

***THE  
ROCKFORD  
HISTORIC  
PRESERVATION  
PLAN***

***ROCKFORD  
HISTORIC PRESERVATION  
COMMISSION***

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***THE ROCKFORD  
HISTORIC PRESERVATION  
PLAN***

Adopted by the Rockford Historic Preservation Commission,  
July 18, 1985

Adopted by Rockford City Council,  
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## ***INTRODUCTION***

“Historic preservation” is a general term encompassing a broad range of activities — from the simple protection of a historic resource to rehabilitation and, ultimately, complete restoration. It can be applied to everything from mansions to bungalows to Indian mounds to brick streets. While historic preservation was originally conceived as a method of returning major historic places such as Williamsburg, Virginia to their original state, the emphasis now is on finding a pragmatic, everyday use for historic sites that will still maintain their historic character.

With its rich and varied history, Rockford offers much in the way of historic sites and buildings. Properly handled, Rockford’s historic resources can play an important role in the City’s future. Recognizing this fact, the City created the Rockford Historic Preservation Commission in 1978. Its stated purposes are to

- Identify historically significant buildings, places or areas within Rockford.
- Advise City Council on the designation of local landmarks and historic districts.
- Protect the distinctive visual characteristics of landmarks and historic districts.
- Perform any other functions that may be useful or necessary to safeguard and enhance Rockford’s historic, aesthetic, architectural, cultural and community heritage as embodied in its buildings, places and areas.

The 1978 ordinance that created the Commission provides several ways for it to achieve these purposes. (The complete text of the ordinance is included in Appendix C.) These range from something as simple as the authority to carry out a survey to identify historic sites in Rockford to the more complex issues involved in acting as conservator for any landmark or historic district the Commission feels may need protection. Specific duties assigned to the Commission by the City’s ordinance include the following:

- Conduct a survey of buildings, places and areas in Rockford to identify those of historic significance.
- Recommend to City Council that it designate certain improvements as landmarks, and certain areas and places as historic districts.
- Work with other individuals and organizations in matters involving historic preservation, renovation, rehabilitation and reuse.
- Advise and assist owners of historic properties on the physical and financial aspects of preservation, renovation, rehabilitation and reuse.
- Review and decide on Certificates of Appropriateness.
- Make recommendations to City Council on the exercise of eminent domain powers for the protection of a landmark or historic district.
- Act as conservator of, and therefore sue in behalf of, any landmark or historic district when it appears to the Commission that the interest of the public in the landmark or district needs protection through litigation.

- Identify and certify for historic preservation purposes such organizations to which fee titles or lesser interests in property may be granted by recommendation of the Commission.

The Commission has worked steadily to carry out these duties since its creation in 1978. During that time, it has successfully recommended ten landmarks and four historic districts for City Council designation, and has completed an inventory of historic sites in the oldest parts of Rockford. However, the Commission has completed this work without the benefit of a definite plan or set of guidelines. This approach has proven to be inadequate, often resulting in eleventh hour efforts to nominate buildings which are slated for demolition. To bring a planned and more consistent approach to historic preservation, the Commission embarked on the development of this plan and the policies and guidelines contained in it.

The purpose of this plan is to define the relative roles of the City and the Commission in encouraging historic preservation; to provide guidelines for the designation of landmarks and historic districts; to educate the public; and to recommend those actions which can be undertaken by the City and/or the Commission to further private efforts to preserve historic sites and structures, including proposals for several new historic districts. When adopted, these policies, guidelines and recommendations will offer a rational way to protect, evaluate and enhance Rockford's historic resources for the benefit of present and future residents. By integrating protection of historic resources into the normal process of City government and by educating the public as to the value of these resources, the City and the Commission will help ensure preservation of Rockford's architectural heritage.

# ***HISTORIC PRESERVATION POLICY OF THE CITY OF ROCKFORD***

## **The Role of City Government in Preservation**

One of the major stumbling blocks to engaging in an active historic preservation program in Rockford has been the lack of clear-cut policies for both the City and the Historic Preservation Commission. The policies contained in this section are designed to fill that void. And since policies alone cannot accomplish the desired result, suggested means of implementing them accompany each policy.

