is an individual landmark or is located within a locally designated district, and have a question as to which type of work requires a COA and which type requires a building permit, call the Historic Preservation Commission. For maps showing the historic districts and for a listing of the individual landmarks, refer to the Intent and Purpose section of the Guidelines.

Preexisting Non-Original Conditions

Preexisting non-original conditions may continue in place throughout the useful life of the material. Generally, if a localized small portion of the material is damaged through fire, auto collision, vandalism, etc., that portion of the non-original material may be repaired or replaced with a similar material. However, if the non-original material fails due to neglect, lack of maintenance or exceeds its useful life, the repairs shall be made according to the requirements of the Guidelines. Many non-historic and non-original features of buildings and their sites exist on individual landmark sites and within the city's historic districts. Substitute siding materials, enclosed or altered porch design, decreased window size, and chain link fences are some of the most common and visible of these alterations.

Those alterations of historic structures that occurred before the date of the historic district or individual landmark designation and subsequent enabling of the preservation ordinance overlay are considered to be preexisting non-original conditions. (Near Eastside Historic District was designated in 1981, Riddle Highlands Historic District was designated in 1989, Tanner Historic District was designated in 1998, and the Palace Street Historic District was designated in 1999.)

A COA is generally required for the following:

- Any construction, alteration, demolition, or removal within a locally designated district or to a landmark structure that requires a building or demolition permit.
- Construction, alteration, demolition, or removal of structure(s) or appurtenances, any of which affect the exterior architectural appearance of a property within a locally designated district or to a landmark structure, but not requiring a building permit.
- Maintenance, and repairs such as paint removal, porch repair, window/door repair, masonry repair to walls, chimneys or foundations.

COAs are generally not required for:

- Minor maintenance
- Exterior paint colors
- Installation of plant material
- Interior changes

Step Two - Obtain a COA Prior to Beginning The Work

COA applications are available from the City's Historic Preservation Commission. Required documentation for a COA includes drawings, photographs, or descriptions of proposed work. For new construction, architectural plans are needed.

Upon request of the COA, the Commission's staff or the Commission's Neighborhood Committee will review the application. In most cases a COA can be obtained in one day depending on the nature of the

proposed work. In some cases it may be necessary to schedule a site visit with the Commission's staff to discuss your project and answer any questions about the COA. The staff will advise you on whether or not your plans meet the Guidelines. If there is a conflict between your plans and the Guidelines, the staff can offer advice on how to modify them to meet the Guidelines.

- If the Commission's staff finds the work requires additional review, the COA shall be presented before the Neighborhood Committee or at the next scheduled meeting of the Preservation Commission. The applicant will be notified of the date, time, and location of the meeting. Applicants have the right and are invited and encouraged to attend or be represented at the meeting, to present information, and to ask questions of the committee.
- Upon approval, the staff issues the COA that includes a list of approved work and applicants will receive written notification of the approval.

The Commission must hold a public hearing before denying a COA. A modified COA application may be resubmitted at any time.

There is no fee for re-submittal.

Step Three - Obtain a Building Permit (if required) and Begin Work

Building permits (if required) are available at the Inspections and Permits Division at 65 Water Street. If your plans change while work is in progress, contact the Historic Preservation staff before undertaking a change or departure from the COA. Work undertaken that is different from the original approved COA or is beyond its scope requires approval from the Commission or staff. If a violation of the COA is discovered

or reported to the staff, penalties may include fines or restoration of the building or site's appearance prior to the violation.

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

Materials and Workmanship

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

The City's Historic Preservation staff has the authority to reject work not completed using the acceptable materials and standards of workmanship. The staff can also provide information on how to construct various kinds of repairs and where to find appropriate materials.

Upon verbal or written notice from the owner that the work is entirely complete, the Historic Preservation staff will make an inspection and notify the owner of any incomplete or defective work. The property owner should then take immediate measures to remedy such deficiencies.

29

HISTORY OF AURORA

History of Aurora

he land along the Fox River known as Aurora was first inhabited by the Potawatomie Indians. In the early 1830s, the McCarty brothers built a mill on the river, and the Village of McCarty Mills was soon established. The original village plat by Samuel and Joseph McCarty was sited on the east bank of the Fox River and included portions of today's Near Eastside Historic District. McCarty Park was the first town square. Primary streets during the initial development included: Lincoln (originally named Seneca), Fourth and LaSalle. As people settled close to the river and the mill, the area became more densely populated. By 1837, McCarty Mills was re-named Aurora. A booming town, incorporated in 1843, Aurora continued to grow and thrive. The result over a period of years was homes built in a wide range of architectural styles.

Across the Fox River to the west, Theodore and Zaphna Lake initially settled the Village of West Aurora. The area was platted in 1842 and organized under general law in 1854. Factories on both sides of the Fox River took advantage of the waterfall at Stolp Island. In 1855, the Chicago, Burlington, and Quincy Railroad (CB&Q) established its offices and yards for the Chicago area in Aurora. Workers for the rail, yards, and rail car shops were drawn to the city and required housing. With this population explosion came an increase in commercial buildings in the downtown. The eastside was close to the city center for businessmen, yet the growth in population increased housing demand, and during this period, prior to the Civil War, the near westside was developed. With homes that represent residential designs from the antebellum era through the postwar years, the near westside area was developed as Aurora evolved and pushed westward from its central downtown core. In 1857 the two towns united into the City of Aurora and continued to grow. The Tanner and Near Eastside Historic Districts occupy portions of this early development.

The diverse housing stock of early Aurora represents a broad range: from early Vernacular Style structures through the Victorian era revival designs and styles. Most of the Victorian era homes (1860-1900) were built by carpenters and masons using pattern books that reflected popular designs. Technological

advancements, including the mass production of nails, changed the standard type of construction from timber frame to balloon frame. This enabled more expressive and varied architecture, as represented by the Queen Anne, Stick, and Shingle Styles of the Victorian Era.

By the turn of the last century, the area west of the river and north of downtown had become a popular driving (horse and later car) park featuring exhibitors and races. In the late 1920s, Frank Riddle, a local developer, purchased the land for a residential property subdivision. Also during this period native Aurora architect Eugene Malmer, and Oak Park architect, Frank Lloyd Wright designed homes in the new Prairie School Style. In the later half of the twentieth century, Modern Style designs were constructed.

History of Preservation in Aurora

City of Aurora planning programs, like the majority of town planning documents across the country, were not initially focused on preserving or maintaining historic structures. However, Aurora's first planning document, a 1929 comprehensive plan did suggest an informal Architectural Advisory Board. Despite this suggestion, a board was not adopted. Following the depression, growth and associated planning in Aurora proceeded at a rapid pace. The 1950-60s Federal Urban Renewal Program, and a local 1963 Progress Plan, did not address preservation. However, this plan did include an assessment of historic structures in the downtown area.

In the 1970s, Aurora, like the nation, focused on the country's bicentennial and the shift toward preservation and the recognition of historic structures began. In 1974, Aurora produced a series of reports, including a housing report compiled as part of a Comprehensive Planning Grant, to develop guidelines for future housing, policy and programming decisions. One result of this report was a city-sponsored residential historic preservation program. This program was an educational tool for saving, preserving, and protecting Aurora's historic residences. City planners could preserve the heritage of Aurora, and increase awareness of the City's history. A second program, completed in 1974, was the Preliminary Development Program for Downtown. This program identified development projects that could be undertaken immediately in downtown Aurora

to both stabilize the area and simultaneously stimulate activity.

In 1978, the City of Aurora created a Committee on Neighborhood Conservation and Architecture Preservation (CNCAP) whose purpose was to identify and recommend methods for conserving neighborhoods and preserving valuable architecture. This committee laid the groundwork for the Preservation Ordinance. In 1979, following the CNCAP efforts, the Aurora City Council established the Aurora Preservation Commission to preserve properties that reflect Aurora's historical, cultural, artistic, social, and ethnic heritage. The Aurora Preservation Commission (APC) also provides historic property owners with design review, technical assistance, architectural expertise, and rehabilitation resource information.

Aurora's Preservation Ordinance was one of the first in the State of Illinois that included binding review authority. Since the establishment of APC and adoption of the Ordinance, the City of Aurora has continued to develop and strengthen its preservation incentives. In 1982 Aurora was granted federal tax incentive certification. In 1983, the City of Aurora became a Certified Local Government (CLG), as recognized by the State of Illinois. Also in 1983, a commercial façade loan program and a preservation loan program were introduced. Since 1980, APC has annually sponsored the Mayors Awards for Preservation, to recognize those projects that best accentuate the goals of APC. The APC also established committees to assist in achieving its goals. These include neighborhood committees to review Certificates of Appropriateness, a landmark committee to review those properties submitted as nominations for Local Landmark status, a loan committee to review loan guidelines and applications, and a public awareness committee. In 1993, an additional overlay committee, the Downtown Design Review Committee, was also established along with guidelines.

The City of Aurora has a total of seven historic districts: four local historic districts and three federally recognized National Register Historic Districts. The first local historic district, the Near Eastside District was established in 1981. In 1986, the Westside Historic District, and the Stolp Island Historic District were designated as National Register Historic Districts. Riddle Highlands was designated a local Historic District in 1989, and in 1996, the LaSalle Street Auto Row

Historic District was designated a National Register Historic District. The Tanner Historic District was designated in 1998 and the Palace Street Historic District was designated a local historic district in 1999. There are also 28 individually recognized landmarks in the City of Aurora.

Near Eastside Historic District

The first local historic district in Aurora, The Near Eastside Historic District reflects its important role in the development of Aurora as well as its architectural history. Located roughly between Lincoln and Fourth Streets, and Downer Place and South Avenue, the buildings in the district represent the wide variety of architectural styles popular during Aurora's population explosion associated with the CB&Q rail yard development, between 1860 and 1900. By the early 1900s, the area was almost completely filled and land was scarce for new housing or continued development.

Tanner Historic District

Named for early resident and prominent hardware merchant, William Tanner, the Tanner Historic District was designated a local Historic District in 1998. This near westside area was developed initially, in 1842, as West Aurora and continued after the union of Aurora and West Aurora in 1857. Its development was similar to that of the near eastside area, providing housing for those involved with the downtown businesses and the railroad. The proximity to downtown was a draw for businessmen and merchants as well as workers who needed to be close to rail transportation for work. Also some areas of the district were developed after the turn of the century and were affected by the automobile.

Residential areas of the near westside were lost to the commercial expansion of the downtown in the mid 20th century. The need to contain and maintain the needed density of the downtown coupled with the desire to retain the residential neighborhood resulted in the designation of the Tanner Historic District, bounded roughly by Plum and New York Streets, and View and Wilder Streets. The variety of residents is reflected by a broad range of Victorian era housing styles. Later reactionary period revival designs are located at the

north boundary, which is adjacent to the Palace Street Historic District.

Riddle Highlands Historic District

Located between Sunset and Illinois Avenues, and roughly between Grand Avenue and Wilder Street, Riddle Highlands (RH) was designated a Local Historic District in 1989. First platted in 1922, RH was developed by Frank Riddle as a unique subdivision which placed restrictive covenants on property owners regarding landscaping, dwelling size, style, materials, etc. Additional covenants excluded certain types of homes, as only single family residences above a certain price were allowed. Additionally, the placement of garages on these newer large lots was specified. RH became one of the first neighborhood developments in Aurora to open with standard amenities; water, sewer, paving and sidewalks. Though slowed by the depression, construction in the district continued since it was a new and desirable location for prestigious citizens, desiring new, "modern", and less congested housing. The period revival style designs in Riddle Highlands, like those of the adjacent Palace Street Historic District include the revival styles popular in the early 20th century. These designs are a reaction to the earlier ornate Victorian designs seen in the near eastside and near westside areas.

Palace Street Historic District

The newest of Aurora's historic districts, the Palace Street Historic District connects the Riddle Highlands Historic District with the Tanner Historic District. Located on Palace Street between Illinois and Plum Streets, the homes in the Palace Street Historic District are an important part of Aurora's history because they reflect those home styles in which the majority of Aurorans lived at the turn of the century. There are examples of the Victorian styles, the Prairie Style, and most of the homes are in the period revival styles popular in the early 20th century.

Aurora Individual Landmarks

- Hurd House, 429 West Downer Built in the 1860s for prominent local pharmacist David Hurd, this is an excellent early example of the Second Empire Style with key features such as the curved mansard roof and elaborate brackets and window trim. The front porch replaces two original porches.
- Richardson House, 302 West Downer Built in 1867, this brick gabled house attributed to Russel Richardson has Italianate Style eave overhang and eave decoration as well as a later Queen Anne Style porch addition.
- St. Nicholas Church, 302 High This church, constructed between 1882-87, is a landmark important for its association with the city's early German and Luxembourg communities, and as an excellent example of Gothic Revival Style architecture. It features a tall, visible steeple.
- McMichel House, 564 Garfield Built in c1867, this house has the form and some features of Italianate Style such as the hipped roof and bracketed eaves. The porch is a later addition.
- Robinson House, 244 West Galena This stone house built in 1842 was the home of pioneer schoolteacher Henrietta Robinson.
 It is a National Style house constructed 15 years before the incorporation of the City of Aurora.
- C B & Q Roundhouse, 205 N. Broadway
 Constructed from 1855-1865, the roundhouse, also listed on the National Register

- of Historic Places, is the only remaining full limestone roundhouse in the U.S.
- Ford House, 404 S. Edgelawn Designed by architect Bruce Goff and constructed in 1949, this Modern Style house is a unique demonstration of organic architecture with simple geometric shapes most notably a 166 foot circumference dome.
- Holbrook Mill, 101 W. Benton This c1840 two story National Style stone saw mill is likely the oldest building in downtown Aurora.
- Fire Station No. 5, 534 Fifth This brick and clapboard structure was built as a fire station and served the area from its construction in 1919 through 1989. It is considered a "Bungalow" and was designed to resemble a house in order to fit into a residential neighborhood. It differs from earlier stations that housed horses.
- Mitchell House, 1040 Aurora The early limestone house likely dates between 1830-50 with a wing from c1867 making it an example of a National Style gabled ell house.
- Fire Station No. 3, 71 S. Lake Formerly the Holly Hose House, this 1887, two story fire station of brick with pressed metal cornice was designed in the Commercial Vernacular Style to be compatible with the commercial buildings of a downtown neighborhood.
- Sutphen Building, 201-03 W. Galena This structure is one of the remaining examples of Commercial Vernacular Style architecture from the Victorian era. It has cast iron sup-

- ports and a decorative brick cornice. It dates from 1886.
- Lawyer House, 328 Hinman Built between 1861-65, this brick front gabled house has roof brackets, typical details of the Italianate Style popular for that time.
- Gronberg House, 373 W. Park This classic 1894 example of Queen Anne Style architecture features a turret, varied shingle patterns, turned balusters, porch posts and pressed metal scroll work in the porch pediments.
- Hord House, 315 W. Downer Built in 1883, this two story clapboard house has a limestone base and a low-pitched hipped roof. It displays many features of the Italianate Style including large paired eave brackets, and tall narrow windows with molded hoods.
- Holmes House, 621 E. Downer An excellent example of Italianate Style, this house built in 1868 features a hipped roof with paired brackets, and window hoods. The turn of the century porch replaces an earlier one.
- Octagon House, 83 North Avenue The single example in Aurora of the rare Octagon Style house popularized in the 1850s and 1860s. This clapboard version features a typical low-pitched hipped roof with brackets and was built c1860.
- Agnew House, 653 N. May This Vernacular Style two story, frame, gable house gains its significance as the home of the first African American physician, Dr. Charles Livingston Agnew, between 1925 and 1963.

- Lyall House, 1131 E. New York Constructed by owner and mason Robert Lyall in 1924, this is a limestone clad example of the Tudor Revival Style including such features as the side gable roof with a prominent steep cross gable at the front, and arched door opening.
- Jungels House, 985 Sheffer An example of the American Foursquare, this 1920s house has the typical hipped roof with front dormer, and full front porch with massive supports.
- Hardy House, 301 Oak A simple entry porch with square posts compliments this two story Italianate Style house that features clapboard siding, hipped roof and eave brackets.
- Higgins House, 422 Grand This Queen Anne Style house was built prior to 1895.
 Many original features remain. Note the varied wall surfaces, curved front porch, and spindlework.
- Hall/Smith House, 301 West Park Originally built by Aurora's first mayor, Benjamin Hall, as an Italianate house, the structure underwent major alterations in the Neoclassical Style between 1907-10 when it was owned by Capt. C. H. Smith. Note the full height portico with ionic columns and the dental work at the eave.
- Malmer House, 233 W. Park Eugene
 Malmer designed this residence for himself
 in 1908. It has Prairie Style influences such
 as horizontal banding, large roof overhang,
 and low roof with stout columns at the front
 porch. Several other buildings in Aurora were
 designed by Malmer.

- Lord House, 123 S. Highland An excellent example of the Queen Anne Style. Note the open second floor balcony at the corner turret, wrap-around porch, and the shingle wall curving into the attic gable window.
- Aurora City Hospital/ Old Copley Hospital, 516 S. Lincoln Avenue The only remaining Victorian era hospital building in Aurora, this is an example of Queen Anne institutional architecture. With the exception of a missing cupola and porch roof cresting, the building remains much as it appeared when built in 1888. Typical Queen Anne details such as the use of multiple materials for surface patterning are featured
- Thatcher House, 30 W 192 Montgomery
 Road This early farmhouse constructed
 between 1843 and 1874 is a two-story gable
 with a one-story wing form. It features Greek
 Revival Style elements such as eave returns,
 roof brackets, front entry surround and door
 with sidelights and transom. The structure has
 been moved from its original site at 30 W 561
 Oswego Road.
- Crane Brown House, Eola Road An excellent example of National Style with Federal Style elements, this early "I" house (two rooms wide and one room deep) dates from between 1830 and 1860. Made from brick fired on site, it has two stories and a one-story gable rear wing. Limestone lintels frame the windows and door.
- Copley Mansion, 434 W. Downer Colonel Ira Copley was a six-term United States Representative for the period from 1911 to 1923.

This Neoclassical style building was designed by architect Jarvis Hunt, and was constructed from 1914 through 1917. The building is also listed individually on the National Register of Historic Places.

