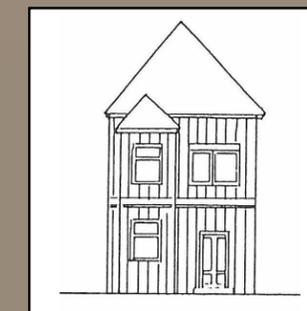
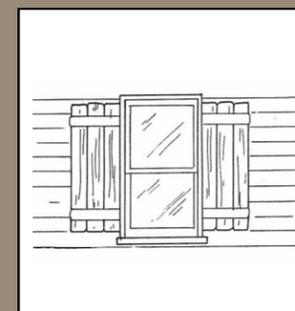
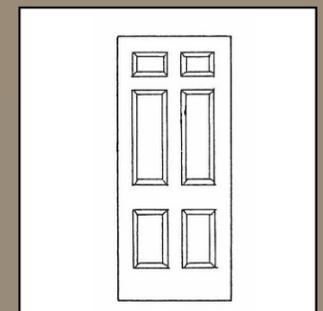
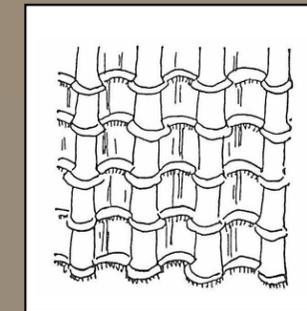
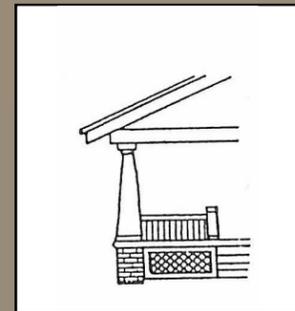
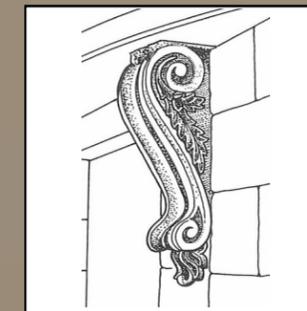


Residential Design Guidelines

For Rock Island Historic Districts and Landmarks

Rock Island Preservation Commission



City of Rock Island
1528 3rd Avenue
Rock Island, IL 61201
www.rigov.org



Rock Island Preservation Commission
1528 3rd Avenue
Rock Island, IL 61201
(309)732-2900
www.rigov.org/citydepartments/ced/preservationcommission.html



Housing and Rehabilitation Contacts

City of Rock Island

Planning & Redevelopment Division
Rock Island City Hall
1528 3rd Avenue
Rock Island, IL 61201
(309)732-2900
www.rigov.org

Project NOW

418 19th Street
Rock Island, IL 61201
(309)793-6391
www.projectnow.org

Rock Island Economic Growth Corporation

120 16 1/2 Street
Rock Island, IL 61201
(309)788-6311

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

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

site: a property parcel; location.

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

string course: a continuous horizontal band of brick, stone or wood on an exterior wall that is used for decorative purposes or to visually break up a large expanse of uninterrupted wall surface.

stucco: exterior wall covering consisting of a mixture of sand, lime, Portland cement and water; often mixed with crushed stone for texture.

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

truss: a wooden framework formed into a triangle by spanning structural members between two load-bearing walls.

veneer: a superficial layer of material.

Residential Design Guidelines for Rock Island Historic Districts and Landmarks

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Community and Economic Development Department
City of Rock Island

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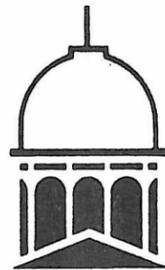
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Glossary of Terms

aesthetic: relating to appreciation of the beautiful; pleasing appearance.

apex: the highest point or peak in the gable front.

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

balustrade: a row of balusters supporting a rail.

bargeboard: a highly ornamented or pierced board placed on the incline of the gable.

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

bracket: projecting support placed under eaves or other overhangs.

canopy: a small overhanging cover or shelter above an entrance stoop.

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

Certificate of Appropriateness: resolution of approval required by the Preservation Commission for exterior changes to landmark properties or properties in designated historic districts.

corbel: a bracket made of wood, brick, plaster or stone that projects from a surface to support a weight.

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

cornice: the horizontal projecting part crowning the wall of a building.

cresting: an ornamental top border on a roof.

crown: an uppermost or terminal feature in architecture.

cupola: a small structure on top of a roof or building.

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

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

eave: the part of a sloping roof that overhangs the wall.

façade: the face or elevation of a building.

fanlight: a semicircular window with radiating sash bars like the ribs of a fan placed over a door or window.

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

gable: the triangular end of an exterior wall under a pitched roof.

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

hip roof: a roof with four sloped sides.

hood: a protective and often decorative cover situated above doors or windows.

impermeable: not permitting passage of water through its substance.

infill: a structure placed on a vacant lot within a neighborhood.

integrity: adherence to a high level of historical, architectural accuracy and relatively unchanged since originally constructed.

jalousie: a window with adjustable horizontal slats or louvers.

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

landmark: a property which meets certain historical and architectural criteria and which has been designated by the Rock Island Preservation Commission.

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

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

massing: the bulk of a building.

mitigation: the act of lessening a negative impact.

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

mullion: a vertical strip that divides windows or other openings.

muntin: a thin strip that divides windows or other openings.

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

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

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

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

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

Sanborn map: fire insurance maps produced by the Sanborn Insurance Company dating from the late 1880s through the 1940s, showing building outlines, height, materials and other vital data; these maps are on a microfilm at the Augustana College Library.

sash: the framework into which panes are set.

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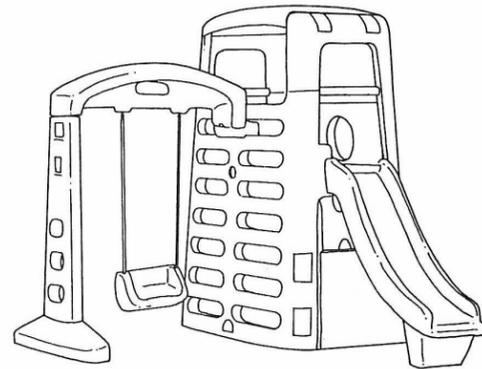
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Outdoor Furniture and Recreation Items

Outdoor furniture, yard and recreation items will be reviewed by the Commission if they are visible from a public street and permanently installed in some manner, such as with concrete footings. These items include benches, gazebos, summer houses, bird baths, play sets, etc. Outdoor furniture should be compatible with the period of architecture of the main structure. Structures and swimming pools erected in rear yards will be reviewed, but other minor landscape items will not undergo Commission certification. Note that permanent, in-ground and above-ground swimming pools are discouraged. Where permitted, they will require extensive landscaping and fencing.



Playsets should be as compatible as possible and not visible from public streets. This example is incompatible.

Introduction

Purpose of the Guidelines

The purpose of these guidelines is to assist property owners in selecting the appropriate and historically sensitive designs for their property sites, exterior house alterations and new building construction. The intent is to also promote historic preservation in neighborhoods and enhance that “sense of place and time” that is evident where older homes are being rehabilitated.

Changes to buildings are often inevitable, and these guidelines will help provide assurance to property owners that review will be based on clear standards rather than the taste of individuals on the Rock Island Preservation Commission. However, these guidelines are not hard and fast regulations; they are flexible criteria designed to accommodate unique requests in a case by case situation.

Authority of the Rock Island Preservation Commission

The Preservation Ordinance was adopted by the Rock Island City Council in 1984. This ordinance established the Rock Island Preservation Commission and procedures for designating local landmark properties and historic districts.

The Commission is made up of nine appointed citizens who have expertise in historic preservation or related fields. The Commission designates local landmarks and districts and also reviews subsequent alterations to those properties. This review process requires a Certificate of Appropriateness for alterations to the exteriors of buildings or sites on landmarked properties or in certified historic districts. While only properties that have been designated by the Commission are required to comply with these guidelines, other property owners who wish to undertake historic renovations may also follow these useful standards.

Certificate of Appropriateness

A Certificate of Appropriateness is required for any construction, alteration, demolition, repair or relocation that affects the exterior appearance of any landmark property or property within a historic district.

Most building changes require a Certificate, including windows, siding, doors, storm windows and doors, porches, decks, garages, roof features, etc. Changes to the property site are also included, such as sidewalks and driveways, fences, large trees and bushes, pools, gazebos and the like. Items mentioned in these guidelines usually require a Certificate of Appropriateness.

Certain items are exempted for Certificates of Appropriateness. The Commission does not require a Certificate for replacement of minor items with items of the exact same construction, materials and dimensions. In addition, general repairs and maintenance do not require a Certificate. The Commission also does not regulate color in any way, and painted surfaces may be scraped and painted again without a Certificate. Minor landscape changes such as flower beds and small bushes also do not undergo review.

The Certificate of Appropriateness procedure is outlined on the flow chart on the next page.