- I. THE CITY SHALL RECOGNIZE PRESERVATION OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE AS AN ESSENTIAL COMPONENT OF PLANNING AND DEVELOPMENT BY
  - A. Providing for a Commission to oversee implementation of the Preservation Policy.
  - B. Maintaining a correct, current and easily accessible public record of properties in Rockford that have historical or architectural value.
  - C. Obtaining the Commission's timely comments concerning public plans, projects or improvements involving funds administered by the City which may adversely affect potential and designated districts, landmarks and properties included in the Historic Resource Inventory, before final project approval and disbursement of funds.
- II. THE CITY SHALL STRENGTHEN INVESTMENT IN PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE BY
  - A. Selecting street trees, lighting fixtures and other street furniture which enhance historic districts.
  - B. Investigating the feasibility of adapting properties of historical or architectural value whenever additional space and facilities for the City are required.
  - C. Assisting the Commission in locating interested parties to purchase endangered properties of historical or architectural value.
  - D. Expediting action on Commission recommendations for designation of landmarks or historic districts.
  - E. Participating in the provisions of State legislation encouraging rehabilitation of landmark buildings, including use of preservation easements and other such restrictions.
- III. THE CITY SHALL ENCOURAGE APPROPRIATE PRESERVATION OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE BY
  - A. Protecting through appropriate restoration, rehabilitation and maintenance, City-owned properties of historical or architectural value, including existing brick streets.
  - B. Encouraging Rockford School District 205 to ensure to the extent possible the appropriate reuse of old schools.

## **The Role of the Commission in Preservation**

- I. THE COMMISSION SHALL COORDINATE ITS ACTIONS WITH THOSE OF OTHER PUBLIC COMMISSIONS, COMMITTEES AND BUREAUS INVOLVED IN PLANNING AND DEVELOPMENT BY
  - A. Supporting other City commissions, committees, review boards and staff in their efforts to encourage preservation.
  - B. Recommending any appropriate changes to legislation that affect properties of historical or architectural value.
  - C. Commenting to the appropriate public bodies on proposed projects and developments, including the sale of public buildings, which may affect properties of historic or architectural value.
  - D. Informing itself of preservation activities of the County, State and federal government as they relate to property within Rockford, and publicizing this information to other planning and development bodies.
- II. THE COMMISSION SHALL DOCUMENT PROPERTIES OF HISTORIC OR ARCHITECTURAL VALUE IN THE CITY BY
  - A. Overseeing compilation and maintenance of a correct and easily accessible public record of classified properties of historical or architectural value.
  - B. Publishing and making available to the public maps and other means of locating properties of historical or architectural value.
  - C. Encouraging the creation of photographic and/or drawn records of endangered properties of historical or architectural value.
- III. THE COMMISSION SHALL ENCOURAGE PRESERVATION OF PROPERTIES OF HISTORICAL OR ARCHITECTURAL VALUE BY
  - A. Providing information to the public concerning preferred methods and techniques for restoration, rehabilitation and maintenance of historic properties.
  - B. Providing information to the public concerning tax benefits and other advantages associated with the redevelopment of older buildings.
  - C. Publicizing sources of funding for preservation.
  - D. Encouraging greater participation by lending institutions and private investors in preservation.
  - E. Encouraging municipal public improvements which preserve and enhance properties of historical or architectural value.
  - F. Participating in public events which explain methods of preservation.
  - G. Recommending for designation as landmarks or historic districts a representative selection of districts, sites, buildings, structures and objects, including vernacular examples and publicly accessible interior spaces.
  - H. Actively seeking the designation of potential prime landmarks.
  - I. Working with other organizations interested in local history and/or architecture to increase awareness of preservation's goals and benefits, and to aid them whenever possible in the achievement of their goals through preservation.
  - J. Identifying and certifying organizations to which fee titles or lesser interests in historic properties may be granted by the Commission.