- The Cooper House, 729 W. Downer The Cooper house is an excellent example of the Prairie style of architecture. Features of this style include an emphasis on the horizontal lines of the house, and the wide-overhanging eaves. While the architect is unknown, it is thought to be work of an associate of Frank Lloyd Wright.
- The Randall House, 510 W. Downer The Randall house was constructed circa 1890, and features Italianate elements along with a Classical style porch that was constructed at the turn of the 20th century.
- The Ingham Farm, 40W429 W. Galena This original brick farm house was constructed in 1858 by Joseph Ingham, an early Sugar Grove settler, and features Greek Revival details including the door surround, divided light winodws, and square cupola.
- The Ingham School House, 40W377 W. Galena Property for the school house was donated for that purpose by Samuel Ingham. It was also designed in the Greek Revival style, and was used as a rural one room school house until the 1920s when it was converted to a residence.

ARCHITECTURAL STYLES AND BUILDING TYPES

Vernacular 1835-1895

Vernacular is the term given to indigenous forms of building construction. Some refer to vernacular buildings built after mill-sawn lumber was available as National Style. Buildings continued to be built according to the earlier traditional folk forms, but with widely available lumber some new shape innovations occurred. Some may have details taken from high styles such as Greek Revival or Colonial Revival. Other may have later high style modifications.



653 North May Street

How To Identify a Vernacular Building

Residential Forms Include:

- Front Gable (2 stories high, end gable)
- Gable-and Wing or Upright-and-Wing (2 stories, end gable with a 1, 1-1/2, or 2 story wing at the side)
- I-House (2 stories, 2 rooms wide and one room deep)
- Four-over-Four (2 stories, 2 rooms wide and 2 rooms deep)
- Shot-Gun (1 story, 1 room wide and 2 or more rooms deep)
- Workers Cottage (1 or 1-1/2 stories, 2 rooms side by side)
- One-Pen (1 story, 1 room)
- Side Gable also called Massed Plan (2 rooms wide and 2 rooms deep)
- Pyramidal (1 or 1-1/2 stories with pyramidal roof)



How to Identify a Commercial Vernacular Building

- Street facades abutting one another and defining the property's edge
- Buildings in relative scale with adjacent commercial vernacular buildings
- Facades that adhere to the basic composition with variations depending on use and time period
- Typical three part facades: storefront, upper stories, and cornice or parapet
- Features may include: prism glass in the transoms above storefronts, cast iron supports and pressed metal cornices.



Commercial Vernacular 1835-1925

E arly vernacular commercial buildings are referred to as Commercial Vernacular Style, and the latter forms are referred to as 20th Century Commercial Style. These buildings are recognized by their form, not their architectural style although they may have some decorative features and detailing taken from architectural styles and may even have some high style features. Italianate and Classical features are often incorporated. Main streets were developed in response to the community's need for a concentrated focus of public buildings. These commercial buildings are typically found in main street areas.



77 S. LaSalle St.

Greek Revival 1835-1860

A Revival form referencing the ornament and architecture of ancient Greece, these were typically a two story clapboard sided structure, sometimes only one story, with a low pitched gabled roof or, less often, a hipped roof. The cornice has a wide plain frieze board, or band, as part of the entablature together with a cornice above and an architrave below. The main building form may have a lower wing. Narrow sidelights and a rectangular transom surround front doors. Porches on Greek Revival Style houses in this area are one story and are supported by square or round columns. Porches are located at the entry or extend over the full façade. Originally Greek Revival houses were painted white.



168 S. Lincoln

How to Identify a Greek Revival Building

- Clapboard siding
- · Wide frieze board
- Corner pilasters
- Front facing gabled roof with the cornice detail continuous across the gable end (pedimented) or with cornice roof returns
- Entry sidelights and rectangular transoms
- Small paned double hung windows
- Frieze band windows in the attic
- · Pedimented window heads



Italianate 1850-1885

How to Identify an Italianate Building

- · Wide eaves
- Large brackets (sometimes paired)
- Tall first floor windows
- Hooded window molds
- Double hung windows with one or two panes in each sash, and with curved or arched tops
- Single story porches located just at the entrance, (they may be wider)



O riginating in England at the start of the Picturesque Movement, this style with wide overhanging bracketed eaves was typically found on a two or three story building. There are several forms: cube with a low pitched hipped roof, rectangular plan with front gable roof, or asymmetrical plan with cross hip or cross gable roof. These sometimes had a cupola. Features of this style were often applied to earlier vernacular buildings to update them.



506 W. Downer Pl.

Octagon 1850-1870

Popularized by Orson Fowler in his book, The Octagon House, A Home for All published in 1849, this rare house style was most popular in the 1850s and 1860s. The style is based on a central plan and typically was two or three stories tall with a raised basement.



83 North Ave.

How to Identify an Octagon Building

- Eight-sided shape of the exterior walls, (examples are found in six-, ten-, twelve-, and even sixteen-sided forms)
- Low pitched hipped roofs
- Wide eave overhangs
- Eave brackets
- Cupolas
- Porches



How to Identify a Second Empire Building

- Mansard roof with dormer windows with arched or pedimented tops
- Cornices at the top and bottom of the lower roof slop
- Decorative eave brackets



Second Empire 1860-1875

The Second Empire Style is recognized by the hipped roof form with dormers that allows for the maximum use of an attic area. Unlike earlier Italianate or Greek Revival styles that were based on historic precedent, the Second Empire Style reflected the latest French fashion of the day.



429 W. Downer

Gothic Revival 1870-1890

This picturesque revival style with steeply pitched roof and steep cross gables was based on English precedents and made popular by the plan books of Andrew Jackson Downing.



504 W. New York St.

How to Identify a Gothic Revival Building

- Decorated vergeboard trim (also called bargeboard)
- Gothic pointed arch windows
- 2 over 2 double hung sash windows
- Hood moldings over windows
- Porches with flattened arch details
- Clapboard or vertical board and batten siding
- One story bay windows



Stick 1880-1890

How to Identify a Stick Building

- Decorative roof truss work at the peak of the gable ends projected out from the plane of the wall
- A pattern of wood boards (vertical, horizontal, and sometimes diagonal) breaking up the clapboard siding into sections
- Decorative millwork such as brackets, rafter tails, and porch details



A wholly American picturesque style intended to give the appearance of expressing an underlying heavy timber framework. However, since these buildings are of balloon frame construction, the visible "timbering" is only decorative. The style is mostly found on asymmetrical forms with steeply pitched gable roofs and one-story porches. Some have towers.



149 S. Fourth St.

48

Queen Anne 1880-1905

This very popular style has steeply pitched compound roof shapes, irregular plan, and asymmetrical facades clad with a variety of materials and textures and a one story porch along the front that sometimes wraps around the side.



318 View St.

How to Identify a **Queen Anne Building**

- · Lots of decorations
- Varied and rich, contrasting materials, shapes and textures
- Towers with conical roofs
- Turrets
- · Projecting bays
- Encircling porches
- Multiple steep irregular roofs
- Irregular massing
- Milled columns and balusters
- Windows that are small multi-paned or one over one type
- Brackets
- Patterned shingles



Eastlake 1880-1890

The name refers to mass-produced decorative components most often applied to Queen Anne and Stick Style houses. The style is associated with the interior designer Charles Locke Eastlake (1833-1906).

15 Blackhawk

How to Identify an Eastlake Building

- Thickly turned posts and balusters
- Large brackets
- Fancy scrollwork
- Perforated gables
- (the above is otherwise referred to as spindlework or gingerbread)



50

Shingle 1880-1900

I nlike other Victorian styles, the Shingle Style does not rely on decorative ornament rather, it encompasses all the mass under a simple wood shingle cladding used for both the roof and walls.



323 S. Lincoln Ave

How to Identify a Shingle Building

- Asymmetrical forms
- Extensive porches
- The use of continuous wood shingles on the walls and roof



Romanesque Revival 1880-1900

his style makes much use of the semi-circular arched opening for both windows and doors and is always made of monochromatic

brick or stone.



West Galena Blvd and Chestnut St.

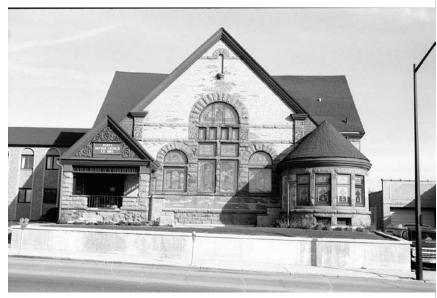
How to Identify a Romanesque Revival Building

- Masonry corbels (stepped out) along the eaves or belt courses
- Square or polygonal towers
- · Semi-circular arched window and door openings
- If multiple arches are grouped, columns with carved capitals may separate them



Richardsonian Romanesque 1880-1900

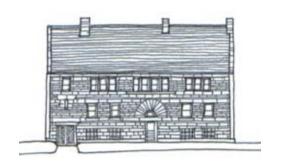
Richardsonian Romanesque Style buildings with their broad roof planes and straightforward treatment of stone follow the examples of architect H. H. Richardson (1836-1886.) The buildings have asymmetrical facades and are always built of masonry. Rather than rely on decorative detailing, solid massing with limited ornament conveys the style.



West Galena Blvd and Oak St.

How to Identify a Richardsonian Romanesque Building

- Round top arches
- Rough faced, square cut stonework
- Squat towers
- Smooth piers with enriched capitals
- · Deeply set windows



How to Identify a Colonial Revival Building

- Accentuated entry with classical detailing such as a pediment with pilasters and overhead fan light (Adam Style) or sidelights
- Windows are typically double hung usually with multiple panes in the upper or both sashes
- Dormers and window shutters are also features
- A porch, if any, is more often in the form of an entry portico, an extension of the pediment with classical column supports

Colonial Revival 1890-1945

Generally larger than those of the earlier Colonial Styles, the Colonial Revival Style embodies several of the classical details and elements of the earlier period showing an interest in early English (Georgian or Adam Style) and Dutch (Dutch Colonial) houses. Typically these buildings have symmetrical windows and either a side gable or gambrel roof.

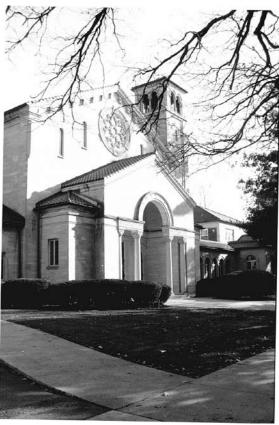


726 Palace St.



Italian Renaissance Revival 1890-1935

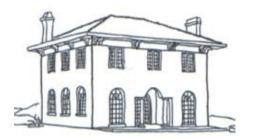
This revival style was a dramatic contrast to the earlier Queen Anne Style. This more ordered style has a studied formalism, symmetrical composition, simple flat facades, and low pitched roofs.



646 Fifth St.

How to Identify an Italian Renaissance Revival Building

- Restrained decoration
- Rectangular form
- Limestone or stucco
- Minimal use of columns or decoration at the entry
- Arches at first story windows or entrances
- Wide roof overhang
- Roof tiles



How to Identify a Neoclassical Building

- Classical details such as pediments
- Window variations
- A balustrade on the porch roof
- May have side wings

Neoclassical 1895-1945

Necessical Style buildings always have a symmetrical façade with a center door and with a two story or full height porch either at the entry (may be curved or pedimented) or across the front façade. The porch is supported with classical columns with Ionic or Corinthian capitals. Early versions have hipped roof with elaborate columns; later versions have side gable roof with simple slender columns.



536 W. Downer Pl.



Prairie 1900-1925

O riginating in the Chicago suburbs, particularly Oak Park and River Forest, this style representing the strong influence of Frank Lloyd Wright and other Prairie Style architects has a horizontal emphasis. Houses are typically two stories with one story wings or porches. The cube, hipped roof form is the American Foursquare Style subtype.



1300 Garfield Ave.

How to Identify a **Prairie Building**

- Low pitched roofs (usually hipped, less often gabled)
- Wide, overhanging eaves
- Massive square porch supports
- Hidden entrances (on some)
- Windows grouped in horizontal bands
- Horizontal board siding or contrasting wood trim between stories, or recessed horizontal masonry joints
- Brick or stucco with decorative banding



American Four-square

The American Four-square is an early sub-type of the Prairie Style and is identified by its simple two story box form with a low pitched hipped roof (sometimes with the peak clipped) and a one story porch on the front façade. The front façade is symmetrical although the entrance may be off center. A hipped dormer on the front façade is common.



211 S. Fourth St.

How to Identify an American Four-Square Building

- Square or nearly square plan
- Cube shape
- Symmetrical façade
- Hipped roof
- One story porch with square supports
- · Overhanging eaves
- Double hung windows
- May have hipped roof dormers
- One story wing or porch
- Secondary details in Classical, Prairie, or Craftsman styles



Mission 1905-1920

O riginating from the Spanish architecture of the American southwest, Mission Style is recognized by the use of a dominant curved parapet influenced by the Spanish mission churches. The most common form of the Mission Style buildings is symmetrical with a hipped roof or asymmetrical with varied roof forms. In some examples mission details adorn Prairie Style houses.



308 E. Galena Blvd

How to Identify a Mission Building

- Stucco
- Red roof tiles
- Mission shaped dormer or parapet
- Arched openings



How to Identify a Tudor Revival Building

- Masonry, stucco, half-timbered
- Walls or a mixture of wall materials
- Mullions, transoms, and trim of stone are typical, as are rounded Tudor arch door openings
- Double hung or casement windows with multiple panes (some leaded)
- · Shed dormers
- Multiple and over lapping dormers
- •Less often, projecting oriel bays

Tudor Revival 1910-1940

A popular romantic revival style from the first half of the 20th century, Tudor Revival Style was a romantic inspiration based on English Medieval buildings. The style is recognized by the use of a steeply pitched side gable or hipped roof, with one or more front facing, asymmetrically placed gables.



361 Lawndale Ave.



Bungalow 1905-1930

The bungalow is a small one or one-and-one-half story house with a large simple roof form, either a low pitch hip or gable shape. The one story porch, often set under the same roof, has substantial supports such as large square posts. Craftsman examples display the influence of the Arts and Crafts movement with attention to detailing.



435 W. New York St.

How to Identify a Bungalow

- Roof overhangs with wide projecting eaves
- · Exposed brackets
- Tapered porch columns, often resting on piers of brick, stone or wood
- Exposed rafters
- · Roof dormers
- Double hung windows with three or more lights in the upper sash and one in the lower sash



How to Identify a Modern Building

- Architect Designed sub-type of Modern Style houses often reflected the architect's interests such as the use of new materials or building technologies, energy conservation, and the desire for a unique house.
- The Ranch sub-type has a low profile, one story with wide overhangs, flat or low pitched roofs, and contrasting wall materials or textures. Windows are often set high and in unusual patterns. Detailing is taken from various sources: Prairie (strong horizontal lines), Craftsman, Spanish Colonial, and Colonial Revival styles.
- The Minimal Traditional sub-type has the traditional form but without decoration, a low roof pitch and minimal roof overhangs. Often minimal traditional houses have a front facing gable.

Modern 1935-1960

Inlike the historical revival styles popular before W.W.II, Modern Style buildings have simplified facades with a low roof pitch. Many were starter homes after the war. Some are modest basic smaller homes while others are sprawling with built-in garages and no front porch. Modern Style includes such sub types as the Minimal Traditional, Ranch, Split-level, Contemporary and the Shed as well as unique, architect designed one of a kind forms.



404 S. Edgelawn - Architect designed sub-tyep



320 Lawndale - Ranch sub-type



Minmal Traditional Sub-type

REHABILITATION AND RESTORATION GUIDELINES

Introduction to the Guidelines

ommon terms used in this manual are shall, shall not, should and should not. The use of the terms shall and shall not signifies that property owners are required to follow the guideline as written. The use of the terms should or should not signifies that it is most appropriate for property owners to follow the meaning and intent of a guideline as written, however the Commission will be more flexible on these items. These terms also provide guidance as to how the Commission will generally approve or disapprove a COA application.

Representatives from the neighborhood reviewed and prepared the Guidelines. They were then presented to the Preservation Commission for approval, and finally adopted by the City Council.

The Guidelines are first concerned with the primary facades of buildings. Primary facades as defined in these Guidelines refers to all street facing facades and front facades, including those that face a side lot line. The fronts and visible sides of a building usually contain its most defining features such as porches, main entrances, and decorative details. The street or sidewalk is also where the public most often views a building.

Work to the rear of a building is usually reviewed with more flexibility since it is generally not visible due to the building's placement on the lot or screening by landscape or fences. The rear of a building is the most appropriate location for the construction of additional living space or other major alterations. Buildings on corner lots are the exception. Because the rear of a building on a corner lot is visible from the street, it will be reviewed with the same provisions for the sides of buildings.

The Guidelines apply to all properties within the locally designated districts regardless of age or architectural style. For non-historic buildings (properties that are less than fifty years of age or those that have been substantially altered), the Commission may apply the Guidelines with more flexibility. In reviewing work affecting non-historic buildings, the Commission's approach is to maintain or enhance the building's relationship and compatibility with adjacent historic buildings and streetscapes.

Property owners are encouraged to refer to the Guidelines when planning new construction projects, exterior rehabilitation, and when performing everyday maintenance. The Guidelines are in alphabetical order and include illustrated information on common rehabilitation questions, recommendations for maintaining the site and setting of the neighborhood and guidance for new construction. More information on all these subjects is available. The Suggested Reading list appended offers many sources.

The Guidelines emphasize preservation of existing building details, materials and overall plan rather than complete remodeling.

Thus terms such as repair, retain, maintain are widely used throughout the Guidelines.

To repair, retain and maintain architectural features and materials is preferred to their replacement.

To protect the overall character of the districts is the goal of the preservation ordinance and the Guideline document.

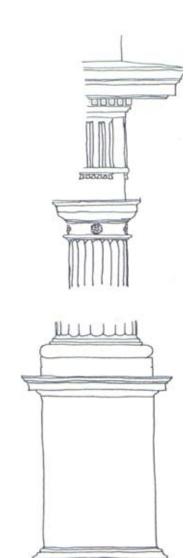
Rehabilitation and Restoration Guidelines

The City of Aurora's historic neighborhoods are comprised of unique architectural stock. The following Guidelines are designed to both encourage and promote the sensitive restoration, renovation, and preservation of individual Historic Landmarks and properties located within Aurora's Historic Districts. This section of the Guidelines addresses rehabilitation and restoration work to existing buildings. Sections that address New Construction, Site and Setting, Signage, and Demolition and Moving Procedures follow.