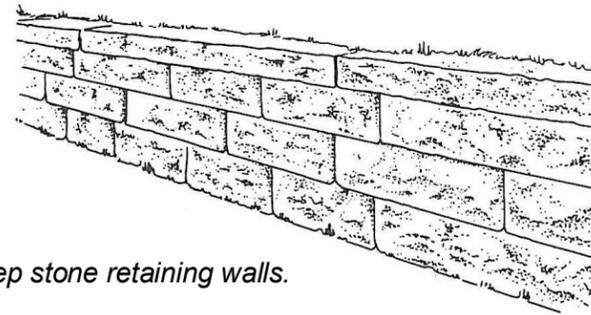
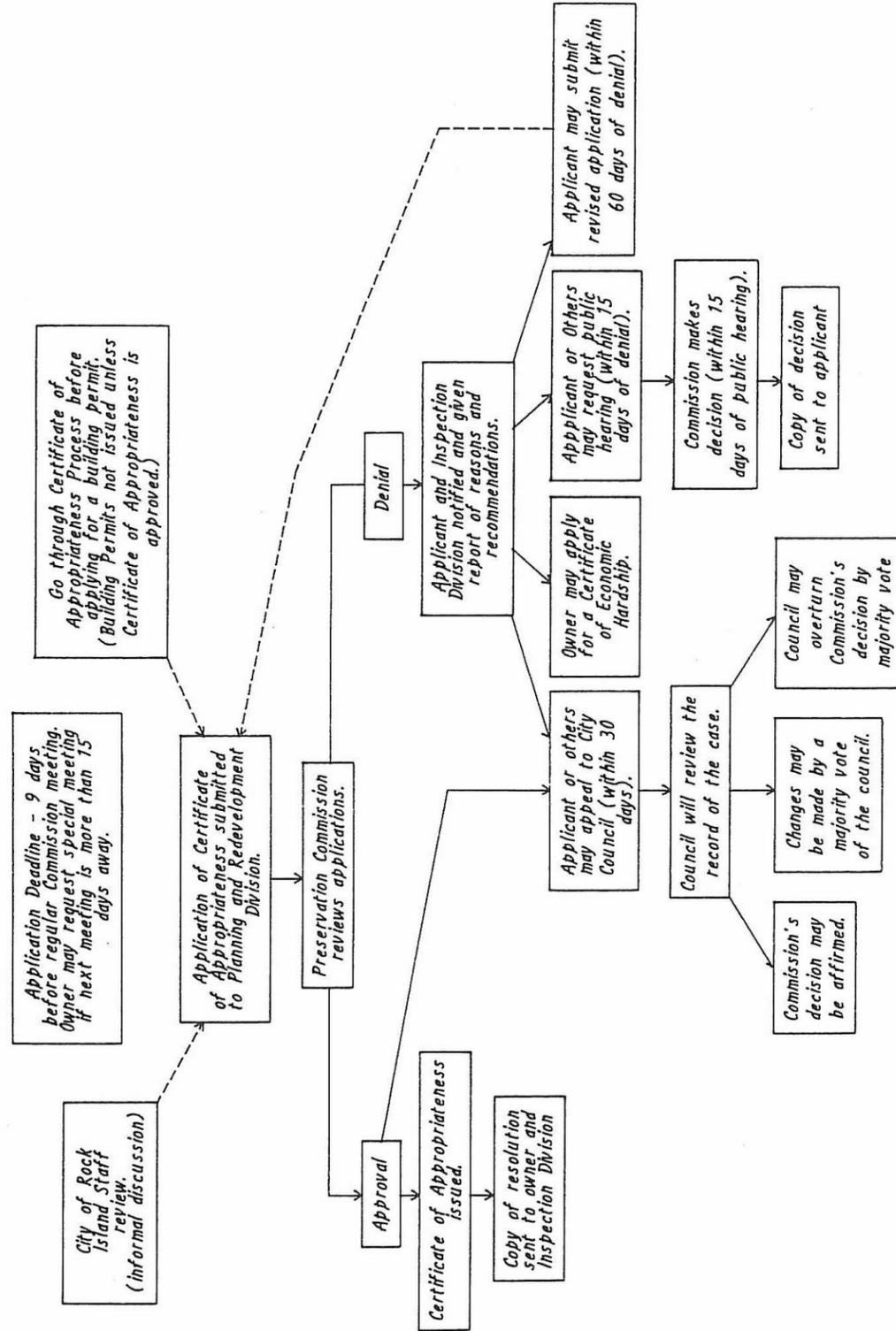
Contact the Planning and Redevelopment Division offices at Rock Island City Hall for more information or applications and deadlines.

Failure to comply with the approved plans will invalidate the Certificate of Appropriateness. Willful failure to comply with the provisions of the Preservation Ordinance will result in a misdemeanor charge and upon conviction will result in a daily fine ranging from \$50 to \$500 until the situation is rectified. The building and site will be required to be restored to conditions prior to the violation.

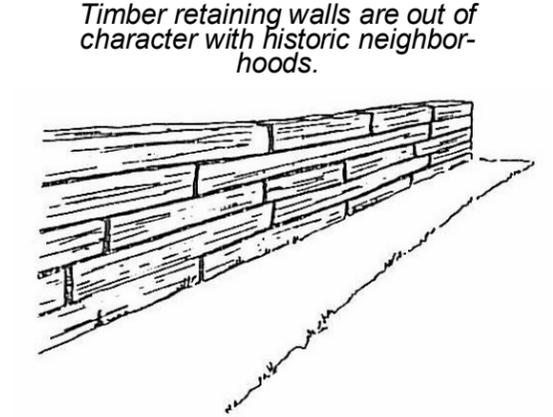
Compliance With Other Codes

In all cases, the Preservation Commission will not require a property owner to undertake property rehabilitation, even for maintenance. However, properties that are landmarked or in historic districts must comply like all other properties with general building and life safety codes adopted by the City. These ordinances include the Property Maintenance Code, Life Safety Code, Zoning Ordinance and Sign Ordinance. Other general restrictions related to nuisances will also apply as usual.

Certificate of Appropriateness Process



Keep stone retaining walls.



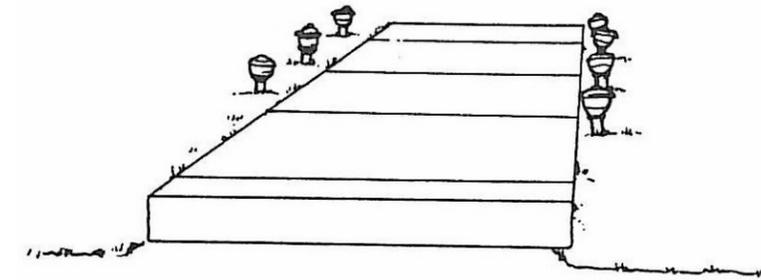
Timber retaining walls are out of character with historic neighborhoods.

Trees and Ground Cover

Trees, bushes, flowers and ground coverings have a strong visual impact on a home. Natural landscape materials add color and texture to a yard, while at the same time providing pleasure, shade and privacy. When trees and bushes are planted, they should be placed in areas where mature size will not infringe on the building or on other plant materials. Balance and proportion should also be considered. The Commission will review landscape plans for properties in historic districts and landmarks. In addition, they discourage the removal of any tree large than 18 inches in diameter. The Commission also encourages traditional ground covers such as grass and ivy or other shady ground covers. Concrete or asphalt ground cover in the front yard will not be permitted.

Outdoor Lighting

The Commission reviews outdoor lighting locations, intensity and lamp style. Traditional locations for outdoor lighting are encouraged, such as entrance lighting and garage lighting. Lamps that fit with the architectural style are also encouraged. These lamps should be as inconspicuous as possible. Small, landscaping bollard lights are not original to historic properties and are discouraged.



Landscape lighting is not appropriate in historic neighborhoods

Outdoor Mechanicals

Outdoor mechanicals such as air conditioners should be located as inconspicuously as possible. These mechanicals should be located to the rear of the building, invisible from the street, and should be landscaped if possible. Satellite dishes are strongly discouraged since they are extremely noticeable in a historic area and are practically impossible to camouflage. However, the Commission will consider attempts to reduce the visual impact of satellite dishes on a case by case basis.

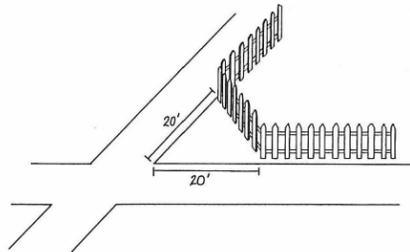
Fences

Though fences are not much evident today throughout Rock Island's historic neighborhoods, in the past they were used quite frequently. The Preservation Commission recommends fences that are appropriate to the size and scale of the property. Fences appropriate for the front yards of historic neighborhoods are low (no taller than 42 inches) and visually open. Close, flat boards are not recommended. In addition, elaborate buildings usually had brick or ornate iron fences, which simpler buildings had wooden picket fences. Some of the more humble cottages may have even had woven wire fences. The Commission does not recommend the following types of fences: chainlink, cyclone, wood lattice, weathered wood (unpainted), vinyl or other solid fences. Some of these restrictions are relaxed for rear yards.



Inappropriate fence styles for historic houses do not reveal house details or relate in materials.

Some of the more humble cottages may have even had woven wire fences. The Commission does not recommend the following types of fences: chainlink, cyclone, wood lattice, weathered wood (unpainted), vinyl or other solid fences. Some of these restrictions are relaxed for rear yards.