IV. THE COMMISSION SHALL PROMOTE AND OVERSEE PRESERVATION OF LOCALLY DESIGNATED DISTRICTS AND LANDMARKS BY

- A. Providing advice and guidelines with respect to proposed alterations to structures within historic districts or of landmarks.
- B. Adopting design guidelines for appropriate new construction and alteration of properties in historic districts, and assisting and coordinating the application of these guidelines by any Historic District Organization's Board of Review.
- C. Reviewing proposals for new construction in historic districts.
- D. Reviewing proposals for alterations to landmarks and to structures in historic districts.
- E. Considering economic constraints when reviewing requests for Certificates of Appropriateness.
- F. Assisting owners of designated properties in obtaining financial aid when required for appropriate restoration.

**How the Review Policy Would Work**

**PURPOSE:** This policy is intended to allow the Rockford Historic Preservation Commission opportunity to comment on City actions which impact on properties listed in Rockford's Historic Resource Inventory. The Commission is in no way empowered to delay any project unless it materially alters properties that have been designated landmarks under chapter 13½ of the Rockford Code of Ordinances.

**POLICY:** The Council Clerk shall notify the Historic Preservation Commission whenever any of the following actions is introduced to City Council and referred to Committee.

- Capital improvements under the jurisdiction of the Department of Public Works;
- Plans submitted by the Department of Community Development, including small-area plans;
- Development proposals submitted by a City department or agency;
- Design guidelines proposed within any historic district.

**The Commission shall**

- Determine if the action impacts on historic resources, and
- Notify the appropriate Committee(s) if it is preparing a statement of its concerns and recommendations, including suggested alternatives where appropriate.

## ***WHY PRESERVE?***

In considering the contents of this plan, it is important to understand why we need to preserve the physical evidence of Rockford's past. The next chapter ("Economic Factors") examines the dollars-and-cents reasons. However, the human factor is equally important.

Every viable community has an identity, a clear image of itself through which it defines itself to its own citizens and to the rest of the world. A key factor that makes any single community different from any other community is its historical development, and the most visible evidence of that development is a community's buildings and historical sites.

By preserving historic sites and structures, we retain our grasp on one of the things that makes Rockford what it is — our past. Gertrude Stein once said that "There is no there, there," in describing Oakland, California. If we do not preserve our historical neighborhoods and sites, then there will be no "there" in Rockford, either. We will become just one more "modern" American city, indistinguishable from any number of others that have succeeded in burying their past under bulldozers and new buildings.

In an era of rapid change, with new technologies altering our lives on a daily basis, physical evidence of our past can help us to recognize and hold on to our cultural and physical roots. In that way, we can maintain a clear perspective of who we are. This becomes increasingly important as the world becomes a small place, and with change coming at an ever-increasing rate.

Historic preservation not only allows us to maintain a clear picture of who we are and where we have come from, it also serves as a declaration of our pride and confidence in those roots. To preserve a record of the past for the future as something symbolic of the historic meaning of the community is an act of faith in the future as well as the past. Serious conservation is a long-term investment, not undertaken lightly.

In preserving our past, we need to concentrate not on just a few singular landmarks, but on neighborhoods as well. Most buildings in any community are of a rather ordinary nature. They may not be great works of architecture, nor buildings in which any great event occurred or an important person lived. However, the buildings in old neighborhoods — the ordinary along with the extraordinary — often give stronger evidence of a community's history than individual landmarks can. It is here that people lived and gave expression to *their* past, giving us a clear indication of where *our* roots lie.

## ***THE ECONOMIC FACTOR***

Historic preservation involves more than just aesthetics and old buildings. It also involves money and can have a major role in a community's economy. We hope to show in this section of the plan how it can play that role.