Architectural Details and Features

- A. Architectural details and features shall not be removed or altered if original to the building.
- B. Architectural details and features should be repaired rather than replaced.
- C. Architectural details and features shall not be covered or concealed with vinyl, aluminum or other artificial material.
- D. Architectural details and features should not be added unless there is physical, or historical evidence that such features were original to the building. These features should match the original in materials, scale, location, proportions, form, and profiles.
- E. Architectural details and features if deteriorated beyond repair, should be replaced. The new materials should match the original as closely as possible.





Columns

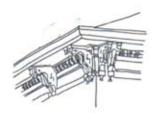
Architectural details and features include but are not limited to such character defining features as gingerbread, vergeboards, eaves, brackets, dentils, friezes, cornices, soffits and fascias, moldings, hood molds, trim, columns, pilasters, balusters, clapboard, shingle and stucco surfaces, rafter tails, spindles, ornament, quoins, or any decorative element.

Buildings display a wide variety of architectural features and detailing. These are essential in defining a property's architectural style and period of construction.

Original architectural details and features need to be preserved and maintained.



Hood Molding



Brackets

Architectural Details and Features



- Italian Cupola

- Queen Anne Turret





- Tudor Revival Timbering

Awnings

- A. Awnings shall be of canvas, or similar woven material, and compatible with the style of the house. Metal, fiberglass, or vinyl awnings shall not be used.
- B. Awnings should not cover or conceal significant architectural details such as window hood molding.
- C. Awnings should be of colors to compliment the dwelling.
- D. Awnings should fit the opening to which they are applied. Rectangular openings should have straight across shed type awnings, not bubble or curved forms. Arched openings should have curved or rounded, not bubble, awnings to match the opening.
- E. Awnings should be attached with care to prevent unnecessary damage of original details and materials.
- F. Awnings with illumination shall not be used.
- G. Awnings should not be used at windows with shutters.



Awnings should reinforce openings, not cover features



Awnings should fit the opening to which they are applied

Canvas awnings were applied to windows, doors, and porches to provide shade during the summer. Awnings fell out of favor following the introduction of air conditioning.

The application of canvas awnings is appropriate for historic dwellings, but may not be appropriate for all locations. Examples of poor awning locations include decorative windows such as oriels, fanlights, and those with prominent decorative glazing.

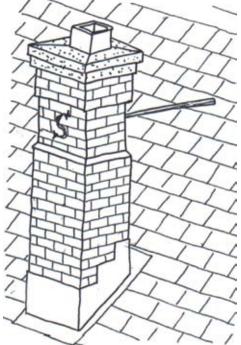
Modern awnings, often made from metal, fiberglass, or vinyl bear little resemblance to historic canvas awnings and are not appropriate.

Chimneys

Chimneys often feature decorative masonry work or designs that are part of a dwelling's architectural character. Many exterior wall chimneys are essential features to a dwelling's overall design.

These are typically found in Queen Anne or Tudor Revival styles. Some less decorative chimneys have simple details such as banding or corbeling. Chimneys need to be maintained and preserved in accordance with the masonry Guidelines.

- A. Chimneys shall not be removed or altered if original.
- B. Chimneys shall be cleaned and repointed in accordance with Masonry Guidelines below.
- C. Chimneys which require rebuilding shall be rebuilt to match the original design in materials, colors, shape, mortar profile, and masonry pattern.
- D. Chimneys should have clay, slate, or stone caps. Concrete and metal caps may be acceptable for some styles or if they are not readily visible.
- E. Chimneys should not be covered with stucco or other non-original materials.
- F. Original decorative chimney pots should not be removed.
- G. Chimneys that have been extensively re-pointed resulting in mismatched colors and textures may be painted in brick colors such as dark red or brown.



Corbelled chimney with metal tie rod and stone cap

Doors

- A. Doors and/or original door features such as surrounds, sidelights, and transoms shall not be removed or altered. Door openings shall not be enlarged, reduced, or shortened for new door installation.
- B. Doorways that need to be altered to meet accessibility codes should adhere to the Historic Preservation provisions of the accessibility codes.
- C. Doors that are missing or deteriorated beyond repair on the front or side facades visible from the street shall be replaced with doors appropriate for the style and period of the building. Replacement doors shall be similar in design to the original in style, materials, glazing (glass configuration) or appropriate to the architectural style of the building.
- D. Unless they are historic to the building, doors of flush wood or steel design shall be used only at rear entrances or side entrances that are not visible from the street.
- E. Doors shall not be added at locations where they did not originally exist, unless needed to meet safety codes or to enhance the use of a property. When necessary, doors should be added at the rear or sides of dwellings where they will not be visible.



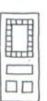
Appropriate for Greek Revival, Octagon styles



Appropriate for Italianate, Second Empire, Gothic Revival styels



Appropriate for Gothic Revival style



Appropriate for Stick, Queen Anne, Eastlake, Shingle styles



Appropriate for Colonial Revival, Neoclassical styles





Appropriate for Bungalow, Craftsman styles

Doors and door surrounds are significant in defining the style and character of a dwelling. Original doors, door surrounds, and hardware need to be preserved and maintained.

Doors readily available from most wholesale hardware stores generally reflect designs for houses built after 1940 and may not be appropriate. Door construction and style varies widely from one architectural style to another. What is appropriate for one historic house may not be appropriate for another.

Doors

Additional suggestions for appropriate and inappropriate doors.



Appropriate for Tudor Revival style



Appropriate for Modern style



Inappropriate for historic styles



Inappropriate for historic styles



Inappropriate for historic styles



Inappropriate for historic styles

Foundations

- A. Foundations should be retained and not altered.
- B. Foundation alterations, if required, shall not be made at the front facade or readily visible side facades.
- C. Foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines.
- D. Foundations shall not be concealed with concrete block, plywood panels, corrugated metal, or other non-original materials.
- E. Foundations of brick may be painted or covered with cement coating to match the original building material if the brick and/or mortar is mismatched or inappropriately repaired.
- F. Stuccoing as a method of foundation repair should not be used.

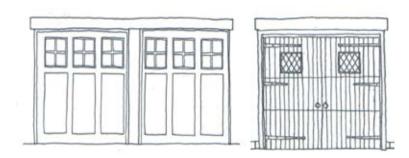
Most early historic dwellings have stone, brick or concrete foundations. Repointing and repair shall follow Masonry Guidelines.

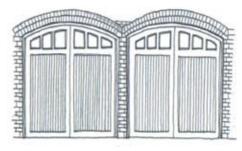
Existing Garages, Carriage Houses and Outbuildings

Some historic properties contain outbuildings including servant's quarters, sheds, carriage houses, and automobile garages. These were often built with construction techniques and materials to match the primary dwelling. Although some are not original, many have architectural significance. These buildings should be preserved and maintained.

NOTE: For new garages see New Construction Guidelines.

- A. Garages, carriage houses or outbuildings that contribute to a property's historic character, or are original to a property shall be preserved and maintained. Original features should be repaired to match the original.
- B. Garages, carriage houses or outbuildings original to a property should not be moved or relocated to another part of the lot.
- C. Original doors should be maintained, but may be retrofitted with modern hardware and custom garage door openers.
- D. Doors deteriorated beyond repair may be replaced with new doors. These should match original doors with features such as raised panels and glass window sections. Many styles appropriate for historic buildings are available with overhead opening, but the look of original swing doors. Avoid solid metal or fiberglass doors.
- E. For architectural features visible from the street on garages, carriage houses, and outbuildings, refer to appropriate sections of this guide.

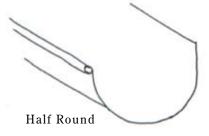


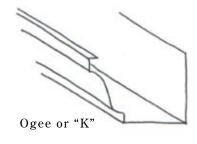


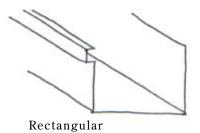
Appropriate garage doors for historic properties

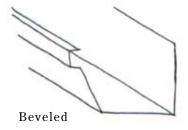
Gutters and Downspouts

- A. Gutter and downspout installation shall not result in the removal of any existing eave features.
- B. Gutters and downspouts of boxed, built-in type, and/or copper should be preserved, and repaired rather than replaced if possible.
- C. Gutters and downspouts of early hang-on type should be half-round rather than "K" or ogee. If the gutters are not readily visible, ogee gutters of aluminum or vinyl are acceptable.
- D. Gutters and downspouts should be located away from significant architectural features on the front of the building.
- E. Gutters and downspouts should be designed and installed to provide proper drainage and to channel the water as far away from the dwelling as possible. Downspouts should extend at least 4 to 6 feet, or utilize a splash block. Round downspouts are more appropriate than rectangular forms, for half round gutters. Rectangular downspouts are also acceptable.
- F. Hanger straps should be nailed under, not on top, of the roofing material. If new roof is installed at same time as the gutters, the straps shall be nailed under the roofing material.
- G. Gutters shall match the color scheme of the house. Copper gutters may remain unpainted.









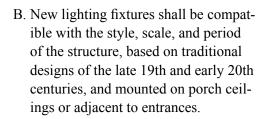
Gutters and downspouts should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate for the earlier styles.

Some later styles; the Romanesque, Colonial, Italian Renaissance, Tudor Revival Styles, and Neoclassical, all typically with enclosed eaves, used the ogee (K profile) gutter. Some styles or designs feature rectangular or bevel profiles or hidden built-in type gutters. Metal used for gutters and downspouts should be compatible with metal used for roof flashing to avoid corrosion.

Lighting (For Porches and Exterior Walls)

Some historic buildings retain original exterior wall and porch ceiling light fixtures. These are part of a building's character and should be preserved and maintained. If the original light fixtures are missing, use light fixtures appropriate to the building's style. When appropriate fixtures are not available, simple designs and detailing are preferred to large, ornate ones.

A. Lighting fixtures original to the dwelling should be preserved and maintained.



- C. Building mounted security lighting should be only for security. Flood lights should be mounted on the rear or sides of a building not visible from the street. High intensity overhead lights should not be used.
- D. Light fixtures for security lights, flood lights, or foot lights should be small, simple in design, and their number kept to a minimum.
- E. If freestanding fixtures are installed, they shall also be compatible with the character of the building style, and shall not conflict with any period streetlights.
- F. Buildings that originally did not have lights mounted on the exterior walls or porch ceilings may need lighting. New fixtures should be simple in design and not detract from the building style. Electrified versions of early gas light fixtures may be appropriate.
- G. Unobtrusive site lighting can be used to provide adequate illumination without calling attention to the light source.
- H. Awnings with illumination shall not be used.



Colonial Revial



Tudor Revival, Bungalow Style



Prairie, Bungalow styles



Colonial Revival, Neoclassical



Modern style





Appropriate simple fixtures for early styles that were not originally electified

Masonry and Stucco

- A. Masonry original to the dwelling shall be preserved and maintained.
- B. Masonry shall not be sandblasted or abrasively cleaned. Brick should not be cleaned with high-pressure water that exceeds 300 pounds per square inch.
- C. Masonry should be cleaned only if there are major stains or paint buildup. If the staining or dirt is limited, it may be best left alone. Masonry should be cleaned by the gentlest effective method. Use detergent cleaners and natural brushes for staining, do not use metal brushes. The use of chemical cleaners is appropriate using low-pressure water to avoid forcing water and chemicals into the wall. This usually requires professionals. Information on the use of chemical paint removal and cleaning products is available from the Preservation Division.
- D. Masonry should not be coated with silicone-based water sealants. Water sealants or water repellents should be highly vapor permeable. Impermeable coatings trap interior moisture damaging the brick.
- E. Masonry that has not been previously painted shall not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick in poor condition may be painted to provide a sealing coat. These paints must be vapor permeable.
- F. Masonry shall not be covered in stucco, artificial stone, brick veneer,

- shingles, or other coating materials, except for foundations that may be coated with a cement coating if deteriorated. Refer to Foundations.
- G. Masonry repairs should be performed carefully to match the original stone or brickwork and mortar. If new stone or brick is required, match brick color, texture, and size. Match stone for type size and finish.
- H. Re-pointing (tuckpointing) mortar shall match the original in width, color, tooling profile, composition, and texture. Remove mortar using methods that will not cause damage to the stone or brick. Re-pointing should never be done with hard mortars unless these mortar compounds are original to the dwelling. If the original composition cannot be determined, use a historic compound such as one part lime, one part Portland cement, and six parts sand. Use natural sand.
- I. Stucco surfaces shall be maintained by cleaning and repainting with appropriate masonry paint when necessary. When repairing original stucco, a stucco mixture duplicating the appearance shall be used. Patches of incompatible composition will adhere poorly and will fail.
- J. When attaching approved elements to masonry, anchoring devices shall be drilled into mortar joints and not into the brick or stone.

Many historic dwellings have exterior walls of masonry.

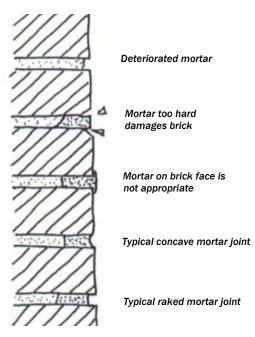
Masonry includes brick, stone, and terra cotta. If well maintained, these can last indefinitely.

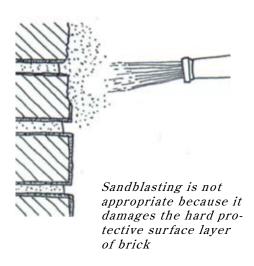
Important points in masonry preservation are to keep out water and to use an appropriate mortar mix when repair is needed. The use of hard mortars high in Portland cement can cause early brick to crack and break. Portland cement was used after 1920 and generally this type of hard mortar is compatible only with brick from after 1920.

Abrasive cleaning methods such as sandblasting or water blasting erodes the outer skin of the brick and destroys the surface crust allowing moisture to enter the wall. Low pressure cleaning is best for cleaning masonry.

Masonry and Stucco

Brick and Motar Joint Profiles





Surface Preparation For Painting

- A. Removal of existing paint should be done by manual scraping or with appropriate chemical removers.
- B. Removing paint through heat plates or heat guns should be done using caution to avoid unnecessary damage to the wood through charring or fire.
- C. Abrasive sand blasting to remove paint shall not be used. Water blasting above 600 pounds per square inch to remove loose paint is not recommended as it can cause damage.
- D. Surface preparation should include identification and appropriate handling of lead based paints to avoid hazards.
- E. The existing surface including any soundly adhered paint should be compatible with the new paint. Paints should be applied according to manufacturers' instructions.

Many exterior wood elements require a coating to protect them from deterioration. It is important to keep maintaining painted surfaces so those key features can be preserved.

The use of blowtorches to remove paint may lead to a fire hazard. Also, the use of abrasive sand will damage the wood siding and raise the grain. In addition, during this process, water forced into the wood can take a long time to dry. Paint will not adhere to wet or damp wood, and the wood may develop mildew or rot.

Paint and Paint Colors

The selection of paint colors does not require approval by the Commission. The Historic Preservation staff is available to provide recommendations for paint colors if requested. Paint charts with historic colors are also available at most paint stores.

Consider painting the dwelling in keeping with its style and period of construction. Avoid bright hues and too many colors on a building. Select architectural details of the dwelling to highlight. Painting with high quality exterior paints will last from eight to fifteen years. Sunlight exposure, regular gutter and downspout maintenance and wood surface condition and preparation affect paint life.

- A. Paint colors do not require review and approval, however, books and paint charts are available to select appropriate colors. Because color has a predominant effect on the character of a district, it is recommended that residents consult the Aurora Preservation Commission for assistance in selecting paint colors and schemes before painting any building covered by these Guidelines.
- B. Paint should be of high quality applied to properly prepared surfaces to provide a long lasting finish.
- C. In most instances, paint should not be applied to unpainted masonry. (For exceptions, see Masonry Section D.)
- D. All exterior wood surfaces, new and old, shall be painted or stained except for wood shingles that may or may not be painted. (See Shingle Style.) All painting shall be completed within three months according to manufacturer's recommendations, weather permitting.
- E. Paint colors and placement should be appropriate for the dwelling's architectural style and design:

Italianate Style - Light colors for the body and trim. Body - Tan, Light Brown, Beige, Light Green, Yellow. Trim and Accents - Cream, Gray, Light Brown

Queen Anne/Second Empire – Diversity of colors using combinations of contrasting colors for the body and trim. Body - Tan, Red, Green, Brown. Trim and Accents - Darker colors such

as Dark Olive, Salmon Red, Dark Brown.

Shingle - Most shingle style dwellings were originally built with the exterior wood shingles stained or left natural rather than painted. Most of these dwellings have been painted over the years and a return to the dark browns and reds of the wood shingles is recommended. Body - Dark Red, Brown, Dark Gray, Dark Green Trim and Accents - Dark Green, Dark Brown

Prairie/ Four Square - A return to lighter colors such as yellow and off white. For Four Square - Two color paint scheme, one for lower level and the other for the upper level. Body - Light Tan, Light Yellow, Light Brown, Grays, Medium to Light Greens. Trims and Accents - Off-whites, Cream, Brown, Blues, Greens. Also: earlier versions had Victorian colors, later versions had Colonial Revival colors.

Bungalow/Tudor Revival - Darker colors again such as earth tones. Dark stains also used in place of paint. Brick, stone, stucco, and concrete generally left unpainted. Body - Brown, Green, Gray, Dark Red Trim and Accents - Both light and dark trim colors such as Reds, Browns, Greens, and shades of Tan.