Tall hedge rows in front yards are also not recommended, since they block the view of the house from the street. Restrictions for blocking view are especially tight on corner properties, where view cannot be restricted by a fence for 25 feet from the intersection of the public right of way.

Fences on corner properties must be set back 20 feet.



Appropriate fence styles for historic houses are more open.

Retaining Walls

Since Rock Island is built in to the bluffs above the Mississippi, some historic neighborhoods have an abundance of retaining walls. These walls were typically constructed of stone blocks. Where possible these stone walls should be saved and repaired or rebuilt. Covering these walls with a stucco or concrete finish is not acceptable unless the walls were originally covered. Landscape timber should not be used for retaining walls in front yards or the front half of side yards. Other types of retaining wall material will be reviewed on a case by case basis.

Availability of Funding Programs for Rehabilitation

There are a number of financial resources available to assist homeowners in rehabilitation. One ready source is the City of Rock Island. Using federal money, the City has developed a number of rebate and low-interest loan programs for use primarily by low to moderate income families. In addition, there are programs available for housing rehabilitation from the Rock Island Economic Growth Corporation and Project NOW. Both organizations are knowledgeable in historic housing renovations. Private sources should also not be overlooked since most banks and credit unions provide home improvement loans. Please see the rehabilitation contacts at the back of this booklet for addresses. Also go to www.rigov.org for the latest information on the city's housing rehabilitation programs.

Nearborhoods and Architecture

There are a number of important, identified neighborhoods in Rock Island. Many of these neighborhoods have landmarks within them. However, a neighborhood that is a local historic district is certified as such by the Rock Island Preservation Commission. In 1985 the Highland Park Historic District was designated by the Commission.

Other important residential areas include the Broadway National Register Historic District, Longview Historic Area, Edgewood Park Addition, Cervin's 1918 Government Housing area, the Chicago Addition, Sam Weisman's Subdivision off of 21st Avenue and 30th Street, Watch Hill and many others. Eventually, some of these neighborhoods may be added to the local register and fall under the protection of the Preservation Ordinance.

The oldest residential area in Rock Island is the area just west of downtown that is platted as the Old Town Addition and the Chicago Addition. The area was traditionally a mixed use area, with prominent homes, row houses, commercial buildings, trade shops and government buildings all within a few blocks of one another. The variety of land uses remains there today. Some of the best examples of early Rock Island architecture can still be found in this area, including the mainly Italianate style homes of Judge William Gest, Philemon Mitchell, Mayor Harry Schriver and John Streckfus.

Soon, residential areas began to develop east and south of the downtown. The most prominent and intact area today is the Broadway Historic District, which has the largest concentration of Rock Island Landmarks. Serious development in the area began in the 1860s with additions platted by Webber, Mixer, Buford, Schnell, Spencer, Dart and others. From 7th to 9th Avenues, the homes date mainly from the 1860s to 1880s and south of 9th Avenue they date from 1880 to about 1910. Many of the homes were custom built for professional and managerial downtown workers. Some prominent people who made their homes in this neighborhood include George Mixer, Leonard Drack, Phil Mitchell, Minnie Potter, Samuel Plummer, John Spencer, Edward Sweeny, Morris Rosenfield, Robert Wagner, Charles Buford and many, many others.

The Longview Historic Area developed mainly after Bailey Davenport's death in 1892, and is situated

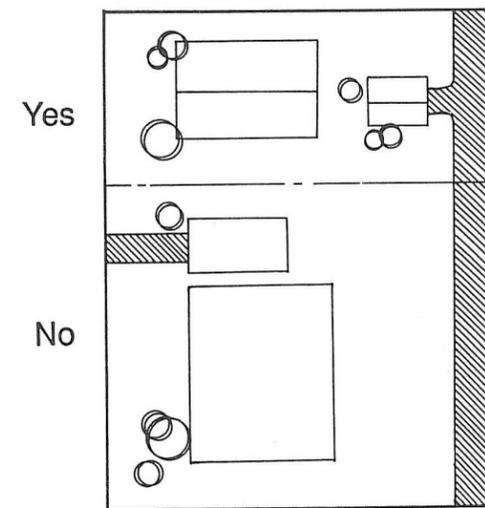
just west of 17th Street. This area is typified by homes built on a more modest scale and on smaller lots. Longview is characterized by homes mainly in the Queen Anne style or cottages and vernacular buildings influenced by Queen Anne details.

The Edgewood Park Addition is from the turn of the century. It is located just northeast of Lincoln Park from 42nd to 44th Streets. There are some excellent architectural examples in this area, and the use of stucco is especially noted.

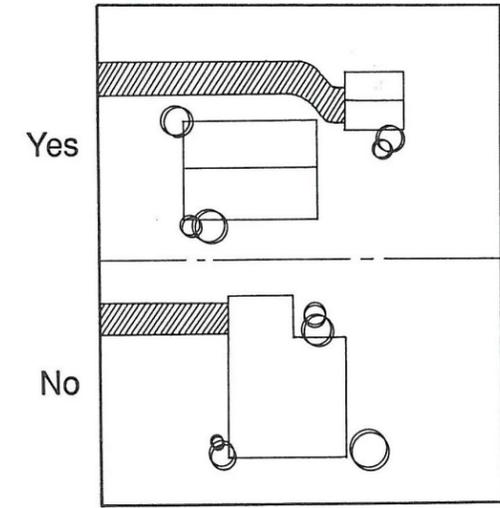
Moving south to 18th Avenue, other neighborhoods began to develop, notably Highland Park. This area is bounded by 20th and 24th Streets and 16th and 18th Avenues and was platted in 1895. Many outstanding, architecturally designed homes were built here, including the home of well-known architect George Stauduhar. Highland Park homes feature designs mainly popular after the turn of the century, including Foursquare, Colonial Revival, Craftsman, Dutch Revival and others. The infamous John Looney made his home here in the massive, stone Queen Anne at 20th Street and 17th Avenue.

On the eastern edge of town, Olof Cervin began designing 217 buildings to house Arsenal workers in the area bound by 15th to 18th Avenues and 39th to 41st Streets. By 1919 the vast majority of the housing construction was completed by Henry W. Horst and Company. These homes were built from eight basic designs, and the strong similarities are still evident today.

Rock Island's neighborhoods are identifiable in part due to their location on the landscape of Rock Island. Proximity to the Mississippi River dictated not only the probable age of most homes in the neighborhoods, but also the type of view and topography found. The Chicago Addition is in a floodplain area, while Broadway and Edgewood Park are built into the hills above the river. Highland Park and the Cervin housing are well atop to river bluff.



Garage location on an alley grid

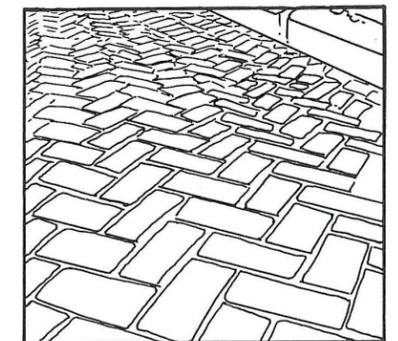


Locate garage slightly behind main building when no alley is present.

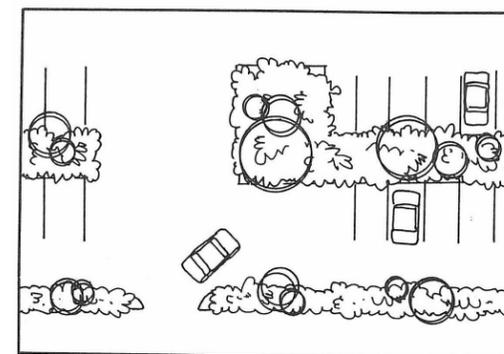
Driveways and Sidewalks

Since most of Rock Island's older neighborhoods are constructed on a street/alley grid system, long drives with curb cuts from the street are generally not appropriate. However, where these drives to exist, and if they are constructed of brick, they should be retained. In addition, driveways may be excavated if there is historical evidence that they once existed in that location. New curb cuts in historic districts will not generally be allowed if they are not characteristic of the neighborhood. Newly constructed driveways should be paved in a manner compatible with the era of the house, and brick or concrete are the recommended materials; however, asphalt will also be considered.

Brick, stone and tile sidewalks should be retained and repaired. New, non-public sidewalks within the property should be constructed of brick or concrete depending on the era of the house. Concrete or asphalt may be permitted in the rear yard. When concrete sidewalks that may be brick originally require replacement, the Commission urges property owners to consider brick. Sandstone or limestone curbs should also be retained and repaired whenever possible.



Brick sidewalk.



Parking areas should be landscaped.

Parking Areas

Parking areas in front yards of historic districts will not be allowed. Parking areas that are needed should be located in the rear yard and adjacent to an alley, if there is one. These areas should also be landscaped. Lots large enough to accommodate infill houses should not be made into temporary or permanent parking areas.