Colonial Revival - Light colors predominate. Body - Yellow, Light Gray, Light Blue, White. Trim and Accents - White, Off-white, Cream

- A. Porches on front and side facades that are original or important to a building's historical integrity shall be maintained in their original design and with original materials and detailing unless they are deteriorated beyond repair.
- B. Porches original or important to the building's historical integrity that have deteriorated or have deteriorated components shall be repaired or replaced to match the original in design, materials, scale, dimensioning, detailing, and placement.
- C. Porches with wood components shall be painted unless the building style features unpainted wood such as found in the Shingle or Modern style. See Paint Section.
- D. Porches on the front façades shall not be enclosed with wood, glass, or other materials that alter the open appearance. If historically the porch style was enclosed, windows, doors and screening of style and material appropriate to the building style may be used.
- E. Porches may be screened. If screened, the structural framework for the screen panels shall be minimal and the open appearance of the porch maintained. Screen panels shall be placed behind the original features such as columns or railings and shall not hide decorative details or result in the removal of original porch materials.
- F. Porches with wood porch floors should have wood steps. The treads shall have rounded nosings. Wood floors should

- have wood tongue and groove flooring running perpendicular to the facade
- G. Original porches of masonry or patios and terraces with poured concrete floors may have poured concrete steps.
- H. Porches with open areas below should be enclosed as was traditional for the type and style of the original porch building material. This could include decorative wood framed skirting, vertical slats, or lattice panels.
- I. All new components of a porch shall be painted within three months, weather permitting.
- J. Porch columns and railings shall be preserved and maintained. When repair is required, use materials to match the original in dimension and detailing. Epoxy consolidants can be used.
- K. Porches may have wood trellises added if they will not result in the removal of original porch building material
- L. Porch columns and railings of aluminum, wrought iron, or other modern materials, with the exception of some houses built after World War II, are not appropriate.
- M. Porch columns and railings, if the originals have been removed or replaced, on front porches and porches visible from the street shall/should be rebuilt in historic designs to match the style of the building.

Porches are defining characteristics of historic buildings. If replacement of porch features is required, use materials that closely match the original. If the original porch is missing, a new porch should be constructed based upon photographic or physical evidence of the original. If such evidence does not exist, the design should be based on historic porches of similar buildings from the same time period and architectural style.

Inappropriate porch additions may be removed and more appropriate porches, based on historic precedent may be constructed.

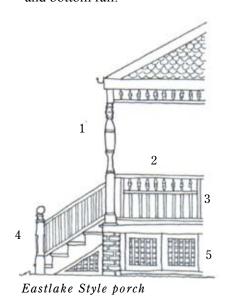
A vernacular house may have an Italianate or Queen Anne porch. These are acceptable and reflect changes over time.

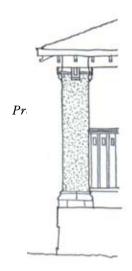
Handrail height and style should be determined by photographs, paint outlines, paint shadows, and/or similar homes in the area.

N. Porches may require new balusters for the railing. Porch balusters (also called spindles) shall be appropriate for the building's style and period. They shall be located between a top and bottom rail.

Parts of a porch

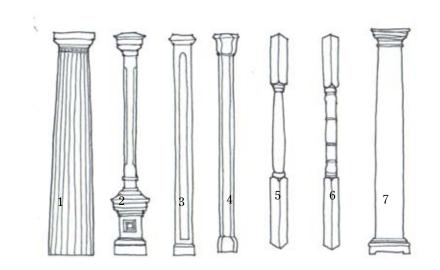
- 1. Column
- 2. Handrail
- 3. Baluster
- 4. Newel post
- 5. Lattice skirting

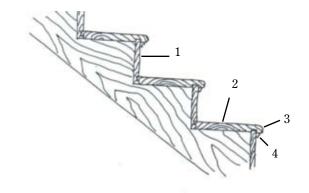




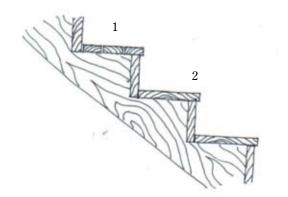
Columns Appropriate for Various Styles

- 1. Gek Revival
- 2.) Italianate, Second Empire
- 3 & 4.) Gothic Revival
- 5 & 6.) Queen Anne, Eastlake, Stick
- 7.) Colonial Revival, Neoclassical

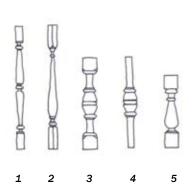




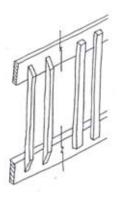
- Appropriate stair construction
 - 1. Riser
 - 2. Tread
 - 3. Nosing
 - 4. Molding



- Inappropriate stair construct
 - 1. Deck materials
 - 2. Stairs without nosir



- Balusters
 - 1., 2., 3. Appropriate for Queen Anne, Eastlake, and Stick styles
 - 4., 5. Appropriate for Italianate, Second Empire, and Neoclassical styles



- Inappropriate railing construction
 - 1. Balusters not betweetop and bottom rail
 - 2. Handrail not bevele



Well maintained porch, Queen Anne style

Appropriate enclosure of front porch, Bungalow or Craftsman style



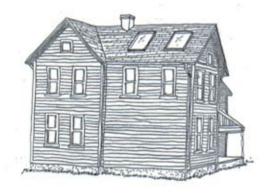


Appropriate porch screening, screens do not obstruct architectural features

Roofs and Roof Elements

- A. Roofs and roof elements shall be retained in their original shape and pitch, with original features including cresting, chimneys, vents, finials, cupolas, etc. and, if possible, with original roof materials.
- B. For new dormers, roof decks, balconies or other additions see Roofline Additions
- C. Roofs may be re-roofed with substitute materials such as asphalt or fiberglass shingles if the original materials are determined beyond repair, are no longer present or available, or if the retention of the original roof material is not economically feasible. Particular effort shall be made to retain materials such as slate, tile, and other unique materials not commonly found in new construction.
- D. Roofs of new asphalt or fiberglass shingles shall be one color and shall be compatible with historic colors and the style or period of the house. Asphalt shingle in dark shades of gray, red, brown or black are appropriate for the replacement of early asphalt shingles and as a substitute material for wood shingles. Dark gray or black asphalt shingles are an appropriate substitute for slate shingles, and red or green asphalt shingles are appropriate substitutes for clay tile roofing materials. New materials shall match as closely as possible to the original in composition, size, shape, color and texture.
- E. Roofs that are flat and were originally metal should be replaced in metal. If

- not readily visible, other low pitch roofing materials are acceptable.
- F. Roofs requiring ventilation should have ridge vents rather than pot vents. If pot vents are necessary they should be located at rear rooflines, or near the rear (as in a front facing gable house). These vents should be painted to match the roof color. Roof gable vents should be maintained.
- G. Skylights shall not be added where they would be visible from the street. Skylights should be placed at rear rooflines or behind gables and dormers. Skylights should be flat or flush with the roofline, not convex or "bubble" designs.
- H. Skylights original to the house should be preserved.



The original roof form and materials are a major component of a building's architectural style. It is important that these be retained.

Additions that will affect roof forms should be placed so as to minimize their impact as viewed from the street. See Roofline Additions.

Historic roofs of materials such as metal shingles, clay tiles, or slate should be repaired and preserved whenever possible. Sawn cedar shingles were commonly used on older buildings. Split cedar shakes are inappropriate in most cases.

Skylights are often installed to create livable space in upper floor areas or attics. The installation of skylights is acceptable provided they are placed on rear rooflines, behind gables or dormers, or at other roof locations not readily visible from the street.

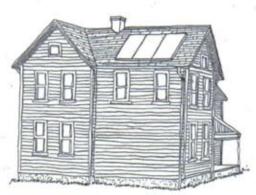


Satellite Dishes, Antennas, and Solar Panels

Satellite dishes may be installed if they are sited in rear yards or along side yards that are not visible from the street. As non-historic features, the smaller dishes are preferred to the larger dishes.

New innovations in solar power may be allowed upon the review and approval of the Aurora Historic Preservation Commission.

- A. Satellite dishes, antennas, and solar panels shall not be installed in front yards or in side yards visible from the street. Dishes or solar panels should not be installed at visible rooflines.
- B. Satellite dishes and antennas in the smaller sizes are more appropriate than the large dishes.
- C. Satellite dishes, antennas, and solar panels should be mounted as low to the ground as possible and the use of landscaping, lattice panels, or fencing to screen the view is recommended.
- D. Solar panels shall not be added where they would be visible from the street. Solar panels should be placed at rear rooflines or behind gables and dormers. Solar panels should be flat or flush with the roofline.
- E. Satellite dishes and antennas should be located at rear rooflines or preferably in rear yards.
- F. Antennas mounted on the roof shall not extend more than three feet higher than the closest roof within ten feet.



Solar panels on rear roof

Screen, Storm, and Security Doors

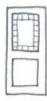
- A. Original wood frame storm or screen doors shall be maintained. Screen, storm, and security doors shall be correctly sized to fit the entrance opening and shall be compatible with the style of the building. Door openings shall not be enlarged, reduced, or shortened for new door installation.
- B. Security doors are less appropriate for fronts of dwellings than at rear and side facades not visible from the street. Security doors added to the fronts of dwellings shall be full view design or have minimal structural framework to allow for the viewing of the primary door behind them.
- C. Security doors at locations not visible from the street are acceptable and may have more extensive structural framework than would be acceptable for doors visible from the street.
- D. Screen and storm doors added to the front or visible side doors should be wood. These should be either full view or with divisions aligned to those of the primary door.
- E. When metal screen, storm, or security doors on front or visible sides are used, they shall have a painted, anodized, or non-metallic finish to match the trim color.



Appropriate: full view door



 Appropriate for Queen Anne, Eastlake and Stick styles



Appropriate: glass aligns with door glass



Not appropriate for historic doors



Not appropriate: obscures door



 Not appropriate: glass does not align with door glass Security doors are non-historic additions to dwellings. While the installation of security doors on fronts of buildings is discouraged, they may be installed if they allow the viewing of most of the historic door. Ornate security doors with extensive grillwork or decorative detailing are not appropriate. However, certain decorative detailing may be appropriate for storm or screen doors for some styles such as Queen Anne.

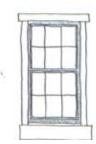
Screen, Storm, and Security Windows

Screen, storm, and security windows are acceptable for historic dwellings. Their design and style should not obscure the primary windows.

Storm windows help reduce energy costs and reduce the occurence of condensation on windows. Wood does not conduct the cold air to the inside as much as metal when used in storm windows.

Both the primary window and the storm window should be properly weather-stripped to help keep out air infiltration and further reduce energy costs.

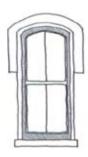
- A. Screens and storm windows shall be correctly sized to fit the window openings including round arched windows. Frames should not obscure the glass area of windows. Screen and storm window panels shall be full view design or have the meeting rail match that of the window behind it.
- B. Screens and storm windows shall be wood or aluminum with a painted, baked-on, or anodized finish. Windows of raw aluminum are not acceptable unless painted to match the color of the window sashes.
- C. Storm windows with built-in lower screens are acceptable.
- D. Window security bars may be applied on windows that are not visible from the street
- E. Basement windows may be secured on the inside with a plywood board or with bars painted black provided it is in accordance with the City of Aurora building codes.
- F. For screens and storm windows for porches, see Porches and Porch Elements.



 Appropriate: storm does not conceal glass; divisions align



Not appropriate: storm conceals glass



 Appropriate: storm does not conceal glass and aligns with sash shape



 Not appropriate: storm conceals glass and storm divider does not align with sash

Shutters

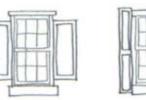
- A. Window shutters original to the dwelling should be preserved and maintained.
- B. Window shutters shall not be added unless there is physical or photographic evidence that the dwelling originally had them, or if they are compatible with the style of the house.
- C. Window shutters shall be of louvered or paneled wood construction and the shutters sized to fit the window opening so that, if closed, the shutters would cover the entire window opening.
- D. Exceptions to C. for the following styles: Colonial Revival, Mission, Tudor Revival, and Modern, may be made upon review and approval of the Aurora Historic Preservation Commission.
- E. Window shutters of vinyl or aluminum construction are not appropriate. These shutters generally have dimensions that are not compatible with historic dwellings.

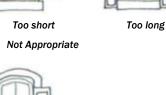


Appropriate



Appropriate







Does not fit arch

Not Appropriate



Shutters do not fit opening

- Not Appropriate for most styles
- Appropriate only for Colonial Revival, Tudor Revival, and Mission styles

Window shutters were often added to houses to provide interior shading in the summer and to protect windows during storms.

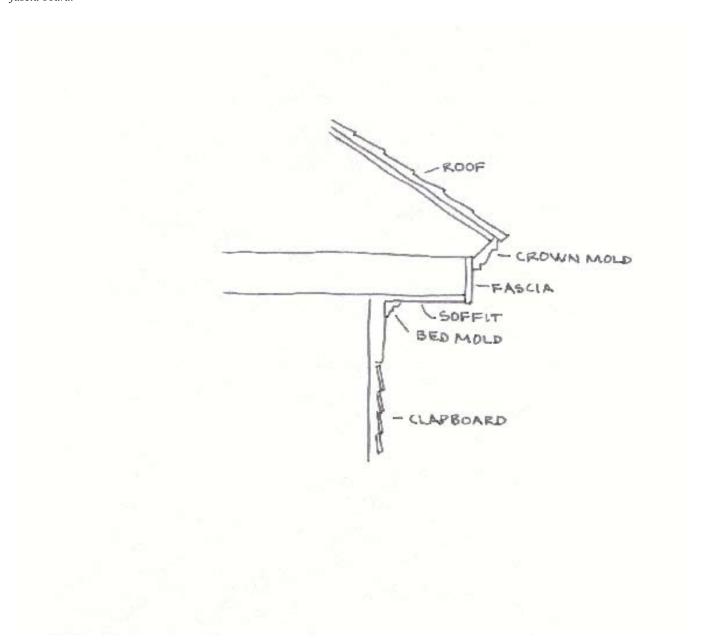
Soffit and Fascia

The soffit is the flat horzontal board(s) that enclose the space under the eave or cornice. Often beadboard is used for historic homes.

The fascia is the flat board used to cover the ends of roof rafters or located along the rake. Cornice molding or trim is often placed on the fascia board.

A. Original Soffit, fascia, trim boards and details shall not be removed. They sahll be maintained by painting and proper gutter functioning.

B. Soffit, fascia boards, trim and details deteriorated beyond repair shall be replaced with boards that match the originals.



Windows

Historic buildings display a wide variety of windows in various designs and sizes. These are important features of the various architectural styles.

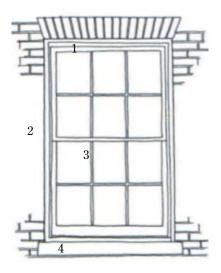
Decorative windows include materials such as stained glass, beveled, leaded glass, and etched glass.

Most early windows are made from wood and with proper repair can be made functional.

Window openings original to a dwelling shall not be covered or concealed. New windows may be added at the rear and non-visible sides of a building.

- A. Windows shall be preserved in their original location, size, and design and with their original materials and glass pattern.
- B. Window openings on front facades or side facades visible from the street shall not be altered to accommodate new windows of different size, proportion or configuration.
- C. Character defining window openings on all facades shall not be altered.
 (For Tanner Historic District refer to the Tanner Historic District Appendix.)
- D. Windows that are not original shall not be added to front facades or to side facades where visible
- E. Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement shall be in-kind to match the original in material and design. (For Tanner Historic District refer to the Tanner Historic District Appendix.)
- F. Windows should be repaired with materials to match the original and other materials such as consolidants that are appropriate to the original material. (Consultation with a stained glass specialist is recommended for repairs to art glass.)
- G. New windows on front facades and sides visible from the street shall not have snap-in or flush muntins. True divided muntins are acceptable.

- H. Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section.
- I. Basement windows should not be enclosed or concealed on the exterior, and masonry should be properly repointed when repaired.



Parts of a window

- 1. Head
- 2. Jamb
- 3. Sash
- 4. Sill

Windows



Appropriate for Greek Revival styles





Appropriate for Italianate, Octagon and Second Empire styles



propriate for Queen Anne, Stick and Eastlake styles



Appropriate for Shingle and Prairie styles





Appropriate for Prairie and Bungalow styles



Appropriate for the Tudor Revival style



Appropriate for Colonial Revival and Neoclassical styles



Window cap molding detail



Palladian Window Example

Wood Siding

Most non-masonry, pre-1945 dwellings are generally of frame construction clad with wood siding in any of a variety of shapes. These include horizontal weatherboard or clapboard siding, drop siding and wood shingles. They were sometimes used in combination.

Original siding materials are essential components in defining a building's architectural character. The concealment of original wood siding under synthetic sidings is not appropriate. These siding materials do not successfully imitate original wood siding in dimensions or texture.

The use of synthetic sidings also poses potential problems for historic buildings. These materials have a limited life span and may not be cost effective compared to continued maintenance and painting of wood siding. Aluminum and vinyl siding which is 15 to 20 years old becomes faded, chipped, or cracked and may require painting.

If insulation without a vapor barrier is installed, the interior should be painted with an impermeable paint to prevent moisture condensation in the wall.

- A. Wood siding original to a building shall be repaired rather than replaced. If replacement is necessary, wood siding and shingles shall be replaced with new to match the original in size, placement, and design. If considering the replacement of siding, obtain a determination from the Historic Preservation staff on the condition of the existing siding. NOTE: owners may be ineligible for financial assistance if synthetic siding materials are applied.
- B. Wood siding original to a dwelling shall not be concealed beneath synthetic materials such as vinyl, masonite, particle board, or aluminum unless the following conditions are met:

The existing siding is deteriorated or damaged beyond repair. At least 80% of the boards shall have deterioration such as cracking, splitting, rot, or insect damage, and the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building. The substitute material shall match the historic material in size, profile and finish.

The application of the synthetic materials shall not result in the concealment or removal of original decorative detailing or trim including window and door surrounds and watertable.

The application shall be reversible.

Synthetic siding materials shall match the dimensions and style of the original wood siding as closely as possible.

- C. Wood siding that has been concealed beneath synthetic siding should be repaired. Following the removal of synthetic siding, original siding should be repaired to match the original, caulked and painted. When ghosting or outlines of decorative missing features are revealed, these should be replicated and reinstalled. If these features are not replaced the ghosting should be recorded through photographs or drawings for possible future replication.
- D. Walls under wood siding may not be altered with plugholes for the installation of insulation in the walls.
- E. Asbestos shingles that are original to a dwelling should be kept stained or painted. If asbestos shingle siding is deteriorated or poses a health hazard, it may be removed and replaced with wood or other substitute siding. Removal of asbestos siding should follow hazardous material guidelines.