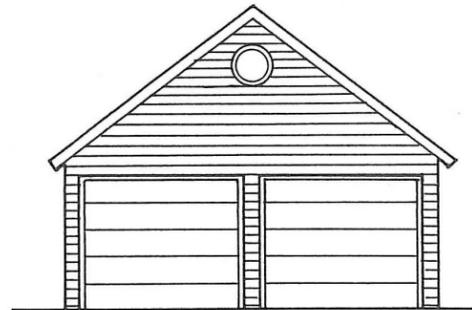
Guidelines for the Property Site

In addition to building rehabilitation and new construction, historic districts and landmarks must also be reviewed for changes to the property site. Site features that the Preservation Commission oversee include accessory buildings, driveways, parking spaces, sidewalks, fences, retaining walls, trees and major ground cover, outdoor lighting and satellite dishes. Minor landscaping changes, such as flower beds and small shrubs are not reviewed and not addressed in these guidelines. The Preservation Commission encourages historic landscaping styles and features that are appropriate to the period of the neighborhood. A number of plant lists and other publications on historic landscapes are available from the City of Rock Island's Planning and Redevelopment Division.

The importance of the site and its design to the primary buildings on the lot cannot be overstated. Compatible plant materials and landscaping features do much to enhance the historic character of a neighborhood. Intrusive and inappropriate landscape elements can significantly detract from that "sense of time and place" even if the buildings themselves are wonderfully restored. Restored homes look most natural in settings characterized by period fences, and abundance of plant material (including trees) and appropriately designed and located outbuildings.

Accessory Buildings

The outbuilding found most often in today's Rock Island neighborhoods is the garage. Though most garages have been replaced over the decades, some original outbuildings still exist and should be retained. Rehabilitation of outbuildings will follow the earlier guidelines. However, it should be noted that even original garage doors should be retained and returned to working order. If the original doors are absent or in severely deteriorated condition, replacement doors should be single doors to avoid the long, horizontal orientation of double-wide doors. The replacement doors should also be made of compatible wood materials or materials that mimic wood. Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of brick. Most stucco houses in Rock Island have matching stucco garages. The roof pitch of most garages is also similar to the main structure.



Two doors are appropriate for garages rather than a single, double-wide door.

Newly constructed garages should be located appropriately on the site. If the property is adjacent to an alley, the garage should be situated just off the alley (no less than six feet), with the short drive running to the alley. The garage doors should be oriented parallel with the alley. Where alleys do not exist, the garage should be located in the rear of the lot, partially behind the main structure and screened in some way from the street view by landscaping. Most often the garage doors will be oriented to the street, via a longer driver and curb cuts. Sanborn maps should be consulted to determine the original placement of outbuildings before beginning construction.

Architectural Styles of Rock Island Residences

The diverse styles of Rock Island's historic residential architecture span the time period between its first settlement in the early 19th century through the Second World War. The earliest houses were simple frame structures with some classical details, and elaborate Italianate and Queen Anne style houses were built later in the century. Rock Island's houses also reflect the economic status of its citizens. While Rock Island had its share of lumber and brewery barons, the community was predominately middle and working class. Much of Rock Island's housing is based on recognized architectural styles, but it also has many streets of vernacular homes that only hint of the "textbook" styles. This diversity of housing adds interest to Rock Island because the history of the architecture can be experienced firsthand.

Following is a list of major architectural styles and types represented in Rock Island. Some of the definitions are adopted from *A Field Guide to American Houses* by Virginia and Lee McAlester or *Old House Dictionary* by Steven J. Phillips. **Greek Revival (circa 1830-1860)**

This style usually has a low pitched gable or hip roof, with a wide band of trim under the main roof and porch roof. Porches are common, and are supported by prominent square or round columns. The columns are often in the Doric style. The front door is usually surrounded by sidelights and transom lights.

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Gothic Revival (circa 1855-1870)

A Gothic Revival building is characterized by an overall picturesque cottage appearance, steeply pitched roof with cross gables, extensive use of ornamental bargeboards, hood molding over windows, and doors and windows incorporating the Gothic arch. Since the style was popular by the middle of the nineteenth century, there are relatively few examples in Rock Island.



Italianate (circa 1855-1885)

This style is more common in Rock Island and is characterized by two or three stories, low-pitched hip or center gable roof with widely overhanging eaves supported by large brackets, visually balanced facades, decorative bracketed hoods or lintels over windows and doors, and narrow single or double pane, double hung windows and double doors. Some examples of this style have a cupola or tower. Rock Island has a significant number of front center gable Italianate houses.



Second Empire (circa 1865-1885)

Second Empire homes are most known by their double-pitched mansard roofs, which often have multi-colored slate shingles. They are also characterized by two or three stories, dormer windows, pedimented and bracketed slender windows, ornate moldings and brackets under the eaves, arched double doors and projecting porches. Apart from its distinctive roofline, Second Empire houses have similar details to Italianate design.

Stick (circa 1870-1890)

The Stick style is so named because of the many decorative trusses and features that interrupt the surface of the building. This style has a gabled roof, usually steeply pitched with cross gables that commonly show decorative trusses at the apex. There are overhanging eaves with exposed rafter ends and wooden wall cladding interrupted by patterns of horizontal, vertical or diagonal boards (stickwork) raised from the wall surfaces for emphasis. The one-story porches commonly show diagonal or curved braces.

Queen Anne (circa 2885-1910)

This is a common architectural style characterized by irregularity of plan and massing, variety of color and texture, variety of window treatment, multiple steep roofs, porches with decorative gables, frequent use of bay windows, chimneys that incorporate molded brick or corbelling, and wall surfaces that vary in texture and material used. Many Rock Island Queen Anne homes are comparatively plain, with simpler decoration and massing.

Colonial Revival (circa 1890-1950)

Colonial Revival homes are distinguished by a balanced front façade, and the use of decorative door crowns and pediments; sidelights; fanlights and porticoes to emphasize the front entrance. There are also double hung windows with multiple panes in one or both sashes, and string courses and decorative cornices.

Prairie (circa 1900-1920)

Developed in the Midwest by Frank Lloyd Wright, the horizontal lines of this style evoke the open feeling of the prairie. It features a low-pitched roof, usually hipped with widely overhanging eaves. It often has two stories, with one story wings or porches; eaves, cornices and façade detailing emphasizing horizontal lines; and porches with massive, square posts.

Foursquare (circa 1900-1925)

This is a common architectural type characterized by two stories, square porch columns or posts, hip roof, full-width porch and dormers. Typically, Foursquares have an open stair hall and four rooms on each floor, and it is a square, box-like shape. Foursquare houses are often influenced by Craftsman or Prairie styles.



Dominant architectural details should be compatible with adjacent buildings. Altering dominant details to such a degree that direction, size, proportion and solid to void rhythms are interrupted is not recommended by the Commission.

Architectural Materials

Architectural material for new construction should either be the same as existing structures or have an appearance very similar to the historic buildings. For instance, narrow wooden clapboard siding laid in horizontal patterns is very typical on historic Rock Island buildings. New construction that uses diagonal siding, wide siding, vertical siding or fake stone finishes is not recommended. However, using narrow, vinyl siding laid in a horizontal pattern is acceptable because it has the appearance of traditional siding. New and unusual materials will be reviewed on a case by case basis for their potential impact on the new construction design and in their ability to project continuity in the neighborhood.

These types of wall coverings on new construction are incompatible with existing houses in a historic neighborhood.

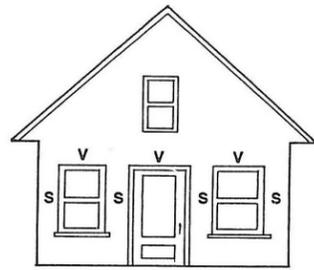


Siding materials on newly constructed outbuildings should match the main structure unless the main structure is brick and then vinyl or wood siding is acceptable. New outbuildings are encouraged to be simple in style and materials. See the accessory buildings section for more about placement and materials.

Moved Structures

Proposals to move structures into a historic district or onto a designated landmark property are reviewed by the same guidelines that apply to new construction. Moved buildings should be of compatible architectural style and sited on the property appropriately. Moving buildings is often a way to save historic buildings while contributing to better continuity in neighborhoods with vacant lots.

Rhythm of Solids to Voids



Stress the rhythm of solids (s) to voids (v) - alternations of wall spaces to window spaces - in new construction.

Rhythm of solids to voids are easiest to determine in symmetrical buildings such as Colonial Revival style homes. The rhythm in an asymmetrical building such as a Queen Anne house may be more difficult to determine, and is really less important as a standard in a neighborhood dominated by that type of architecture. However, in areas where symmetrical architecture is common, and where the new construction is intended to harmonize with that neighborhood, the ratio of solids to voids is important. The rhythm of solids to voids is the recurrent alteration of wall space to window space. The width of the window relative to the width of the wall space is important. Other elements, such as porches and pilasters can also contribute to these rhythms.

Porch Projections

Porches are an important visual element in nearly all historic architecture styles. Most porches in Rock Island are one story high, but vary in width from full façade to simple canopies above steps. Porches on new structures should have proportions and materials similar to original porches in the neighborhoods. Density and general shape of porch posts should also be considered. Most newly constructed porches should not be enclosed and should have connections to the interiors through windows and doors. Entry height levels should also be similar to those on adjacent structures. Contemporary design can be most creative with porches in terms of individuality and detailing while still retaining continuity with neighboring, existing houses.



New design should not ignore porch projections. Note how the house without the porch interrupts rhythm.