Wood Siding



Lapped board siding



Beveled clapboard siding



Drop siding



Shiplap siding



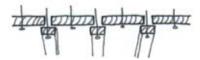
Rabbeted siding



Tongue-and-groove siding

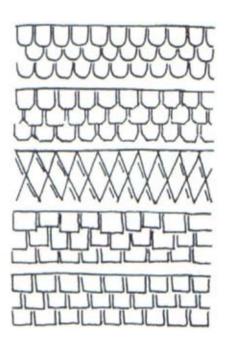


Board-on-board siding



Board-and-batten siding

Vertical board siding examples



Wood shingle examples

Horizontal board siding examples

New Construction Guidelines

New Construction Guidelines

The following section contains guidelines that address appropriate new construction, including additions and new, infill buildings. These guidelines provide important information to insure that the characteristic scale, rhythm, setbacks and massing of the districts are preserved and enhanced.

Additions

- A. Additions should be located at the rear or less visible sides of buildings.
- B. Additions shall compliment the original building in size, scale, design, materials, and placement.
- C. Additions shall be of a compatible design in keeping with the original building design, roof shape, materials, color, and the location of windows, doors, cornice heights, etc.
- D. Additions shall not imitate an earlier historic style or architectural period.
- E. Additions shall be compatible with the scale and siting of adjacent buildings located on the same block as well as those on the entire facing block.
- F. Additions should be constructed so as not to damage or destroy significant original features, and to avoid removal or loss of historic materials.
- G. Additions should minimally impact the exterior walls of the original building, so that the addition could be removed without damage to the basic structure and appearance of the building. Building additions should use existing door and window openings whenever possible for connecting the addition to the building.
- H. No portion of an existing building shall be removed, if such removal would destroy important character defining details and features of the building.

I. Additions shall not destroy original landscape elements situated on the building's lot at the primary facades.



Appropriate: rear one story addition



Appropriate: rear two story addition



Inappropriate: side two story addition Construction of new residential or commercial additions should be avoided and only done when needed. Additions are acceptable when they are clearly differentiated from the historic building and in such a way not to change, obscure, damage or destroy the character defining features of the historic building.

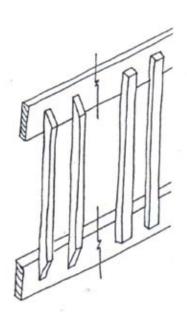
Additions should be sited at rear or side façades so as not to detract from the primary façade when seen from the street. The design of the additions should have a minimal impact on the building's overall character.

Decks

Decks were generally not used prior to 1945 on homes and are not appropriate additions on the front facade or other visible locations of a dwelling. Deck railings should be in forms appropriate to the architectural style of the dwelling. (See section on porches).

More appropriate outdoor sitting areas for back yards of traditional architectural styles are stone or brick terraces or patios next to the house or built under the shelter of a large tree. Summer houses or gazebos especially popular in the latter half of the 19th century; and pergolas, either attached to the house or freestanding, which were popular after the turn of the century may also be an appropriate alternative to a deck.

- A. Decks shall be located at the rear of buildings or areas not visible from the street.
- B. Decks should be stained with an opaque stain (not clear) or painted to blend with the colors of the building. (See Paint Section)
- C. Decks should be kept simple in design. Wood decks with traditional style wood balusters and rails complimentary to the style of the building are recommended. (See Porch Section)



* Inappropriate deck rails and balusters

New Garages and Outbuildings

- A. Secondary buildings shall be smaller in scale than the primary dwelling.
- B. Secondary buildings should be built at traditional locations for outbuildings in the locally designated districts. These include at rear lot lines, adjacent to alleys, and at the rear side of a dwelling.
- C. Secondary buildings shall be compatible in design, shape, materials, and roof shape with the associated primary building.
- D. Exterior materials of secondary buildings should match or be compatible with those of the primary building. If not visible from the street, secondary buildings may have exterior substitute siding materials such as aluminum or vinyl.
- E. For garage doors, wood paneled doors are appropriate. Paneled doors of vinyl, aluminum, or steel are not appropriate. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.





Secondary buildings include garages, sheds, and other outbuildings. New construction of secondary buildings such as garages and sheds is acceptable as long as they are appropriate in design and sited in traditional locations. Construction materials should be similar to those of the primary dwelling.





Roofline Additions

Roofline additions of dormers can be used to create livable space in attic or upper floors of residential buildings with sloped roofs. It is important when considering a roofline addition to remember the guidelines for additions in general in regards to additions.

Additions that will affect roof forms should be placed so as to minimize their impact as viewed from the street.

Often commercial buildings have a low slope roof that appears flat from the street. Additions to flat roofs should not be visible from grade.

- A. Roofs shall not have new dormers, roof decks, balconies or other additions introduced on building fronts unless it is stylistically appropriate. These additions may be added on the rear or sides where not visible from the street.
- B. Additions to flat roofs should not be visible from grade.



* Dormer addition on rear roof

Infill Buildings

- A. New infill construction should respond to the specific site and setting and maintain the existing pattern of buildings along the block on both sides of the street. The new design should be compatible with the existing context in the following ways:
- 1. Site: the established setbacks, placement on the lot and street orientation
- 2. Shape: the massing of forms of the neighboring properties including roof shape and pitch.
- 3. Scale: the elements of the facade that define the building's scale such as height, roof, windows and doors
- Proportion: rhythm of the lot widths and features including entrances, windows, doors, etc.
- 5. Materials
- 6. Color and textures



* Existing pattern of residential building setbacks

It is important that new construction in commercial and residential areas compliment the existing buildings. New infill construction should be compatible with the existing, in massing, setback, roof forms, materials, window and door rhythm or placement, and for residential properties, porch location and scale.

New construction should not create a false historic appearance through the replication of a specific architectural style.

Commercial buildings typically extended across the entire lot width and taken together made a single street façade composed of regular rhythm of bays and window openings. When one or more of these lots are vacant, infill construction is encouraged in order to make whole the street façade.



* Appropriate Commerical Infill



* In-appropriate Commercial Infill

SITE AND SETTING GUIDELINES

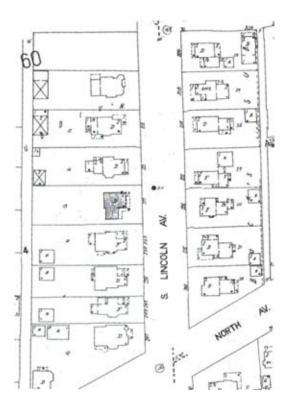
Site and Setting

A urora's Historic Districts and Historic Landmarks developed from the mid-19th through the mid-20th centuries. Most blocks in the Districts retain their original character of site and setting. In residential neighborhoods dwellings were built with consistent street setbacks and with front yards for landscaping. Typically with the house's porch and main entrance were oriented towards the street. Blocks were laid out with similar lot dimensions and distances between houses, creating a consistent rhythm and pattern in the location of buildings and the intervening spaces.

In the downtown areas, commercial buildings are found that were laid out and built to form a continuous façade close to the sidewalk. The consistent setbacks and similar lot widths set up the rhythm of the streetscape in these commercial blocks.

These streetscape characteristics are retained on most blocks in the Districts and should be preserved and maintained.

The following guidelines provide information on changes and alterations to a property's site and setting that could affect not only its architectural appearance but also that of the District.



* Map excerpt shows consistent setbacks and location of outbuildings at rear lots and along alleys

Fences and Walls

- A. Fences of cast iron or other original materials should be preserved.
- B. Fences of cast iron when appropriate to the architectural style of the building may be added.
- C. Fences of chain link, poured concrete, concrete block, or wood in basket weave, louver, spilt rails, horizontal board, lattice, stockade or shadowbox designs shall not be visible from the street.
- D. Walls of free-standing brick are generally not appropriate in front yards but are acceptable at rear yards and side yards not visible from the street.
- E. Traditional plantings such as hedges and shrubs are acceptable as alternatives for fences in historic districts.

Fences in Front and Side Yards

F. Fences of wood pickets or balusters are appropriate for front yards. Such fences shall be painted or stained. Pickets or spindles should be no wider than four inches, and be set with top and bottom rails and may have a bottom baseboard. Fences more than 50% open should be no more than 42 inches in height. Fences less than 50% open, should be no more than 36 inches in height. Solid board fences are not appropriate for use in front and side yards and should be avoided.

Fences in Rear Yards

G. Fences can be constructed in the same low fence design found in the front yard.

H. Fences of wood boards or planks for privacy should be located in rear yards and should be no taller than six feet. Boards should be no more than six inches wide. Privacy fences of flat, vertical boards with flat tops are most appropriate for the historic districts. Vertical boards topped with lattice or pickets are also appropriate.

Wood picket and plank fences and cast iron fences were widely used in residential areas before 1945 to separate lots, outline front yards, and enclose domestic animals and pets. However, few original cast iron fences remain standing.

More recently chain link fences and other designs in wood have become popular but these are non-historic fence materials and are not acceptable.

Historic fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is appropriate.

In addition to the Fence Provisions of the Aurora Zoning Code the following apply.

Fences and Walls

Appropriate Front Yard Fences:



Simple picket



■ Tulip-top picket



Balusters and spindles

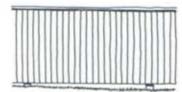
Fences appropriate for rear yards:



Vertical board



Vertical board with lattice top



Vertical board with top rail

Fence styles NOT allowed if visible: from the street



Horizontal basket weave



Louver



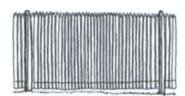
Split-rail with bracing



Horizontal board



Lattice



Stockade



Shadowbox

Fire Escapes and Secondary Exits

- A. Fire escapes and secondary exits shall not be added unless they are required by fire or safety codes.
- B. Fire escapes and secondary exists should be removed when no longer required by code.
- C. Fire escapes and secondary exits should be located where they will not be visible from the street.
- D. Fire escapes and secondary exits placed on the exterior should be of wood construction with simple balusters and handrails. Metal fire escapes may be installed if they are not visible from the street.

Within historic districts many buildings have been converted into duplexes or apartments. These buildings often have fire escape and/or secondary exits to meet fire and safety codes.

Landscaping

Landscape treatments should be appropriate to the era of the building and the district.

Landscape features that were not featured during the historic period of the buildings do not contribute to the overall harmony of the setting.

- A. Landscaping designs and materials that reflect the landscape features and plant materials appropriate to the building's period of significance shall be used.
- B. Yard areas visible shall have appropriate ground cover; such as lawn or small perennial ground covers.
- C. Landscaping plants and materials shall not be placed where limbs and roots will damage historic structures, or prevent water from draining away from the foundation.
- D. Areas around trees can be covered with lawn, ground cover, or organic mulch.
- E. Ground cover of crushed gravel or aggregate shall not be used except in the immediate areas of downspouts.
- F. Larger stones can be used for grade changes, and in the limited areas where traffic inhibits plant growth.
- G. Berms or other grade changes except as needed to provide adequate drainage shall not be used.

Note: (For Riddle Highlands Historic District refer to the Riddle Highlands Historic District Appendix.)

Mechanical Equipment, Dumpsters and Other Equipment

- A. Ground mounted equipment and dumpsters on the sides of buildings visible from the street shall be screened preferably with shrubbery, but fencing or latticework appropriate to the style of house is also acceptable. Ground mounted heating and cooling units, exhaust fans and dumpsters shall not be located in the front of a building.
- B. Mechanical equipment such as gas meters, DBS satellite dishes, and other equipment shall be located on the rear or side of a building not visible from the street.
- C. Window air-conditioners, exhaust fans and heat pumps should be located on the rear or sides of dwellings rather than on the front. The installation of such units should not result in the removal or replacement of the original window sash or surround.
- D. Additional electrical, telephone, television or computer cables or conduits shall not be attached to the primary facades of a building. (For Palace Street Historic District, see Palace Street Historic District Appendix.)
- E. Window air conditioners, exhaust fans or heat pumps should not be installed in the primary facades.

Air conditioning and heating units often require condensers and other mechanical units to be placed within a few feet of the exterior side of a building wall.

Temporary construction dumpsters are exempt from these Guidelines.

Parking

Aurora's Historic Districts were largely platted and developed in the days of horse drawn vehicles and in the early days of the automobile. Some streets were laid out with rear alleys. Garages and carriage houses were generally located directly adjacent to the alleys or in rear yards served by a driveway.

Many of these original early outbuildings were replaced or converted to garages. Today, vehicular access to historic houses is by driveways off the street or through rear alleys.

The addition of garages and parking places in areas other than rear yards is not consistent with traditional streetscape design. Rear yards were not paved for unenclosed parking areas. The intent of these Guidelines is to provide for residential and commercial parking without altering the historic streetscape, or creating situations where historic side and rear yards are eliminated. By limiting the paved areas, damage to historic buildings due to storm water runoff is also mitigated.

- A. Front yard areas shall not be paved, covered with blacktop or transformed into an area for surface parking lots. Unpaved areas of a lot shall not be paved without the submission of an acceptable plan approved by the Aurora Preservation Commission. New parking lots incompatible with the character of the neighborhood shall not be introduced.
- B. New off-street parking areas, for residential and commercial properties shall be landscaped around the perimeter of the parking area for screening purposes, and a landscape plan shall be submitted for approval indicating the species, age, and location of the planting material.
- C. When existing off-street parking areas are resurfaced, they shall comply with the provisions of the above new off-street parking areas.

- D. Driveways shall be limited to a single lane where visible from the street, and allowed to increase towards the rear of the lot where it shall be screened with landscaping or other approved materials. Exceptions are if the driveway was originally two-lane, or if the length does not allow the curvature from one land to two. The original driveway design, material, and placement, where known, should be preserved.
- E. Driveways in the front or side yard should be of brick, concrete, or concrete tracks (two parallel narrow strips of concrete with grass in between also called "ribbon drives"). Asphalt and textured concrete designed to look like brick pavers are also appropriate materials.
- F. Driveways shall not be poured closer than six inches to foundation walls as it causes damage to foundations and walls.
- G. Driveway approaches shall be limited to single lane widths to increase the parkway landscaping. Widths at sidewalks shall not exceed 10 feet, and the taper to the road shall not exceed 14 feet.



Appropriate perimeter landscaping of parking area

Ramps for Accessibility

- A. Ramps should be added so that minimal original historic materials are removed and that the ramp construction is reversible.
- B. Ramps should be located at the rear or sides of dwellings. If a ramp is placed on the front of a building it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of buildings with interior lots.
- C. Ramps should be of simple traditional design and configuration or designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or to match the overall paint color of the building.
- D. Ramps in visible areas should be screened with landscaping.
- E. When required by code, ramps shall adhere to applicable Historic Preservation provisions of the accessibility code.

Historic buildings often need to be accessible to the handicapped. Accessibility achieved with the least alteration to important historic features is most appropriate.



Ramp Addition to a porch

Sidewalks and Walkways

Sidewalks and walkways in historic districts are primarily of concrete construction. Many of these were poured in the early 20th century and remain in good condition. The use of concrete is appropriate in the repair, replacement and addition of concrete sidewalks and walkways.

- A. Sidewalks and walkways that are original to a dwelling or block should be preserved and maintained. (For Riddle Highlands Historic District, see Riddle Highlands Appendix.)
- B. New sidewalks and walkways in the front and side yards that are installed shall match the original in details, dimensions, and placement.
- C. Sidewalks and walkways of aggregate or pebble-surfaced concrete are, in most cases, not appropriate in visible areas. Smooth poured concrete, stone, brick pavers, or pavers that replicate brick, properly laid, may be used.
- D. Sidewalks and walkways of asphalt shall not be installed in front yards but may be used in areas not visible from the street.

Swimming Pools, Fountains, Gazebos and Pergolas

- A. Swimming pools should be located in rear or side yards and screened from street view with fencing and/or landscaping. (See Fences and Landscaping.)
- B. Arbors and pergolas unless original to the design shall not be installed on primary façades. Arbors and pergolas shall not obstruct character defining elements on primary or side facades visible from street.
- C. Accessory buildings, including unenclosed gazebos shall not be allowed in front yards. These may be allowed in side or rear yards. The design and architectural details of the gazebo should be appropriate to the architectural style of the primary structure. See Porch section for guidelines of appropriate gazebo styles.
- D. Fountains or water features are acceptable in rear and side yards. Screening must be used if visible from the street.

Because swimming pools are a modern amenity, they should be screened so as not to be visible.

In addition to the Swimming Pool Regulations of the City of Aurora and Aurora Zoning Code provisions the following apply.

In addition to the Aurora Zoning Code provisions for accessory structures and permitted obstructions the following apply.

* appropriate: simple, unenclosed gazebo



* Inappropriate: enclosed gazebo



SIGNAGE AND GRAPHICS GUIDELINES

Signs and Graphic Designs Guidelines

S igns or graphics play an important role not only in calling attention to a business and in providing information but also in defining the character of the street's overall image. In addition to the standard City of Aurora Zoning Codes, the guidelines for signs and graphic designs as outlined below apply.

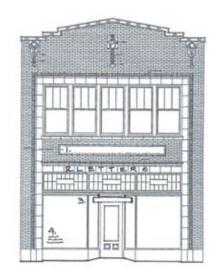
Signs and Graphic Designs

- A. Signs shall follow regulations subject to the provisions of Article 31 of Chapter 31 of the City's Zoning Ordinance.
- B. Signs should be kept to a minimum with preferably a maximum of two per commercial business or community facility.
- C. Signs for churches may be freestanding or attached to the face of the building. Signs for commercial buildings may be freestanding, on storefronts, windows, or affixed to the face of the building.
- D. Signs shall not cover or obscure architectural features.
- E. Signs shall not be illuminated with visible bulbs, flashing lights, or luminous paints, but with remote sources, for example, ground lights. Signs should not be backlit or internally lit.
- F. Signs should be of traditional materials such as finished wood, glass, copper, bronze, or plywood.
- G. Signs should have no more than three colors and use only colors that are compatible with the building.
- H. Signs when mounted on masonry walls should be anchored into the mortar, not the masonry.
- I. Generally sign lettering should be 8-18 inches high and occupy only 65% of the sign board. Letters shall not be interchangeable.

Buildings covered by these Guidelines are primarily in residential districts. Signs are limited in residential districts by the zoning ordinance.

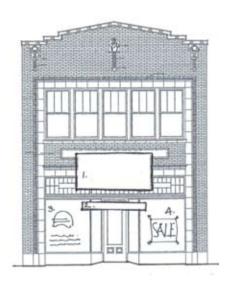
These Guidelines encourage more appropriate size, design and location of signs for historic districts and buildings.