Architectural Details

Distinguishing ornamentation on new construction should be compatible with the ornamentation on existing adjacent houses. However, this is an area where flexibility by the Commission is allowed and originality encouraged. New materials and patterns may be integrated to some extent. The relationship of the detail to the overall design will be reviewed. For instance, different ornamentation or attic window design in a gable peak may easily be incorporated as long as the general location and proportion remain similar to nearby structures.

Craftsman (circa 1910-1930)

Craftsman homes have a low-pitched hip or gable roof with wide eave overhang, with the roof rafters usually exposed. It is also commonly distinguished by decorative beams or braces added under gables and porches supported by tapered square columns. These structures can be two stories; however, most are one to one and a half stories tall.



Bungalow (circa 1915-1940)

The bungalow variety of Craftsman architecture is characterized by small size, overall simplicity, broad gables, dormer windows, porches with large, square piers and exposed structural members. Bungalows are also influenced in decorative detailing and lay-out by other major styles besides Craftsman, such as Prairie and Tudor. These small, typically 1 ½ story homes take a wide variety of style and design and are very common in Rock Island.



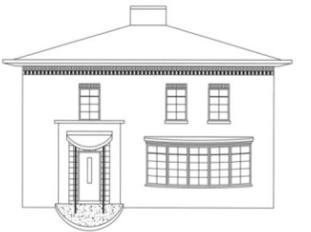
Tudor (circa 1920-1940)

This style of architecture is actually a medieval revival and is characterized by a steeply pitched, end or cross gable roof; gabled entryway; multi-paned, narrow windows; tall chimneys; masonry construction and decorative half timbering on the upper walls or gables of the structure.



Art Moderne (1925-1940)

Though more commonly associated with commercial buildings, there are some examples of this style in residences in Rock Island. The Art Moderne style is characterized by a flat roof and a streamlined emphasis through the use of horizontal lines, courses and patterns. Occasionally, the style utilized rounded corners. There is also a greater emphasis on metals, such as aluminum, and the decorative use of concrete.



Minimal Traditional (circa 1931-1955)

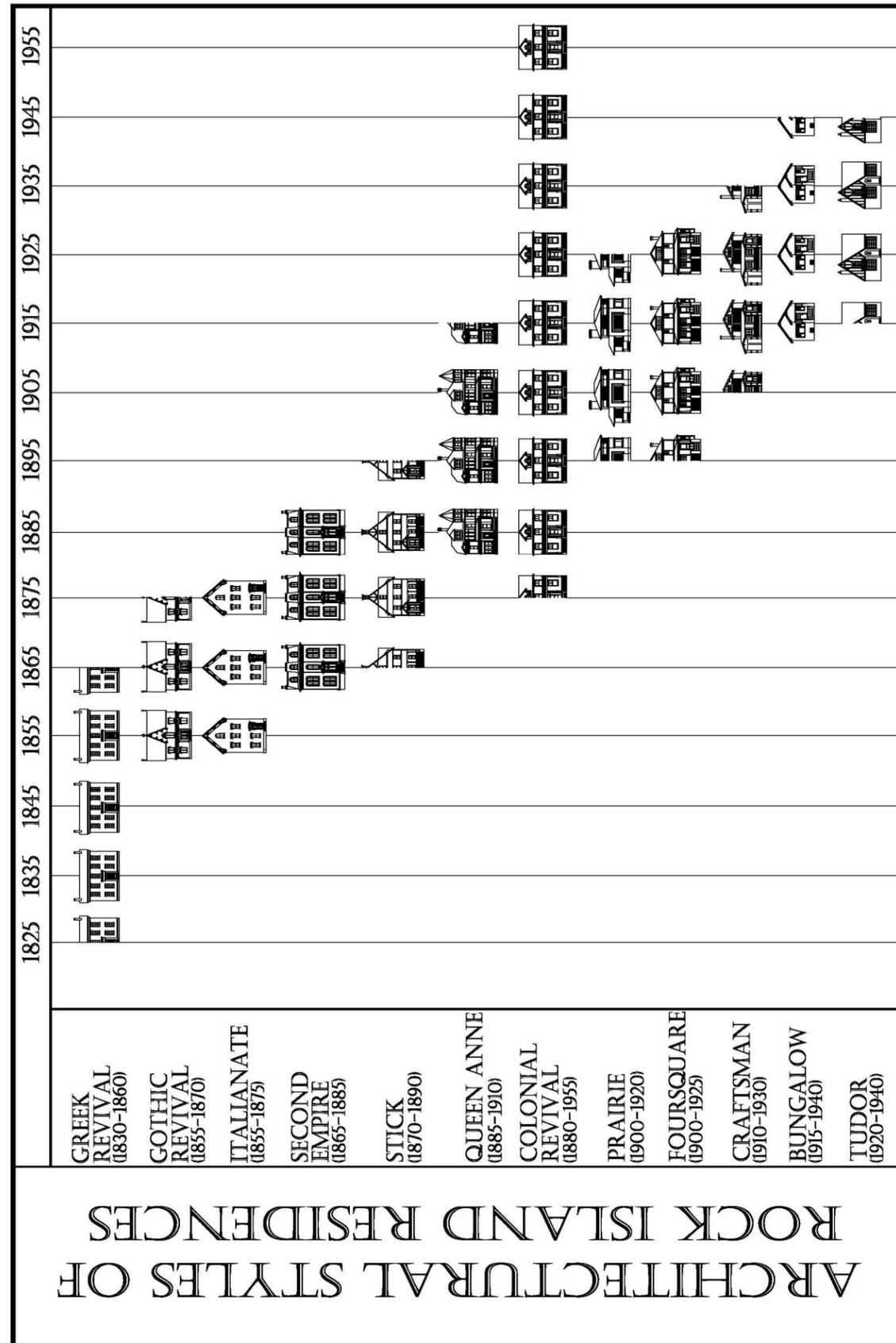
This vernacular type derived from other styles of the period, but lacked their detailing. Roof pitches are low or intermediate, eaves are shallow, there are no dormers, and there is usually one front-facing gable. The homes are typically just one story tall and, for the first time, may feature attached garages via side wings or breezeways. Floor plans were compact and could flow in square, linear or L-plans. Porches are reduced to covered entryways.



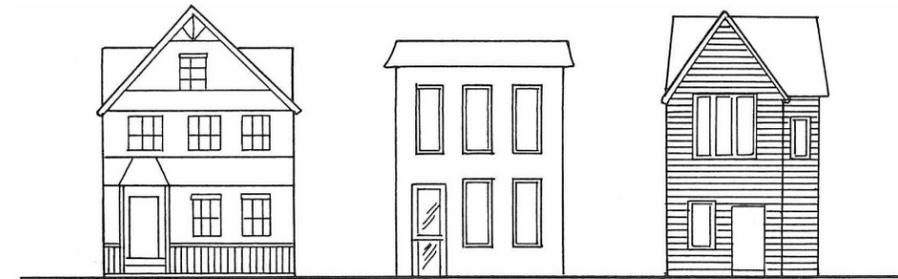
Ranch (1938-present)

The Ranch house type is distinguished by a single story with a low, hipped roof that may be continuous or in segments, and broad overhanging eaves. It has a sprawling floor plan, spreading in nearly any direction from the entrance. The lack of a raised basement reinforces the horizontal lines of the house. One very common feature is the use of a half-high window in all or part of the house. The type coincided with the trend toward wider and shallower lots.



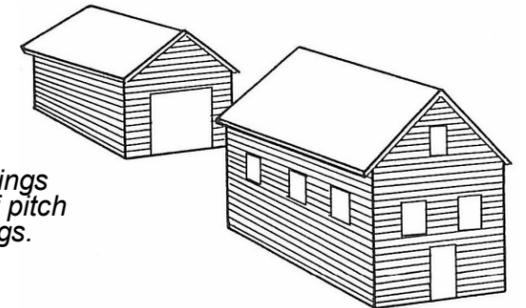


Neighborhood blocks tend to have similar roof pitch.



New construction, like the middle house, should not vary roof pitch from surrounding buildings.

New outbuilding construction should, in most cases, have a similar roof pitch to the existing main building. Steep gabled main structures typically had gabled outbuildings, and low-pitched roof houses had compatible outbuildings.



Accessory buildings should mimic roof pitch of main buildings.

Proportion of Façade Openings

The proportion of window and door openings in new construction should be similar to that of the existing surrounding architecture. Proportion means the relationship of the width to the height of the window or door opening. For instance, if a window is two times taller than it is wide (2:1), then a window with at 1:1 ratio would not convey the same visual perspective. Window proportion on new construction should be gauged from the windows on existing structures on the same block or from the opposite block face.



Façade openings are important in relative size and orientation. Note the incompatible building.

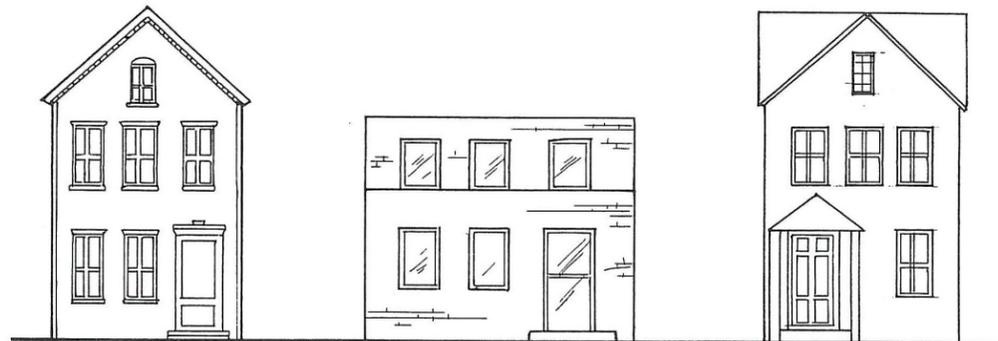


The one story building has unacceptable massing, floor to floor ratios and height.

The height of new construction should be no lower or higher than the average height of all permitted residential buildings on both block faces. A variance of 10% of that average is acceptable. Floor to floor heights should match the floor to floor heights of adjacent historic buildings.



Similar building height is important.



Roof shape relates to massing.

Roof Pitch

Roof pitch and roof shape should repeat other roof forms found in the neighborhood. Roof pitch means that the new constructions should have the same general rise to run ratios as others in the neighborhood. Since some neighborhoods have roof pitches that vary greatly due to broad construction times, roof forms should relate most to houses within the same block or on the facing block. Dominant roof features, such as dormers and chimneys should approximate adjacent buildings in form and shape also.

Guidelines for Rehabilitation and Additions

Secretary of the Interior's Standards for Rehabilitation

The City of Rock Island's design guidelines for rehabilitation are based on the ten standards for rehabilitation developed by the National Park Service, Department of the Interior. The ten standards are as follows:

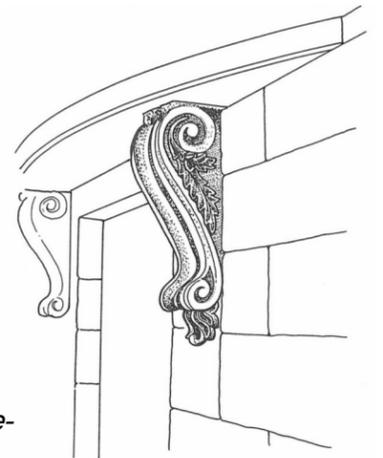
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Specific Building Elements

Masonry and Foundations

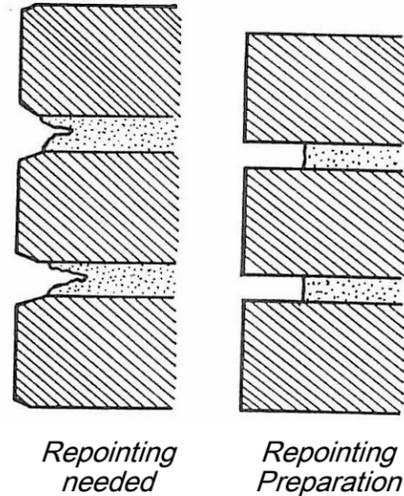
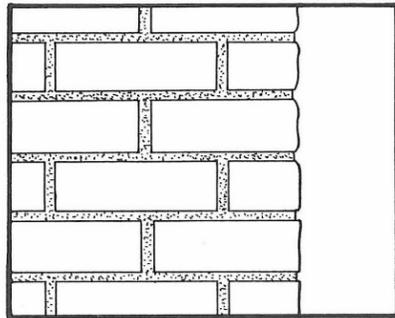
Whenever possible, original masonry and mortar should be retained without the application of any surface treatment, such as cement and stucco. Masonry or concrete foundations which were never painted should not be painted. Non-original cover-ups should be removed and the original foundation repaired.

Sandblasting would blur the etched details on this stone bracket.



Masonry should be cleaned only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes. Brick and stone surfaces should not be sandblasted because the action erodes the surface of the material and accelerates deterioration. Chemical cleaning products which could have an adverse chemical reaction with the masonry material should not be used; a test patch is always recommended.

Original mortar joint size and profile should be retained, and replacement mortar should match the original mortar in color and texture. Ingredient proportions similar to the original mortar should be used when repointing, with replacement mortar softer than the bricks and no harder than the historic mortar. Repointing with mortar of high Portland cement content often creates a bond stronger than is tolerable for the original building materials, possibly resulting in a cracking, spalling or other damage. Mortar joints should be carefully washed after set to retain the neatness of the joint lines and eliminate extra mortar from masonry surfaces. Also note that repointing a minor crack is maintenance; repointing an entire façade is an alteration that requires a Certificate of Appropriateness.

Repointing
neededRepointing
Preparation

Proper mortaring

A similar material should be used to repair or replace, where necessary, deteriorated masonry. New masonry added to the structure or site, such as new foundations or retaining walls, should be compatible with the color, texture and bonding of original or existing masonry.

Wall Surfaces

Deteriorated siding materials should be replaced with materials similar to those used in original construction. Non-traditional siding materials, such as artificial stone, artificial brick veneer, asbestos or asphalt shingles or aluminum or vinyl siding are not appropriate for historic structures. Aside from aesthetic and historical reasons, artificial sidings can promote material or structural decay because of the impermeable nature of the synthetic skin. This unchecked damage can have serious and expensive consequences. Recently uncovered clapboards should be left exposed for three or four months prior to painting to allow for greater adhesion of the paint to the wood surface and reduce the potential for paint failure. Stucco surfaces shall be maintained by cleaning and repainting when necessary. When repairing stucco, a stucco mixture duplicating the original in texture and ingredient mix should be used.

The width, pattern and profile of the original siding should be duplicated. Residing should not alter the profile of bordering trim such as drip caps, frieze boards and corner boards. If replacement is necessary, these items should match the original as closely as possible.

Color is an important design element, and paint colors should be appropriate to the period and style of the structure. The expertise of the Rock Island Preservation Commission is available for choosing color, but paint color is not subject to Commission review.

Roofs

The existing shape and materials of the roof shall be retained. All architectural features which give the roof its fundamental traits, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes, shall be retained.

The uniform narrow lots also emphasize “walls of continuity” in older neighborhoods. This is also sometimes known as the street’s rhythm. There will be a horizontal or vertical building emphasis along the street. This emphasis is usually dictated by architectural style. For instance, a collection of Italianate buildings will have a tall, narrow emphasis, while colonial Revival buildings tend to have a broad, horizontal emphasis. Placing a low, horizontal building along a line of tall, narrow buildings breaks the continuity of the façades. New construction should conform with these “walls of continuity” to avoid distraction in the historic neighborhood.

“Walls of continuity” also relate to recurrent building masses and spaces. There will be a feel of equal spaces between buildings of similar size. Placing new construction in such a way as to disrupt this mass to space feel is also distracting.

Relationship of New Construction to Surrounding Structures

Features of new construction should conform to the various design aspects of existing adjacent structures. These conformances should relate to massing, height, roof pitch, proportion of façade openings, rhythm of solids to voids, porch projections, relationship of architectural details and relationship of materials.

One low building among tall buildings interrupts street rhythm.



Continuity is created by equal spaces between buildings of similar size.

Massing and Height

New construction should conform to the massing, volume and height of existing adjacent structures. Massing and volume is often dictated by roof shape. New construction of two stories has different massing of the roof pitch is flat as opposed to steep. Massing will have a direct connection to average house length, width and roof shape.

Guidelines for New Construction

The basic principle for new construction in Rock Island's historic district(s) is to be designed to harmonize with the predominant characteristics of the surrounding neighborhood. Rock Island's neighborhoods are architecturally diverse within an overall pattern of compatibility and continuity. These guidelines focus on general rather than specific design elements to encourage architectural originality, innovation and quality design within the context of the surrounding community.

Quality Design

Guidelines for new construction encourage utilization of design elements that are common in Rock Island's historic architectural styles, especially those predominant in the area surrounding the new construction. The guidelines do not wish for recreations of architectural styles; in fact, that is discouraged. New structures' primary design elements should fit in with the character of the nearby area and should be compatible in size, scale, massing, height, rhythm, setback, material, building elements and site design. Contemporary design that fits into the overall pattern and character of a neighborhood, and yet retains its own individuality as a new structure, is highly encouraged. It is this delicate balance that makes for living and livable historic neighborhoods.

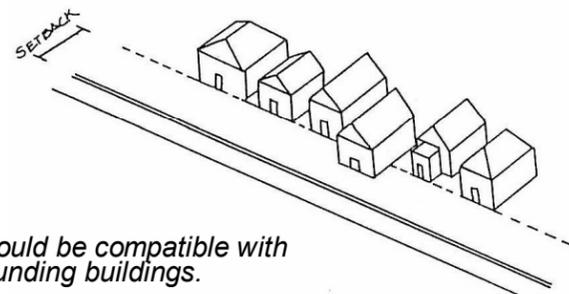


New design can be unique but compatible.