In addition to the Signage Provisions of the Aurora Zoning Code the following apply.



Appropriate Sign

- 1. Wall sign does not obstruct building features
- 2. Individual letter sign
- 3. Hanging sign
- 4. Lettering on storefront glazing



Inappropriate Signs

- 1. Sign covers building features
- 2. Hanging sign too large
- 3. Window sign too large
- 4. Window is cluttered

DEMOLITION AND MOVING GUIDELINES

Demolition and Moving Procedures

The demolition or removal of historic structures or part of historic structures from any of Aurora's Historic Districts is strongly discouraged. The following Section addresses those occasions when the demolition or relocation of an historic property is allowed.

In addition to the Guidelines, City of Aurora Building Codes apply when moving or demolishing a structure.

Procedures for Demolition and Moving

- A. Demolition of any original feature or part of a historic building which contributes to the historic or architectural significance of the building or of the locally designated districts shall not occur, unless:
- an emergency condition exists and the public safety and welfare requires the removal of the building or structure, or feature;
- a building does not contribute to the historical or architectural character of the districts and its removal will not have an adverse effect on the appearance of the districts;
- 3. the denial of the demolition will result in an Economic Hardship; or
- 4. the feature is secondary and removal is necessary for an addition.
- B. Moving buildings into a district is acceptable if the building is compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot.
- C. Moving historic buildings should be avoided unless demolition is the only alternative.
- D. Moving secondary buildings on a lot from one location to another is acceptable, provided the new location is appropriate to the site and setting.
- E. When demolishing or moving any structure, all applicable codes and ordinances of the City of Aurora shall be followed.

Aurora's Historic Preservation Ordinance allows the Historic Preservation Commission to deny demolition within the locally designated districts.

Vacant lots within districts can be appropriate sites for the relocation of pre-1950 buildings. However, moving a building should only be considered to avoid demolition. Any moved building should maintain front and side yard setbacks, and orientation of neighboring properties.

GLOSSARY OF TERMS

Glossary of Terms

Unless specifically defined below, words or phrases in this Design Guideline Manual shall be interpreted in accordance with definitions contained in the City of Aurora's Code of Ordinances and Zoning Definitions and Webster's Dictionary.

Α

Adaptive Use (Adaptive Re-use) Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices. Changing an existing building to accommodate a new function. See also Re-use.

Addition New construction added to an existing building or structure.

Alteration Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, addition, sand blasting, water blasting, chemical cleaning, chemical stripping, or removal of any structure, but not including changes to the color of exterior paint.

Appropriate Especially suitable or compatible.

Arch Curved construction which spans an opening and supports the weight above it. See flat arch, segmental arch and semi-circular arch.

Attic An upper level of a building, not of full ceiling height, directly beneath the roof.

Awning A rooflike cover, temporary in nature, which projects from the wall of a building.

В

Baluster One of a series of small, vertical members used to support the upper rail of a railing.

Balustrade A railing held up by balusters.

Bargeboard (Vergeboard) A board which hangs from the outside rafters of a gable roof, and is often sawn into a decorative pattern.

Base The lowest of three principal parts of a column; the lowest part of a wall or pier.

Bay The portion of a facade between columns or piers providing regular divisions.

Bay window A projecting window that forms an extension to the floor space of the internal rooms. See also Oriel window.

Belt course A horizontal band of stone or brick on the exterior wall of a building, usually marks the floor levels.

Board and batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond Anything that holds two or more objects together, including the pattern of interlocking units and joints in a masonry structure; the connection between masonry units or the unit and the mortar bed.

Bracket A projecting segment, often decorative, usually of masonry or wood.

Bulkhead The vertical panels below display windows on storefronts. Bulkheads can be both supportive and decorative in design.

C

Capital The top part of a column or pilaster.

Casement window A window with one or two sashes that opens with hinges at the side(s).

Certificate of Appropriateness (COA) A certificate issued by the building official or the Aurora Preservation Commission indicating its approval of plans for alteration, construction, or removal or demolition of a landmark or of a structure within a historic district.

Certified Local Government (CLG) Any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Character Distinctive traits or qualities and attributes in any structure, site, street or district.

Clapboards Narrow wooden boards, thinner at the top edge, which are placed horizontally, overlapping to provide a weather-proof exterior wall surface.

Classical order The combination of column and entablature components used in a classical style; each has a column with base, shaft, and capital. The most common orders are: Doric, Tuscan,

Ionic, Corinthian, or Composite, each order has its own rules of proportion for the various elements.

Clipped gable A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Column A circular or square free standing vertical structural member.

Commission The Aurora Preservation Commission.

Compatible In harmony with location and surroundings.

Composite order A classical order with a capital combining scroll-like ionic order, and the decorative leaves of the Corinthian order.

Configuration The arrangement of elements and details on a building or structure which help to define its character.

Context The setting in which a historic element, site, structure, street, or district exists.

Corbeling Courses of masonry set with each course stepped forward supporting an element.

Corinthian order The most ornate of the classical orders characterized by a column decorated with acanthus leaves.

Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, or portion of a wall or building, at a porch, etc.

Cresting An ornamental ridge along the top of a wall or roof, often made of metal.

Cross-gable A secondary gable roof which meets the main roof at right angles.

D

Demolition Any act or process that destroys in part or in whole a landmark or a structure within a historic district.

Dentils A row of small decorative blocks alternating with blank spaces in a classical cornice.

Design guidelines The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as adopted by the Secretary of the United States Department of the Interior, and other guidelines which are adopted as necessary by the City to exemplify the standards deemed appropriate for Restoration,

Rehabilitation, and Preservation of historic structures.

Doric order The simplest of the classical orders with simple, unadorned capitals fluted (with vertical grooves) columns and no base.

Dormer window A window set upright in a sloping roof.

Double-hung window A window with two sashes, one sliding vertically over the other.

Е

Eave The lower edge of a roof that projects beyond the face of a wall.

Element A material part or detail of a site, structure, street, or district.

Elevation Any one of the external faces or facades of a building.

Ell The wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column A round column attached to a wall.

Entablature In classical architecture, the full band of horizontal elements above the column capitals.

F

Fabric The physical material of a building, structure, or community, connoting an interweaving of component parts.

Facade Any one of the external faces or elevations of a building. See also primary façade and secondary façade.

Fanlight A semi-circular or fan shaped window set over a door with radiating muntins.

Fascia A projecting flat horizontal band; forms the trim of a flat roof or a pitched roof.

Fenestration The arrangement of windows on a building facade.

Finial A projecting decorative element, at the top of an object; such as a fence post, weathervane, roof turret or gable.

Fishscale shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing Sheets, usually metal, used to weatherproof joints or edges especially on a roof.

Flat arch An arch whose wedge-shaped stones or bricks are set with a straight bottom edge; also called a jack arch.

Foundation The base of a building that rests directly on earth and carries the load of the structure above.

Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

G

Gable The triangular section of an exterior wall supporting a pitched roof.

Gable roof A pitched roof with one downward slope on either side of a central, horizontal ridge, forming a gable at each end.

Gambrel roof A pitched roof with two slopes on each side of the ridge.

Η

Half-timbering Timber frame wall construction with spaces between timbers filled with brick, stone, stucco, etc.

Harmony Pleasing or agreeable; a congruent arrangement.

Height The distance from the bottom to the top of a building or structure.

Hipped roof A roof with uniform sloping on all sides.

Historic District An area designated as a "historic district" by ordinance of the city council and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other proportions or structures that, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall historic or architectural characteristics of the historic district.

Historic imitation (historic replica) New construction or rehabilitation where elements, components, or buildings mimic an architectural style but are not of the same historic period as the original being mimicked. Hood molding A projecting molding above an arch, door, or window, also called a drip mold.

Ι

Infill New construction where there had been an opening before, such as a new building between two older structures; or block Infill between porch piers or in an original window opening.

Ionic order One of the classical orders, it has decorative capitals with volutes, scroll-like ornaments, which turn downward.

J

Jack arch See flat arch.

K

Keystone The central top most element of an arch.

L

Landmark A property, structure or natural object designated as a "landmark" by ordinance of the city council, pursuant to procedures prescribed in this title, that is worthy of rehabilitation, restoration and preservation because of its historic or architectural significance to the city.

Landscape The whole of the exterior environment of a site, district, or region, including landforms, trees and plants, rivers and lakes, and the built environment.

Lattice An openwork grill (diagonal or vertical and horizontal) of wood strips used as screening.

Lintel The horizontal support member above a window, door, or other opening.

M

Maintain To keep in an existing state of preservation or repair.

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

Masonry Construction of brick, stone or terra cotta laid up in units.

Massing The three-dimensional form of a building.

Material Change A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.

Modillion An ornamental bracket used in a series under a cornice and sometimes supporting the cornice.

Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion A vertical divider between individual windows or doors.

Multi-light A window sash or door light composed ofmore than one pane of glass.

Muntin A secondary framing member to divide and hold the individual panes of glass.

Ν

Neighborhood Committee A subcommittee of the Preservation Commission comprised of neighborhood residents and commission members created to provide recommendations to the full commission and expedite the COA review process.

New construction Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Normally required Mandatory actions, summarized in the guidelines, whose compliance is enforced by the Aurora Preservation Commission.

O

Obscured Covered, concealed, or hidden from view.

Oriel window A bay window built out from the wall resting on a bracket or corbel.

P

Palladian window A window opening with three parts, the central one arched and wider than the rectangular flanking ones. The tops of the flanking windows align with the base of the arch.

Paneled door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet A low wall at the edge of a roof.

Pediment A triangular element formed by the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier A square or rectangular column.

Pilaster A square pillar attached to a wall.

Pitch The slope of a roof.

Porch A roofed space, open or partly enclosed, often at a building entrance, often with columns and a pediment, and generally with support piers but occasionally with a full foundation.

Portico A porch or ambulatory, supported by columns on at least on side, especially at the main entrance to a building in the Greek, Roman, or Neoclassical style.

Portland cement A strong, inflexible cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on pre-1920 buildings. (The Portland cement is harder than the earlier masonry, causing serious damage over time.)

Preservation Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Pressed tin Decorative and functional metalwork made of stamped tin used to sheath roofs, bays, and cornices.

Primary façade The front facing façade; the façade that faces the street and has the primary entrance. For buildings with the entry on a side façade or buildings sited on a corner, the side façade with entry and the street facing side façade and are considered as primary facades. See also Façade and Secondary façade.

Proportion Harmonious relation of parts to one another or to the whole.

Pyramidal roof A roof with four identical sides rising to a central peak.

Q

Quoins Units of stone or bricks used to accentuate the corners of a building.

K

Rail A horizontal member of a railing or fence; may support vertical elements. Also, a main horizontal member of a door or window.

Recommended Suggested, but not mandatory actions summarized in the guidelines.

Reconstruction The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Rehabilitation The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Replication Creating an object that is an exact imitation of a historic architectural style or period.

Restoration The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain To keep secure and intact. In these guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in preservation of elements, sites and structures.

Re-use To use again. An element, detail, or structure might be reused in historic districts. See also Adaptive use.

Rhythm Regular occurrence of elements or features such as spacing between buildings.

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

Room An enclosure or division of a house separated from other divisions, designed to be habitable four seasons a year and fully heated.

Rustication Masonry cut in massive blocks separated by deep joints.

S

Sash The framework containing the glass in a window.

Scale Proportional elements that demonstrate the size, materials, and style of buildings.

Secondary façade A facade other than the primary façade. A facade that does not face a street or does not have the primary entrance. See also Façade and Primary façade.

Segmental arch An arch whose profile is less than a semicircle.

Semi-circular arch An arch whose profile is a half-circle.

Setting The attributes of a locality, neighborhood, or property that defines its character.

Shake A split (by hand) rather than sawn wood shingle.

Sheathing An exterior covering of boards or other surface applied to the frame of the structure. See Siding.

Shed roof A low-pitched roof with only one slope.

Shingles A thin piece of wood, slate, asphalt, etc. laid with others in a series of overlapping rows covering the roof or sides of a house. In early 1800s the shingles were hand split. Today, hand-split shingles are called shakes.

Sidelight A vertical area of fixed glass on either side of a door or window.

Siding The exterior wall covering (sheathing) of a structure.

Significant Having particularly important associations within the contexts of architecture, history, and culture. The importance of an element, building or a site, owing to its involvement with a significant event, person, or time period, or as an example of an architectural style. Also historically significant.

Sill The projecting horizontal base of a window or door, may be of any material, angled to repel water. Also, the horizontal piece of lumber, or built-up section that rests on the foundation and forms the base for the wood frame in construction.

Soffit The horizontal underside of an eave or cornice.

Spindles Slender wood dowels or rods turned on a lathe often used in screens and porch trim. See also baluster.

Stabilization The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Standing seam roof A sheet metal roof with vertical folded seams joining adjacent flat panels; the parallel seams run along the slope.

Stile One of the main vertical members of a millwork frame to which the others are attached; the vertical framing members at the edge of a door or window.

Streetscape The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Stucco An exterior finish, usually textured; composed of Portland cement, lime, and sand mixed with water.

Style A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

Surround An encircling border or decorative frame, usually at windows or doors.

Swag Carved ornament in the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

T

Terra cotta A fine-grained, fired clay material used for decorative masonry, often used in imitation of stone. Transom An opening above a door or window.

Trim The decorative framing of openings and other features.

Turret A small tower projecting from a building usually at a corner.

Tuscan order The simplest order of the classical styles.

V

Vergeboard See Bargeboard.

Vernacular A regional form or adaptation of a traditional architectural style; a building built without being designed by an architect or someone with similar formal training.

W

Wall dormer A dormer created by the upward extension of a wall and a breaking of the roofline.

Water table A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard Wood siding consisting of overlapping boards usually thicker at one edge than the other, or a board at the top f an exterior wall tat covers the joint at an overhanging eave or verge.

APPENDICES

The Secretary of the Interior's Standards for Rehabilitation

The following are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 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 archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Aurora Historic District / Landmark Certificate of Appropriateness Permit Application

Page 1 of 3

PLEASE COMPLETE AND RETURN TO THE PRESERVATION OFFICE



Application Number 421	File: SAMPLE
Date Requested:	AURORA Date Submitted:
Applicant Name:	Day Phone:
Address:	Evening Phone:
City. State. Z.p: Subject Property Address.	Applicant is owner Applicant is centract purchaser Applicant is acting on behalf of owner and
Historic Designation:	has attatched a signed, notarized statement or a signed contract from the owner authorizing the applicant to act on his/her behalf.
Description of existing condition:	

Please attatch photos of the existing condition to the back of this sheet

Date existing condition documented:

Aurora Preservation Commission ~ 44 E. Downer Place ~ Aurora, IL. 60507-2067 ~ (630) 844-3648

City of Aurora Historic District / Landmark Certificate of Appropriateness Application

ALL WORK MUST CONFORM WITH BUILDING CODES UNLESS A VARIATION IS GRANTED Description of proposed modification: Applicant Signature for Proposed Modification Date Please sketch proposed modifications on the Project will be completed by: back of this sheet. drawings rendered by: date: These modifications will affect the following areas on the Subject Property: Roofs, Soft is, Gutters Exterior Doors Chimney Exterior Windows (Including storms or screens) Exterior Walls or Wall Covering (Siding, Shingles) Perch Elements (Including supports, columns, railings, stairs): Exterior Masurry (Bricks, Stonework, Mortar) Garage or Other Structure on Subject Property Exterior Lighting Sidewalk or Driveway Architectural or Decorative Omamentation or Detail Coher Coher Fence For Staff Use Only:

Aurora Preservation Commission ~ 44 E. Downer Place ~ Aurora, IL 60507-2067 ~ (630) 844-3648

City of Aurora Historic District / Landmark Certificate of Appropriateness Permit Application

Page 3 of 3

REVIEW PROCEDURES FOR CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness (COA) is accessary prior to alteration, exterior construction, and exterior demolition of property designated as a local landmark, or located in a locally designated historic district (Section 17-8) of the Aurora Municipal Code).

An Application for this certificate is available through the Historic Preservation Division of the Community Development Department, City of Aurora, 44 E. Downer Place, Aurora, IL 66507, or by calling (630) 844-3648. The completed application should be submitted to the director.

Upon receipt, the application will be processed as soon as possible. For minor modifications, a building permit may be obtained following staff approval, and the COA will be ratified at the following Preservation Commission meeting. For major modifications, a subcommittee of the Preservation Commission will review the proposal and provide a recommendation to the full Preservation Commission for approval of the COA. Building permits may be issued following a recommendation of approval by the subcommittee.

All certificates will be reviewed using the following criteria from Section 37 of the Aurora Code of Ordinances, in addition to any approved design guidelines for historic districts. Section 37-83 provisions are:

- 1. Whether the proposed work will highlight or positively enhance any exterior feature of the property and improvements.
- Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring improvements.
- The extent and process of any proposed demolition and subsequent changes in landscaping.
- 4. Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation.
- 5. A report from the building inspector on the state of repair and structural stability of the improvement under consideration.
- 6. Any changes in the essential character of the area which would occur as a result of approval of the certificate.
- Whether the proposed work conforms to the following design triteria as well as any specific guidelines which the commission may adopt with the approval of the city council:
 - a. Height, the height of the proposed structure or additions or alterations should be compatible with surrounding structures
 - Proportions of front fleede. The proportion between the width and beight of the proposed structure should be compatible with nearby structures.
 - Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with the existing structures.
 - Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be competible.
 - e. Roof shape. The design of the roof should be compatible with adjoining structures.
 - f. Landscape and appartenances. Landscaping and the use of appartenances should be sensitive to the individual structures; its occupants, and their need. Further, the landscaped treatment should be compatible with surrounding structures and landscapes.
 - Scale of structure. The scale of the structure should be compatible with surrounding structure.
 - Directional expression of front elevation. Sweet facades should blend with other structures with regard to directional
 expression. When adjacent structures have dominant horizontal or vertical expression, this should be carried over and
 reflected.
 - Architectural Details. Architectural details and materials should be incorporated as necessary to relate the new with the old, to preserve and enhance the inherent characteristics of that area.

All sertificates will be reviewed using the criteria in Section 37-83 of the Aurora Code of Ordinances, in addition to any approved design guidelines for the historic district or for landmarks.