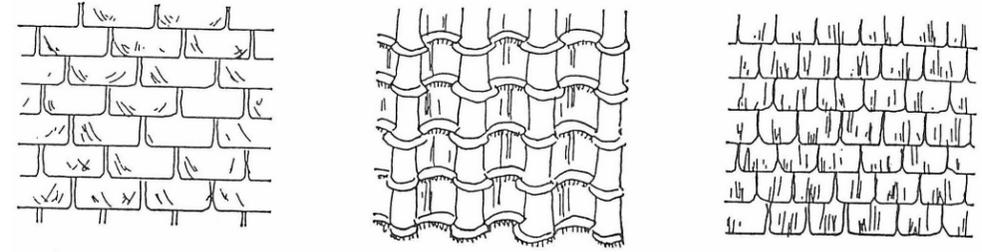
Physical Placement on the Site

New construction must conform to the normal front, side and rear yard setbacks. In older neighborhoods, where the front yard setback requirement is deeper than existing setbacks, the average of the setbacks along the blocks is used instead. Side yard requirements pertain to building height; the higher the building, the greater the side yard requirements. Modern zoning requirements make some smaller, existing lots in older neighborhoods unbuildable without variances.

Rock Island's older neighborhoods, which often had uniform narrow lots, have a strong sense of directional expression of the front facades. The front facades of the houses squarely face the street. New construction will be expected to follow the dictate of this façade expression. For instance, a house set back on an angle from the street would not be permitted in a neighborhood with parallel facings. Locating a long, narrow building on a lot and placing the main entry door on the side of the building is also not recommended.



Setbacks should be compatible with surrounding buildings.



Slate, tile and wood shingle roofs should be retained.

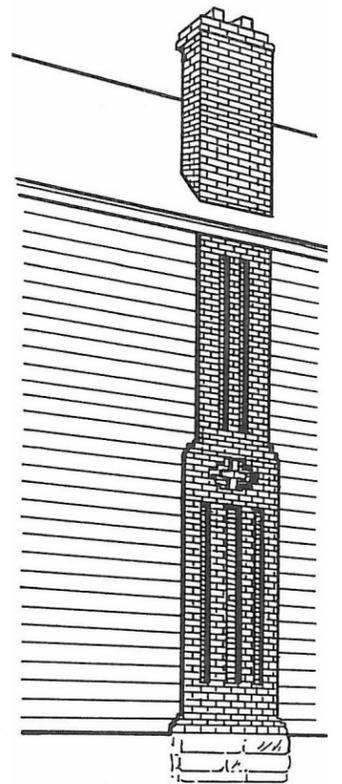
When partially reroofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape and texture. This is especially important with slate, tile or cedar shake roofs. Asphalt shingles began to be used in the 1890s.

Roof alterations such as greenhouses, roof decks, solar panels, vents, mechanical and electrical equipment, are not recommended if visible from the street. These items should be made less noticeable by minimizing size and subduing colors. New dormers may be acceptable in some cases if compatible with the original design. Skylights may be a less objectionable option, and should be positioned in a place not visible from the front façade or the street and should extend no more than six inches above the roof plane. A skylight should be finished to blend with the roof.

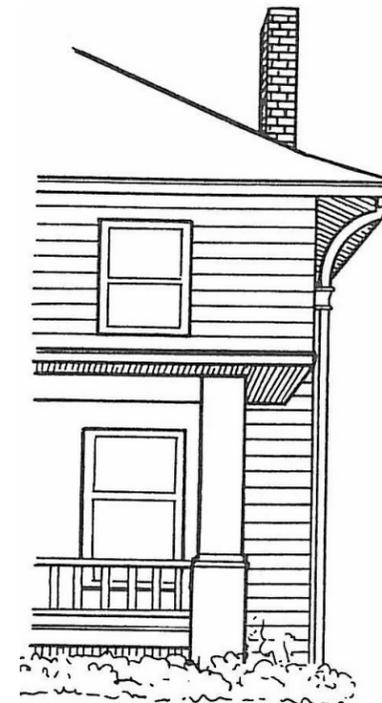
Chimneys

Existing brick chimneys should not be removed or covered with a cementitious coating. Wherever portions of the existing chimneys are still in existence or wherever there are photographs that clearly indicate the original design, the chimneys should be restored to their original condition. In the absence of any documentation, restored chimneys should be in keeping with the chimney design of the period. The type of brick construction, including banding details, corbelling and patterned masonry, should also be consistent with the original.

Chimney repointing should be done with a combination lime and very low content Portland cement mortar. Pre-mixes are generally not appropriate for older bricks, which are much softer than brick made today.



Patterned masonry chimney



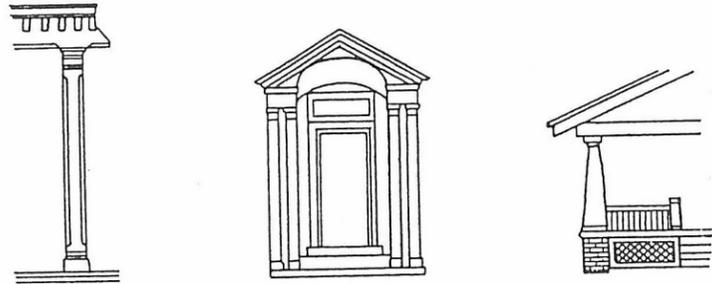
Inconspicuously placed downspouts

Gutters and Downspouts

Gutters and downspouts should be kept in good repair and located inconspicuously. Attempts should be made not to locate downspouts on the front facades. Faulty gutters and downspouts can lead to serious deterioration of walls and foundations. Original, built-in gutters should be repaired and retained. Downspouts should run vertically, and diagonals crossing roof planes and walls should be avoided.

Porches and Porch Features

Porches and steps which are appropriate to the building and its development should be retained. Porches and additions reflecting later styles of architecture are often important to the building's historical integrity, and, whenever possible, should be retained. Missing porches and steps should be reconstructed, using photographic documentation and historical research, to be compatible in design and detail with the period and style of the building. Sanborn Maps, available on microfilm at the Augustana College Library, can be very helpful in showing size and location of original porches. Step balustrades frequently matched or coordinated with the porch balustrades.



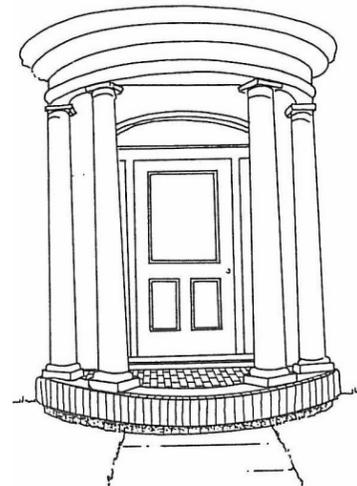
Porch columns relate strongly to architectural

Porches should be rebuilt or repaired with materials that are the same as the original. The shape and pitch of the porch roof is important. Posts and columns should be consistent with the style of the building. Porch balustrades should be constructed with parts of the same size, height, detailing and baluster spacing as the original. Simplified adaptations may be allowed if physical evidence of the original is non-existent or prohibitively expensive to recreate.

Painted wooden steps and flooring should usually be used on a wooden porch; brick or poured concrete steps and floor surface should be used on a brick or stucco porch. Most precast concrete steps are not acceptable alternatives for primary façade porches.

Front porches should not be enclosed and the construction of a non-original second or third level deck or sun porch on the roof of a front porch is not acceptable.

Entryways, including decorative hoods, canopies, surrounds and moldings, shall be retained. If entryways are missing or are badly deteriorated, replacement elements should be similar to the original design and material.



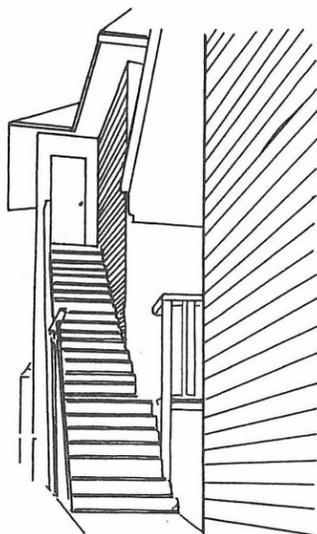
Brick and poured concrete porch.

Decks and Exterior Stairs

Decks and exterior stairs are common additions to older houses, especially when they are converted to multi-family dwellings. These elements are particularly difficult to fit into the style and setting of an older home. Exit stairs from upper level apartments should be accommodated within the existing building or where least visible from the primary façade and street. The stairs should run parallel to and against the wall of the building.

The detailing of decks and stairs should be compatible with the period and style of the building. Decks and exterior stairs may be required to be painted to complement the main structure. In addition, new decks should be minimally visible from the street and should have no major impact on the original building.

New fire escapes on primary facades will be permitted only when required for safety and an alternative egress route cannot be accommodated.



Exterior stairs run parallel to wall.

Size and Scale

New additions are subordinate to the original structure in size and scale. An addition that overwhelms the original structure in height or massing will not be permitted. Increasing the height of the building above its historic level is not generally permitted as it would alter the profile of the building and make it incompatible with neighboring structures. Additions should have the same floor to floor height as the original structure.



Additions should be recessed and usually have lower roofs.

Building Elements

The roofs of additions should not interfere with the original roof form by changing its basic shape. The addition itself should have a roof form compatible with the original building. The roof of an addition is almost always lower than the roof of the original structure.

Wall expanse should be compatible to the original building. The introduction of openings (windows and doors) not characteristic in proportions, scale or style with the original architecture is not recommended. On the other hand, large areas of unbroken exterior wall surface are also not appropriate. In general, size and proportion of windows and doors should be similar to those on the original building.