	I do understand the above Review Procedures for Certificates tion submitted on this application is true and accurate to the I	
Applicant Signature	Date	

Aurora Preservation Commission ~ 44 E. Downer Place ~ Aurora, IL 60507-2067 ~ (630) 844-3648

Chapter 37 PRESERVATION*

*Cross reference(s)--Buildings and building regulations, Ch. 12; planning and development,

Ch. 34; zoning, App. A.

State law reference(s)--Powers of home rule units, Ill. Const. art. VII, § 6.

ARTICLE I. IN GENERAL

Sec. 37-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration means any act or process, which changes one (1) or more of the exterior features of the property and improvements, which have been designated for preservation under this chapter.

Certificate of appropriateness means a certificate issued by the commission authorizing the performance of alterations, construction and demolition on property and improvements, which have been designated for preservation under this chapter.

Commission means the Aurora Preservation Commission.

Construction means any act or process that requires a building permit.

Demolition means any act or process that destroys or removes, in whole or in part, an improvement that has been designated for preservation under this chapter.

Exterior features includes the architectural character, the general composition and the general arrangement of the exterior of an improvement, including the kind, color and texture of building materials and the type and character of windows, doors, light fixtures, signs, fences and appurtenant elements visible from public streets and thoroughfares.

Improvement means any building, structure, work of art, place, parking facility, fence, gate, wall or other object constituting a physical addition to real property, or any part of such addition.

(Code 1969, § 37-3)

Sec. 37-2. General construction of provisions.

- (a) No provision in this chapter shall be construed as repealing any other code or ordinance of the city, and any permit or license required there under shall be required in addition to any certificate of appropriateness or economic hardship which may be required under this chapter; provided, however, that where a certificate of appropriateness or economic hardship is required, no such other permit or license shall be issued by any department of the city before a certificate has been issued by the commission as provided in this chapter.
- (b) The use of property and improvements, which have been designated under this chapter shall be governed by the city zoning ordinance as amended (Appendix A of this Code).
- (c) Whenever there is a conflict between the provisions of this chapter or a regulation adopted hereunder and the provisions of any other code or ordinance of the city, the more restrictive shall apply.
- (d) For purposes of remedying emergency conditions determined to be dangerous to life, health or property, the commission may waive the procedures set forth in this chapter and grant immediate approval for a certificate of appropriateness. The commission shall state its reasons in writing for such immediate approval.

(Code 1969, § 37-4)

Sec. 37-3. Declaration.

- (a) Prodigious new development in the outlying areas of the city, with its accompanying shifts of population and changes in residential, commercial and industrial land use, threaten with deterioration and disappearance the property and improvements of the city, which are the sources of its tradition and stability.
- (b) It is found and declared by the city council that it is required in the interest of the public health, safety and general welfare and is necessary to sound urban planning that those properties and improvements having special historical, architectural, community or aesthetic significance be preserved, enhanced and continued in or restored to use; it being further found and declared that the city's economic vitality and tax base cannot be maintained and enhanced without regard for Aurora's heritage and older neighborhoods.

(Code 1969, § 37-1)

Sec. 37-4. Purposes.

The purposes of this chapter are to:

- (1) Designate, preserve, enhance and perpetuate those properties and improvements which reflect the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community, or which may be representative of an architectural or engineering type inherently valuable for the study of a style, period, craftsmanship, method of construction or use of indigenous materials;
- (2) Stabilize and improve the economic vitality and value of the designated properties and improvements in particular and of the city in general;
- (3) Preserve the existing housing stock;
- (4) Foster civic pride in the beauty and accomplishments of the past;
- (5) Enhance the city's attraction to visitors and thereby support and stimulate commerce and industry;
- (6) Promote and encourage the continued private ownership and use of designated properties and improvements to the maximum extent consistent with the above objectives.

(Code 1969, § 37-2)

Sec. 37-5. Penalties.

Any person who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction shall be punished as provided in section 1-10.

(Code 1969, § 37-19)

Sec. 37-6. Equitable relief.

In addition to other remedies provided by law, the city may institute any appropriate action or proceeding to prevent, restrain, abate or correct a violation of this chapter, including, but not limited to, requiring the restoration of property and improvements to their appearance prior to the violation.

(Code 1969, § 37-20)

Secs. 37-7--37-20. Reserved.

ARTICLE II. PRESERVATION COMMISSION*

*Cross reference(s)--Boards and commissions generally, § 2-406 et seq.

Sec. 37-21. Creation; members.

- (a) There is created the Aurora Preservation Commission, which shall consist of eleven (11) voting members to be appointed by the mayor with the consent of the city council. Members shall serve for terms of three (3) years and until the respective successor of each member is appointed. Vacancies shall be filled by appointment for the remainder of any un-expired term. Members may be appointed for no more than two (2) consecutive terms and shall serve without compensation.
- (b) All voting members of the commission shall be residents of the city and shall be appointed on the basis of demonstrated expertise, experience or interest in the areas of anthropology, architecture, art, building construction, engineering, finance, historical and architectural preservation, history, law, neighborhood organizing, planning or real estate. Representatives from each of the various city departments shall serve, ex officio, as nonvoting members of the commission when required.

(Code 1969, § 37-5)

Sec. 37-22. Organization; rules; meetings; removals; director; records.

- (a) The mayor shall appoint a chairman and a vice-chairman from among the members of the commission for terms of one (1) year. The chairman shall preside over meetings. In the absence of the chairman, the vice-chairman shall perform the duties of the chairman.
- (b) The commission shall adopt rules for the conduct of its business. Meetings shall be held at regularly scheduled times or at the call of the chairman. All meetings of the commission shall be open to the public.
- (c) A quorum shall consist of six (6) members. The transaction of business shall be made by a majority vote of those members in attendance while a quorum is present, except that the adoption, modification or recision of any rule or part thereof shall require the affirmative vote of six (6) members. Members shall be automatically dismissed from the commission upon failing to attend at least two-thirds of all meetings held during a one-year period.
- (d) The mayor may, in his discretion, remove any member for incompetence, neglect of duty or malfeasance in office. The mayor shall, within ten (10) days, report in writing such removal to the city council with the reasons therefore.
- (e) Upon recommendation by the commission, the mayor may appoint an executive director to provide staff support to the commission. Such director shall be salaried and provided with an office.
- (f) The director shall keep, or cause to be kept, a record of all proceedings and actions of the commission, which record shall be open to the public for inspection and shall be kept and maintained at his office. The commission shall submit a monthly report of its activities to the city council.
- (g) The director is hereby deemed a peace officer and is authorized to prepare and serve citations personally or by certified mail, for violations of article V of this chapter.
- (h) Any member of the commission having a pecuniary or personal interest in any

matter coming before the commission shall disclose such interest to the other

members and such interest shall be made a matter of record. Any member having such an interest shall not present or speak on such matter nor shall he vote or in any way use his personal influence on such matter nor shall he be counted in determining a quorum for consideration of such matter.

(Code 1969, § 37-6)

Cross reference(s)--Human services department to provide staffing and liaison for boards, etc., § 2-284.

Sec. 37-23. Powers and duties.

The commission may:

(1) Designate landmarks, historical districts and urban conservation districts within the corporate limits of the city in accordance with the procedures and standards set forth in this chapter.

- (2) Issue, modify or deny certificates of appropriateness and economic hardship in accordance with the procedures and criteria set forth in this chapter.
- (3) Adopt rules and regulations, including such guidelines as may be deemed necessary for review of applications for certificates of appropriateness.
- (4) Keep a register of all property and improvements, which have been designated for preservation under this chapter. This register shall include the information required of each designation, along with the appropriate maps.
- (5) Provide financial and technical assistance to the owners of property and improvements, which have been designated for preservation.
- (6) Retain, upon approval by the city council, such specialists as may be required from time to time.
- (7) Engage in mutual cooperation with other city departments and commissions on matters affecting the property and improvements, which have been designated for preservation.
- (8) Make suggestions and recommendations relative to the nomination of designated property and improvements to state and national registers.
- (9) Perform any and all functions which will foster the marking and maintenance of designated property and improvements in accordance with the respect to which they are entitled and as will aid the public in visiting such areas with convenience and in appropriate surroundings.
- (10) Recommend the city's acquisition by donation, purchase or eminent domain of a fee or lesser interest in designated property and improvements, including but not limited to easements, covenants and leasehold interests; and to reconstruct, maintain, operate or transfer such property so acquired, all in accordance with the purposes, procedures and standards set forth in this chapter.
- (11) Induce by contract or other consideration the creation of covenants or restrictions binding on land.
- (12) Receive funds from federal, state and private sources for deposit in a separate account of the city to be referred to as the preservation fund, which funds shall only be loaned or expended by the commission with approval of the city council for such purposes as are herein set forth; if the commission is dissolved, then any amounts remaining in the fund shall be applied by the city council to further the purposes of this chapter. If any amounts remain in the fund after a period of one (1) year following the commission's dissolution, then such funds may be applied by the city council for such general corporate purposes, as it may deem appropriate.
- (13) Recommend the city's acquisition by donation, purchase or eminent domain of a fee or lesser interest in property which is within the public view and adjacent to or immediately surrounding designated property and improvements, the alteration, clearance or maintenance of which is important for the proper preservation and use of the designated property and improvements.
- (14) Recommend the issuance of revenue bonds by the corporate authorities.
- (15) Cooperate with other governmental bodies or agencies and not-for-profit organizations with purposes similar to those set forth in this chapter, including but not limited to the execution of contracts and the conveyance of property whether by purchase or donation.

(Code 1969, § 37-7)

Secs. 37-24--37-40. Reserved.

ARTICLE III. DESIGNATION STANDARDS

Sec. 37-41. Landmarks.

The commission shall consider the following in reviewing property and improvements for designation as landmarks:

- (1) Significant value as part of the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community;
- (2) Associated with an important person or event in national, state or local history;
- (3) Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials;

- (4) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an era:
- (5) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics;
- (6) Owner preferences;
- (7) Economic and functional potentials.

(Code 1969, § 37-8)

Sec. 37-42. Historical districts.

The commission shall consider the following in reviewing property and improvements for designation as historical districts:

- (1) Any of the standards listed in section 37-41;
- (2) Homogeneity of architectural design or dates of construction throughout the area;
- (3) Identifiable by clear and distinctive boundaries;
- (4) Repetition of distinguishing architectural or land use characteristics throughout the area.

(Code 1969, § 37-9)

Sec. 37-43. Urban conservation districts.

The commission shall consider the following in reviewing property and improvements for designation as urban conservation districts:

- (1) Any of the standards listed in sections 37-41 and 37-42;
- (2) Identifiable as a traditional Aurora neighborhood, commercial area or public activity center;
- (3) Characterized by solid housing or commercial buildings which are not necessarily significant or homogeneous in architectural design;
- (4) Threatened with deterioration, demolition or disharmonious alteration.

(Code 1969, § 37-9)

Secs. 37-44--37-60. Reserved.

ARTICLE IV. DESIGNATION PROCEDURE

Sec. 37-61. Application.

- (a) The commission, by a three-fifths vote of all members, or any person, group of persons or association, may apply for a landmark, historical district or urban conservation district designation for property and improvements located within the corporate limits of the city.
- (b) Applications shall be filed with the executive director on forms provided by the commission. The application shall include or be accompanied by the following:
- (1) The name and address, as shown on the tax assessor's rolls, of the owner of the property proposed for designation.
- (2) The legal description and common street address of the property proposed for designation.
- (3) A map delineating the boundaries and location of the property proposed for designation.

- (4) A written statement describing the property and setting forth reasons in support of the designation proposed.
- (5) An indication of whether or not the owner consents to the proposed designation.
- (6) Such other information as may be required by the commission.

(Code 1969, § 37-11)

Sec. 37-62. Notification and preliminary review.

- (a) Upon receipt of an application for designation, the executive director shall schedule a preliminary review to be held at the next regular meeting of the commission. He shall notify the applicant of the time and place of the preliminary review and also notify the division of inspections, permits and zoning enforcement, the division of planning and the public works department that an application for designation has been received, requesting that each report to the commission on any matters affecting the subject property or surrounding area.
- (b) At the next regular meeting following the receipt of an application for designation, the commission shall consider the application and decide whether it merits a public hearing. If the commission finds that the application does not merit a public hearing, it shall enter a formal denial of the application, which shall constitute the final administrative decision.

(Code 1969, § 37-12)

Sec. 37-63. Public hearing; decision; appeal.

- (a) If the commission finds at the time of the preliminary review that an application merits further consideration, then a public hearing shall be scheduled to be held within the next forty-five (45) days.
- (b) The executive director shall notify the applicant and owner of the subject property as to the date, time, place and purpose of the public hearing. Such notice shall be in writing and shall be sent not less than fifteen (15) days in advance of such hearing by certified mail, properly addressed as shown on the tax assessor's rolls and with sufficient postage affixed thereto. Failure to send such notice where no address appears on the tax assessor's roll shall not invalidate the proceedings of the commission.
- (c) The director shall also publish a notice in a newspaper of general circulation in the city describing the property proposed for designation and setting forth the date, time, place and purpose of the hearing. A copy shall also be posted on the subject property. The hearing may be continued from time to time without further notice.
- (d) The applicant shall produce at the time of the hearing such information as the commission may require including, but not limited to, the following:
- (1) All information required with the application.
- (2) A visual presentation of the significant improvements on the subject property, together with information as to the age, condition and use of each.
- (3) Proposals for preservation and enhancement of the property proposed for designation.
- (e) The applicant and the owners of subject property shall be entitled to speak at the public hearing and the commission may accept comments from all other interested parties. The commission shall review and evaluate all available information according to the applicable standards set forth in article III. A record of the proceedings shall be made and retained as a public record.
- (f) The commission shall grant, deny or modify the requested designation within thirty (30) days after the public hearing; provided, however, that the commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated.
- (g) The commission's decision shall be in writing and shall include findings of fact in support thereof. The executive director shall forward copies of the decision to the applicant and the owner of the subject property.
- (h) A decision by the commission denying a designation shall be the final administrative decision. No application relating to the same property may be filed during the twelve (12) months following such a denial by the commission.
- (i) A decision by the commission granting a designation may be appealed to the city council by an owner of the subject property. Such an appeal must be filed in writing with the city clerk within fifteen (15) days after the commission's decision to grant the designation.

- (j) If an appeal is not filed within such time, the designation of the commission shall be the final administrative decision.
- (k) Within thirty (30) days after such an appeal is filed, the city council shall, by resolution, affirm or reverse the commission's designation according to the applicable standards set forth in article III. In accordance with such standards, the city council may also modify the commission's designation, subject to approval by the commission at its next regular meeting and provided that the designations as modified not extend beyond the property described in the application. If the commission does not approve such modification, its designation shall be deemed to have been reversed by the city council.
- (l) The executive director shall forward copies of any final designation decision to the applicant, the owner of the property so designated, the city clerk and the department of inspections and permits. A copy shall also be recorded with the county recorder of the county in which the property is located.
- (m) A designation may be amended or rescinded by the same procedure and according to the same standards and considerations set forth for designation.

(Code 1969, § 37-13)

Sec. 37-64. Regulation during consideration period.

From the date of filing an application until the date of either a final decision by the commission or a reversal or affirmative by the city council, the provisions of article V shall apply as if the subject property were designated as requested. This interim control shall in no case apply for more than two hundred ten (210) days after the application is filed.

(Code 1969, § 37-14)

Secs. 37-65--37-80. Reserved.

ARTICLE V. REGULATION OF ALTERATION, CONSTRUCTION AND DEMOLITION*

*Cross reference(s)--Fine schedule for certain violations, § 1-11.

Sec. 37-81. Scope.

Work on property and improvements shall be regulated as follows:

- (1) Landmarks. No alterations, interior construction that affects structural members, exterior construction or exterior demolition may be performed on property and improvements which have been designated under this chapter as landmarks, except as shall be approved by a certificate of appropriateness.
- Historical Districts. No alterations, exterior construction or exterior demolition may be performed on property and improvements located within an area which has been designated under this chapter as a historical district, except as shall be approved by a certificate of appropriateness. Provided, however, that where a structure located within such a historical district has been substantially damaged by fire or other catastrophic event, and, in the opinion of the appropriate code official, and, pursuant to the applicable provisions of the Aurora Building Code, must be demolished, the requirement to obtain a certificate of appropriateness shall not be applicable. Structures owned by the city shall not require said certificate where there has been a determination made by the city council that demolition is in the best interest of the development or redevelopment of the city. The appropriate code official shall forward a copy of the demolition notice to the preservation commission. In such event, the official shall consider the applicable design review guidelines affecting the district in rendering a decision.
- Urban Conservation Districts. No exterior construction or exterior demolition may be performed on property and improvements located within an area, which has been designated under this chapter as an urban conservation district, except as, shall be approved by a certificate of appropriateness. Provided, however, that where a structure located within such a conservation district has been substantially damaged by fire or other catastrophic event, and, in the opinion of the appropriate code official, and, pursuant to the applicable provisions of the Aurora Building Code, must be demolished, the requirement to obtain a certificate of appropriateness shall not be applicable. Structures owned by the city shall not require said certificate where there has been a determination made by the city council that demolition is in the best interest of the development or redevelopment of the city. The applicable code official shall forward a copy of the demolition notice to the preservation commission. In such event, the official shall consider the applicable design review guidelines affecting the district in rendering a decision.

(Code 1969, § 37-15; Ord. No. 095-23, § 1, 5-2-95)

Sec. 37-82. Certificate of appropriateness--Procedure for obtaining.