The amount of foundation exposed on the addition should match that of the original building. Masonry mortar shall match the original in joint width and profile.

Materials for the addition should be compatible with the original building or have historic basis. For instance, additions to brick structures were sometimes frame construction. Additions faced with incompatible materials will not be permitted. Ornamentation on the addition should also be compatible in design and material with the original building.

Additions will also be expected to conform with Zoning Ordinance regulations pertaining to setbacks, height, use and area coverage.

Removal of Additions

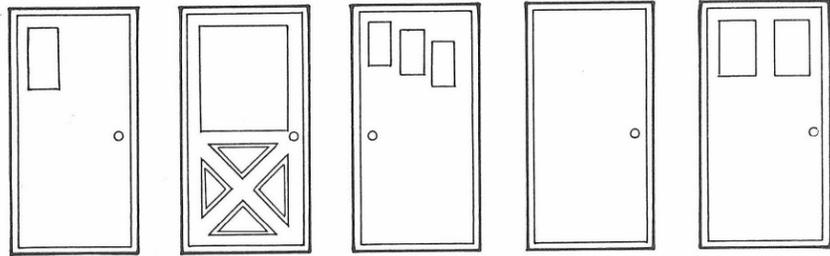


Historic changes are sometimes acceptable: Classical Revival porch on Italianate

Partial demolition of later additions is reviewed on a case by case basis. Alterations to buildings since their construction are sometimes significant because they reflect the history of the building and neighborhood in terms of changes in economic circumstances and architectural or popular styles. This significance should be respected, and restoration to a very early original appearance may not be desirable in some cases. For instance in Rock Island, many Italianate or Queen Anne styled buildings have later porches in the Classical Revival style. These porches have now been on those buildings for a longer period of time than the original porches and they reflect affluence or a desire by earlier owners to conform to a popular style or remodeling trend. In addition, historical sources for documentation of the earlier porches such as remnants of balustrades, outlines on the buildings or photographs will be less substantive.

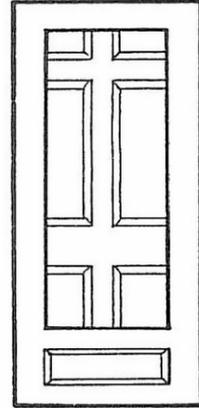
Doors

Original entry doors shall be retained and repaired. Replacement doors, if required, shall match the original in proportion, design, placement within the door frame and general arrangement of panels. Transoms, sidelights and other features shall be retained and may not be removed or reduced to fit



These types of doors are inappropriate for Pre-World

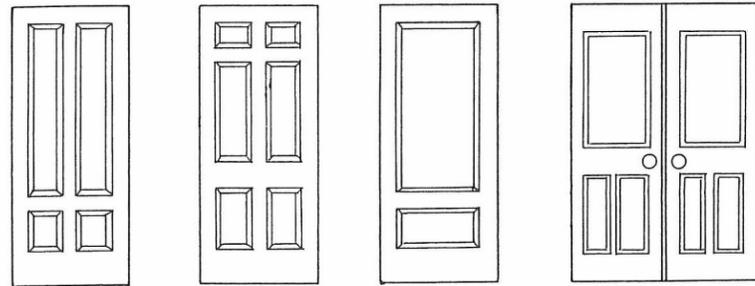
smaller doors and frames. New window and door openings will not typically be permitted in existing walls.



Storm door reveals main door.

Storm doors should be constructed of wood, with a large glass pane or screen. The design of the storm door should be simple and reveal, as much as possible, the door behind it. Different architectural styles often had different types of storm doors. Milled aluminum finishes on storm doors are generally not acceptable.

Examples of appropriate doors for historic houses.



Architectural Trim

If any element of architectural trim has deteriorated beyond repair, it shall be replaced to duplicate the original in every way. If missing, replacement is strongly encouraged and should be based on historical documentation, such as physical, graphic or photographic evidence. Removal of these architectural features is not permitted. These trim features, such as cornices, friezes, brackets, railings, surrounds, drip caps, etc. are unique pieces of craftsmanship on historic buildings. In addition, bays, oriels and other similar protrusions from the exterior wall may not be removed. However, inappropriate additions of this type may be removed in certain cases.

Additions

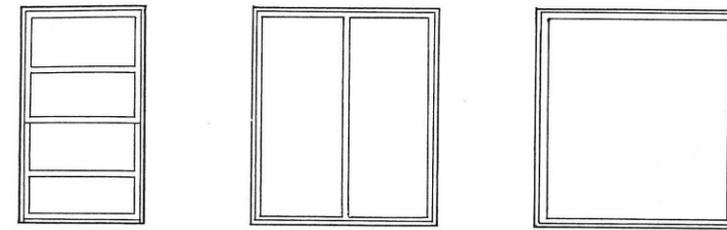
When constructing a new addition, minimal change should be made to the exterior of the existing original building and the overall integrity of the original design should be maintained. It is important that a new addition look as though it is recent construction. Additions that totally mimic a historic structure so that they are indistinguishable from the older construction will not be allowed. Details on additions should be plainer or possess different ornamental details than the original structure. Where the original building and the addition meet, a slight recess will often effectively separate the two. A slight setback in the wall plane is also acceptable.

Windows

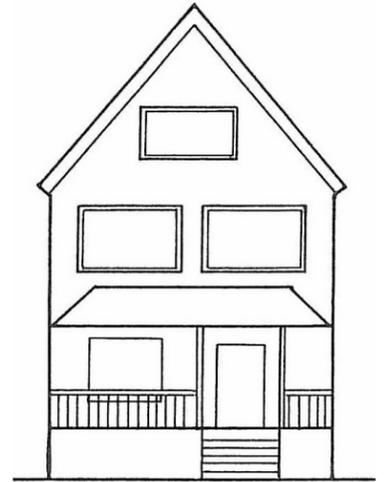
Original windows should be retained and repaired. In cases where replacement is necessary, only the deteriorated part, and not the entire window, should be replaced. If total replacement is unavoidable, the replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, hardware and trim.

Restoring window openings to their original size is encouraged. New, enlarged or reduced openings are generally not allowed

Inappropriate replacement window elements include: multi-paned aluminum, vinyl, metal-clad or vinyl-clad replacement sash; simulated muntins; picture windows; sliding aluminum windows; jalousie windows; and some casement windows.



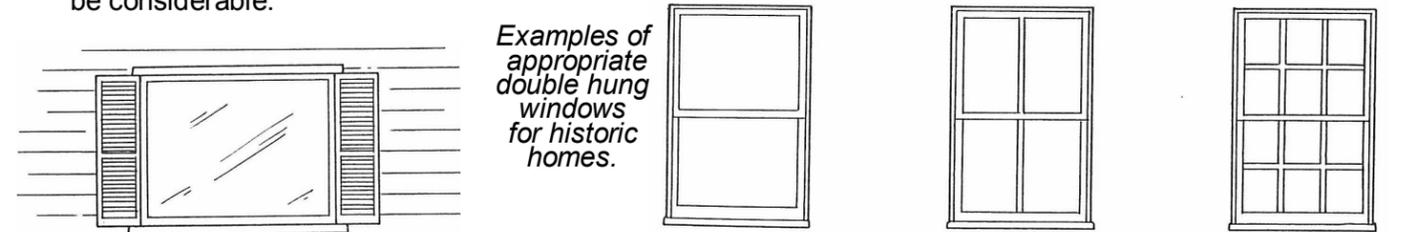
Inappropriate windows for historic homes



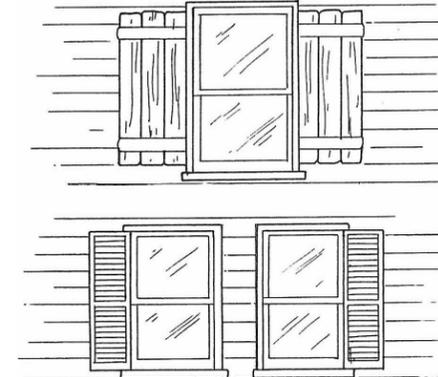
Inappropriate enlarged window openings for historic homes

Exterior combination storm windows should have a minimal visual impact. Clear or mill-finished aluminum frames are not appropriate. Aluminum storm windows can, and should, be painted to minimize their impact. Exterior storm windows are inappropriate for windows with arches, mullioned lights or curved glass. Wood framed storm windows are encouraged. Interior storm windows are also acceptable and are not regulated. However, a properly weather-stripped, single-glazed sash can greatly reduce energy loss. The cost of weather stripping is nominal compared to the price of replacement windows, yet the effect can be considerable.

Examples of appropriate double hung windows for historic homes.



Other window elements, such as awnings and shutters, were also found historically in Rock Island. Canvas awnings should be used when necessary to provide solar shading. Plastic or metal awnings should not be used. Shutters should not be placed on buildings not designed for them. When utilized, shutters should be large enough to cover the entire window area, look as if they function and operate, and not appear float-mounted on the wall. In addition, plastic, vinyl or metal shutters are not acceptable.



Inappropriate use of shutters

The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners is not allowed in a primary façade. Portable, seasonal air conditioners are exempt from review, but should be placed where they are not easily viewed from the street.