- (a) Applications for certificates of appropriateness shall be filed with the executive director on forms provided by the commission and shall be accompanied by such information, plans, elevations, specifications and other documents as the commission may require. Any applicant may request a meeting with the commission before submitting an application and may consult with the commission during the review of the application.
- (b) At the next regular meeting, the commission shall review the application and may grant a certificate of appropriateness if it finds that the proposed work is clearly appropriate and in accordance with the applicable criteria set forth in section 37-83 and the purposes of this chapter. The granting of a certificate of appropriateness shall be the final administrative decision.
- (c) If the commission does not find the proposed work so clearly appropriate and in accordance, then a public hearing shall be scheduled to be held within the next sixty (60) days. The applicant shall be notified of the time, date, place and purpose of such hearing by certified mail, properly addressed as shown on the tax assessor's rolls, and with sufficient postage attached thereto. Notice shall also be given by certified mail in the manner herein specified to the owners of record in the subject designation within two hundred fifty (250) feet in each direction of the applicant's location. Notification may also be given by certified mail to the owners or occupants of other properties, which may be affected as determined by the commission in accordance with the criteria standards, set forth in section 37-83. All such notices shall be mailed not more than thirty (30) days nor less than ten (10) days in advance of such hearing. Failure to send the notice where no address appears on the tax assessor's rolls shall not invalidate the proceedings of the commission. Also, notice shall be published at least once not less than fifteen (15) days but not more than thirty (30) days in advance of such hearing in a paper of general circulation in the city. The hearing may be continued from time to time without further notice.
- (d) The applicant and all owners of property within the subject designation shall be entitled to speak at the public hearing, and the commission may accept comments from all other interested parties. A record of the proceedings shall be made and maintained by the executive director.
- (e) Subject to the provisions of section 37-84, the commission shall render a decision to issue, deny or modify the requested certificate of appropriateness on the basis

of the criteria set forth in section 37-83 within thirty (30) days after the public hearing. The commission's decision shall be in writing and shall include findings of fact in support thereof. Copies of the decision shall be mailed to the applicant. The decision of the commission shall be the final administrative decision.

- (f) Following a denial, the application shall not be resubmitted within the next twelve (12) months except upon the written request of an applicant indicating the incorporation of changes in plans and specifications as may have been recommended by the commission.
- (g) After the issuance of a certificate, no change may be made in the proposed work without re-submittal of an application.

(Code 1969, § 37-16)

Sec. 37-83. Same--Criteria.

The commission shall consider, where applicable, the following criteria in determining whether or not proposed work is compatible and appropriate:

- (1) Whether the proposed work will highlight or positively enhance any exterior feature of the property and improvements.
- (2) Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring improvements.
- (3) The extent and process of any proposed demolition and subsequent changes in landscaping.
- (4) Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation.
- (5) A report from the building inspector on the state of repair and structural stability of the improvement under consideration.
- (6) Any changes in the essential character of the area, which would occur as a result of approval of the certificate.
- (7) Whether the proposed work conforms to the following design criteria as well as any specific guidelines, which the commission may adopt with the approval of the city council:

- a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
- b. Proportions of front facade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.
- c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with existing structures.
- d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.
- e. Roof Shape. The design of the roof should be compatible with adjoining structures.
- f. Landscape and Appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.
- g. Scale of Structure. The scale of the structure should be compatible with surrounding structures.
- h. Directional expression of front elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression, this should be carried over and reflected.
- i. Architectural Details. Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.

(Code 1969, § 37-17)

Sec. 37-84. Economic Hardship.

- (a) Notwithstanding any of the provisions of this article to the contrary, the commission may issue a certificate of economic hardship to allow the performance of work for which a certificate of appropriateness would have been denied.
- (b) Economic hardship shall be considered by the commission if an applicant, at the time of the public hearing, has produced the following information in an affidavit signed by the owner of the subject property and improvements:
- (1) The amount paid for the property, the date of purchase and the party from whom purchased (including description of the relationship, if any, between the owner and the person from whom the property was purchased);
- (2) The assessed value of the land and improvements thereon according to the two (2) most recent assessments;
- (3) Real estate taxes for the previous two (2) years;
- (4) Annual debt service, if any, for the previous two (2) years;
- (5) All appraisals obtained within the previous two (2) years by the owner or applicant in connection with his purchase, financing or ownership of the property;
- (6) Any listing of the property for sale or rent, price asked and offers received, if any;
- (7) Any consideration by the owner as to profitable adaptive uses for the property;
- (8) If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow, if any, during the same period.
- (c) If the commission finds that, without approval of the proposed work, the property and improvements cannot be put to a reasonably beneficial use or the owner cannot obtain a reasonable economic return there from, then the application shall be delayed for a period not to exceed six (6) months. During this period of delay, the commission shall investigate plans to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property and improvements. Such plans may include, but are not limited to, a relaxation of the provisions of this chapter.
- (d) If by the end of this six-month period the commission has found that, without approval of the proposed work, the property and improvements cannot be put to a reasonably beneficial use or the owner cannot obtain a reasonable economic return there from, then the commission shall issue a certificate of economic hardship

de 1969, § 37-18)			

approving the proposed work. If the commission finds otherwise, it shall issue, deny or modify the requested certificate of appropriateness as provided in section 37-83.

Sources of Assistance and Information

Properties in Aurora's historic districts and locally designated landmarks are eligible for a property assessment tax freeze. The Property Assessment Tax Freeze Program provides tax incentives for owner-occupants of certified historic residences who rehabilitate their homes. Through the program, the assessed valuation of the historic property is frozen for eight years at its level when the rehabilitation began. The valuation is then brought back to market level over a period of four years. To be eligible, properties must be used as a single-family, owner-occupied residence and be a substantial rehabilitation that significantly improves the condition of the building.

Properties in Aurora's historic districts and locally designated landmarks are eligible for the city's Historic Preservation Loan Program, Paint Rebate Program, and House Rehab Rebate Program. These programs are designed to assist owners to repair property maintenance code violations. The loan program is for a maximum \$10,000, at 0% interest. Payments are deferred until such time as the property changes ownership. The rebate programs range from 20% to 60%, depending on income. The paint rebate is a percentage of material cost, 50% to 100%, based on income.

Designated historic districts in Aurora may qualify for other programs, such as Model Block Areas, where a concentrated effort is made through various programs to fund neighborhood improvements.

For information or questions regarding these programs, please contact the City of Aurora's Preservation Commission.

Local Sources:

The Preservation Commission Office with the City of Aurora is available to provide information on building rehabilitation, renovation, and new construction. The Commission Director serves as the staff member for the Aurora Preservation Commission.

Contact

Director, Aurora Preservation Commission, City of Aurora, 44 East Downer Place, Aurora, Illinois 60507

Tel.: 630-264-4636, www.aurora-il.org

State Sources:

State Historic Preservation Office, Illinois Historic Preservation Agency, Old State Capitol, Springfield, Illinois 62701

Tel.: 217-782-4836

Statewide Preservation Organization

Landmarks Preservation Council of Illinois, 53 West Jackson Boulevard, Suite 752, Chicago, Illinois 60604

Tel.: 312-922-1742

Near Eastside Historic District

In addition to the guidelines the following apply to properties located within the Near Eastside Historic District
Landscaping
Trees located in the front yard and parkway shall not be removed unless diseased or damaged as determined by an arborist, or dead as determined by City staff.Palace Street Historic District
In addition to the guidelines the following apply to properties located within the Palace Street Historic District:
Mechanical Systems and Other Equipment
§ Additional electrical, telephone, television or computer cables or conduits should not be attached to the primary facades of a building.

Palace Street Historic District In addition to the guidelines the following apply to properties located within the Palace Street Historic District: Mechanical Systems and Other Equipment Sample Additional electrical, telephone, television or computer cables or conduits should not be attached to the primary facades of a building.

Riddle Highlands Historic District

Despite being located adjacent to a major shopping center and a four-lane state highway, Riddle Highlands is a quiet and tranquil neighborhood. Several factors contribute to this. The southern edge of the neighborhood begins mid-block on five north-south streets, a good distance from the traffic of Illinois Avenue. Only one east-west street is directly accessible to Rt. 31, and that street, Lawndale, terminates five blocks west at Pennsylvania Avenue. Of all the streets in Riddle Highlands, only Palace passes completely through the neighborhood and acts as a "collector" street.

One of the most notable physical features of Riddle Highlands is its great variety of mature trees, including Pines, Oaks, Honey Locusts, various Maples, Firs, and Lombardi Poplars. Not only are the views of the tree-lined streets beautiful and the shade inviting; but the careful replanting of trees which have been removed over the years has aided in maintaining the water table level of the District.

In addition to the trees, the overall landscaping of the Highlands is a great visual amenity. Most of the original homes were extensively and professionally landscaped, utilizing common elements such as evergreen and flowering trees and perennial flowers. The quality of these early landscape plans is evident today. Throughout the District, care has been taken to preserve or reproduce original landscape elements. Very few properties lack supplemental landscaping.

Another distinct element of the Riddle Highlands is the last of the original pillars that once adorned every street going into Riddle Highlands.

Relatively deep setbacks create the appearance of greater openness along the tree-lined streets. Placement of the structures on the lots is also somewhat distinctive. Specifically, the gabled ends of most homes in the district are perpendicular to the street as opposed those that are predominantly parallel to the street outside the Highlands. Situated as they are, the early Highland homes, therefore, tend to be wider than they are deep, and project a broader, more spacious appearance from the street. Post-Depression relaxation of standards had a very positive effect on the development of the Highlands. Many styles of architecture and construction were introduced into the District. Among these were the Prairie School, Arts and Crafts Bungalows, Frame Colonials, Tudor Revival styles. In addition, relaxed scale and material standards allowed for innovative designs, stucco, ceramic tile, and even a steel house. Despite the diversity of style and construction material, a common thread of quality, proportion, and pride of ownership prevailed. That feeling remains today and defines the environment of Riddle Highlands.

In addition to the Guidelines the following apply to properties located within the Riddle Highlands Historic District:

Sidewalks and Walkways

* Sidewalks and Walkways that are original to a dwelling or block shall be preserved and maintained.

Landscaping

Required:

- * Distinctive existing features such as parks gardens, streetlights, fences signs, benches, walkways, streets, alleys, and building setbacks shall be retained.
- * Landscaping, fencing, walkways, streetlights and domestic lights, signs, and benches shall be compatible with the character of the neighborhood in size, scale, material, and color.

Recommended:

- * Whenever possible, original features should be restored.
- * Landscaping and trees in close proximity to buildings, sidewalks, or streets that are causing deterioration to those elements should be removed.
- * Security lighting should be equipped with a motion detector device.

Prohibited:

- * Original relationships of buildings and their environments shall not be destroyed through widening existing streets, changing paving material, or by introducing inappropriately located new streets or parking lots incompatible with the character of the neighborhood.
- * Signs, street lighting and domestic lighting, benches, landscaping, fencing, walkways, and paving materials that are out of scale or inappropriate to the neighborhood shall not be used.
- * Antennas, other than as provided in the guidelines, shall not be visible from the public right-of-way.
- * Trucks and other heavy vehicular traffic shall be prohibited

Building Site and Landscaping

Required:

- * Existing landscaping, trees, fencing, walkways, domestic lights, signs, and benches which reflect a property's history and development shall be retained. Because the presence of much of the original landscaping contributes greatly to the character of the Riddle Highlands Historic District, the intent of these guidelines is to preserve or emulate these original landscape plans wherever possible.
- * A Certificate of Appropriateness shall be obtained for landscaping projects in excess of \$1,000.00.
- * Exterior lighting visible from the public right-of-way shall be compatible with the design of the building.

Recommended:

- * New site work should be based upon knowledge of the past appearance of the property found in photographs, drawing, and newspapers.
- * New site work should also be appropriate to existing surrounding site elements in scale, type, open space and appearance.
- * Landscaping and trees in close proximity to the building that are causing deterioration to the building's historic fabric should be trimmed back or removed.

Prohibited:

- * No changes shall be made to the appearance of the site by removing substantial landscaping, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development.
- * High intensity lighting shall not be used in the front yard.
- * No lawn furniture (wagon wheels, pink flamingoes, etc.) shall be installed that is incompatible with the style of the house.

Tanner Historic District

In add	ition to the Guidelines the following apply to properties located within the Tanner Historic District:
Windo	ws
§ accept	Windows of anodized aluminum or baked-on aluminum that match the color of the existing windows are able at the rear or the sides of the building, which are not visible from the street.
§	Character defining window openings on all facades should not be altered.

Suggested Reading

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INDEX

Index

In addition to the Guidelines sections addressing each issue or element of the work, the following Guideline sections may also apply.

A
Accessibility
Ramps for Accessibility117
Additions
New Construction Guidelines
Roofline Additions
Infill Buildings
Antennas
Satellite Dishes, Antennas, and Solar Panels 88
Arch
Architectural Details and Features
Awnings
Windows
В
Baluster
Porches and Porch Components
Balustrade
Porches and Porch Components
Bargeboard
Architectural Details and Features
Board and Batten
Wood Siding
Bracket
Architectural Details and Features
Brick
Chimneys
Foundations
Masonry and Stucco
С
Carriage House
Existing Garages, Carriage Houses & Outbuildings76
Cement
Masonry and Stucco
Certificate of Appropriateness (COA)
Aurora Preservation and Zoning Requirements 27
COA Application Form (English Version)
Clapboards
Wood Siding95
Cleaning
Masonry and Stucco
Surface Preparation for Painting

Column	
Architectural Details and Features	
Porches and Porch Components	
Context	
Infill Buildings	105
Corbelling	
Architectural Details and Features	
Chimneys	72
Masonry and Stucco	
Cornice	. , , ,
Architectural Details and Features	
Cupola	
Architectural Details and Features	
Italianate Style	44
Roofs and Roof Elements	
Cresting	-
Architectural Details and Features	
Roofs and Roof Elements	87
	-
D	
Decks	
New Construction Guidelines	9
Porches and Porch Components	
Dentils	
Architectural Details and Features	
Colonial Revival Style	54
Neoclassical Style	
Porches and Porch Components	
Design guidelines	
Secretary of the Interior's Standards for Rehabilitation	
Door	
Architectural Details and Features	
Screen, Storm, and Security Doors	
Dormer	
Roofline Additions	104
Roofs and Roof Elements	87
Driveways	
Parking	116
Dumpsters	
Mechanical Equipment, Dumpsters and Other Equipment	
E	
Eave	
Architectural Details and Features	
Equipment	
Mechanical Equipment, Dumpsters and Other Equipment	115
Exits	
Fires Escapes and Secondary Exits	

F	
Fanlight	
Architectural Details and Features	. 69
Colonial Pavival Style	5.4
Colonial Revival Style	
Neoclassical Style	
Fascia	93
Architectural Details and Features	60
Finial	0)
Architectural Details and Features	69
Porches and Porch Components	
Fish scale shingles	
Foundation	
Masonry and Stucco	70
Fountain	19
Swimming Pools, Fountains, Gazebos, & Pergolas	110
Frieze	119
Architectural Details and Features	69
Attendectural Details and I catales	0)
G	
Garages, Existing	
Existing Garages, Carriage Houses & Outbuildings	76
Garages, New	
New Garages and Outbuildings	103
Gazebo	
Porches and Porch Components	83
Swimming Pools, Fountains, Gazebos, & Pergolas	
Н	
Half-timbering	
Architectural Details and Features	69
Tudor Revival Style	60
Wood Siding	95
Hood Molding	
Architectural Details and Features	69
Italianate Style	44
Second Empire Style	46
Windows	93
I	
Illumination	
Awnings	71
Infill	
Infill Buildings	105
•	
J	

K

L Landscape Site and Setting Guidelines
Lattice Porches and Porch Components
Porches and Porch Components
M
Masonry
Chimneys
Foundations
Masonry and Stucco
Massing
Additions
Infill Buildings
Mortar
Chimneys
Foundations
Masonry and Stucco
Moving Demolition and Moving Precedures 121
Demolition and Moving Procedures
Muntin Windows
Windows
Windows 93
Windows 93 N New Construction
Windows 93 N New Construction Additions 101
Windows 93 N New Construction Additions 101 Infill Buildings 105
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69 Windows 93
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69 Windows 93 Pediment
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69 Windows 93 Pediment Architectural Details and Features 69
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69 Windows 93 Pediment Architectural Details and Features 69 Pergola
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69 Windows 93 Pediment Architectural Details and Features 69
Windows 93 N New Construction Additions 101 Infill Buildings 105 Newel post Porches and Porch Components 83 O Out Building Existing Garages, Carriage Houses & Outbuildings 76 New Garages and Outbuildings 103 P Palladian window Architectural Details and Features 69 Windows 93 Pediment Architectural Details and Features 69 Pergola Swimming Pools, Fountains, Gazebos, & Pergolas 119

Pilaster Porches and Porch Components
Lighting (For Porches and Exterior Walls)
Portico
Architectural Details and Features
Porches and Porch Components 83 Portland Cement 79
Q Quoins Architectural Details and Features
R
Rafter tails Architectural Details and Features
Rail Porches and Porch Components
Porches and Porch Components
Additions
Ridge Roofs and Roof Elements
Risers Porches and Porch Components
Roofs and Roof Elements Gutters and Downspouts
Roofline Additions 104
Room Additions 101
S Sandblasting
Masonry and Stucco
Sash Windows
Scale Additions
Infill Buildings105New Construction Guidelines99

Screens	
Doors	
Screen, Storm, and Security Doors	
Screen, Storm, and Security Windows90	
Windows	93
Security Doors	
Doors	73
Screen, Storm, and Security Doors	
Security Windows	
Screen, Storm, and Security Windows	
****	0.2
Windows	93
Setting	
Additions	
Infill Buildings	
New Construction Guidelines	99
Shake	
Roofs and Roof Elements	87
Sheathing	
Wood Siding	95
Shingles	
Roofs and Roof Elements	87
Shingle Style	
Wood Siding	
Shutters	
Windows	93
Sidelight	73
Windows	03
Siding)3
Wood Siding	05
	93
Signage	71
Awnings	
Signs and Graphic Designs	123
Skylights	07
Roofs and Roof Elements	8/
Soffit	07
Roofs and Roof Elements	8/
Solar Panels	
Roofs and Roof Elements	87
Satellite Dishes, Antennas, and Solar Panels 88	
Spindles	
Architectural Details and Features	
Eastlake Style	50
Porches and Porch Components	
Stone	
Masonry and Stucco	79
Storms	
Doors	73
Screen, Storm, and Security Doors	
Screen, Storm, and Security Windows90	

Windows
Streetscape Infill Buildings
Site and Setting Guidelines
Foundations
Masonry and Stucco
Architectural Styles/Building Types
T
Timbering
Architectural Details and Features
Tudor Revival 60
Wood Siding
Windows
Treads
Porches and Porch Components
Trim
Wood Siding
Architectural Details and Features
Queen Anne Style
Roofs and Roof Elements
II
U
V
Vents People and People Florants 97
Roofs and Roof Elements
Architectural Details and Features
W
Walkways
Sidewalks and Walkways
Fences and Walls
Weatherboard Wood Siding
Wood Siding
Awnings
Shutters
X
Y
Z
Zoning
Aurora Preservation and Zoning Requirements 27