### **Why Renovate?**

Until recently, historic preservation usually meant the conscious selection of a few outstanding historic landmarks to be preserved as museums or institutional structures within areas which continue to change rapidly around them. The "George Washington slept here" type of criterion for selecting what is to be preserved has long prevented historic preservation from becoming a constructive part of the urban development process. However, a number of factors have contributed to a gradual change in this attitude. Among them — the realization that conventional urban renewal, i.e., demolition of old buildings in hopes that new ones will replace them, doesn't always work; rising construction costs; economic hard times in many of the nation's older cities; and an increasing awareness of our built environment as a limited resource. Also contributing to this change is the increasing number of buildings which have outlived their original purpose. They may be abandoned, vacant or used for very marginal economic activities, but in many cases they are structurally sound, and may be suitable for recycling. (Recycling in this instance would be the conversion and outfitting of an older structure to a new use.) All of these factors have led to increased acceptance of the fact that unused but structurally sound buildings, such as vacant factories and warehouses, can be turned from a liability into an opportunity.

To make the most of this opportunity requires cognizance of the assets of older buildings. While many of these are obvious, some are not. Major assets include the following:

- The desire to build in a prime location was just as strong 50 years ago as it is today. Many times older buildings are still in what would be considered choice spots, be they downtown, along the riverfront, or in strategic locations around town. When location is combined with a distinctive architectural style, particular buildings become easily identifiable. A local case in point would be the East Side Inn at the corner of East State and Madison Streets.
- Rehabilitation is labor-intensive and therefore not so strongly affected by the high cost of materials as new construction is.
- Maintaining an existing buildings saves the increasingly high cost of purchasing undeveloped land. In the past, when suburban land was relatively inexpensive, new construction was often advantageous simply because of the cheapness of the land itself. The advantage of building in outlying areas is diminishing, however
- Reusing an old building saves demolition costs. Although an obvious consideration, demolition is one of the most frequently overlooked expenses of new construction in a developed area and can run as high as 5 to 10 percent or more of total construction cost. Demolition in dense urban areas (where building and safety regulations may prohibit the use of a swinging ball or other more efficient demolition techniques) can be especially expensive and time-consuming.

- Renovation of existing buildings can take less time than new construction and can take place in stages. The total amount of construction time required to renovate an existing building is generally less than the time required to construct a comparable amount of floor space in an entirely new building.

Renovation can also take place year-round. A contractor, for example, can work inside during winter months, protected from harsh winter elements that would impede outdoor work on new construction sites. Obviously, a contractor undertaking a renovation need not wait until spring to dig a foundation and start work.

A related advantage of reusing existing buildings is that one portion of a building can be rehabilitated and occupied before work is completed or even started on another portion. The consequent ability to rent out part of a building during renovation provides a source of income when it is needed most. With new construction, a developer must generally wait until virtually the entire project is completed before he can lease out space.

- Old buildings can often be acquired for a very low price. The superficial decay and poor exterior appearance of many neglected old buildings can deceive people (including knowledgeable realtors) into believing that the buildings are not structurally sound — and therefore not worth saving. A perceptive developer can often obtain an old building that no one else wants for an exceedingly low price and then transform it into a building that is as good as or better than new.
- People are often willing to pay competitive rental rates in renovated old buildings. The intrinsic character of old buildings, produced in part by age and craftsmanship, offers a quality rarely obtained through new construction. In addition to architectural details, older buildings offer a spaciousness and sense of human scale not always found in new construction. These sometimes visible, sometimes intangible qualities, can be important ingredients in making a development project economically feasible by improving the marketability of rentable space, attracting customers to commercial establishments and, in some cases, even translating into an increased profit margin.
- Renovation of older buildings can provide substantial tax advantages to the developer. (See discussion below.)
- Rehabilitation imposes fewer public and social costs than new construction. Maintenance and reuse of existing structures can help communities avoid the trauma caused by dilapidation, abandonment and clearance — a sequence that has needlessly victimized many neighborhoods and commercial areas. This sequence has had high social costs in dislocation of residents, economic decline and disruption of community life. In addition, because old buildings are usually located in portions of communities that have already been fully developed — and are already served by sewer and water lines, roads, schools and fire stations — renovation and adaptive use of old structures can relieve municipalities of the necessity of making additional expenditures for costly new public facilities and services.

By concentrating municipal capital expenditures in developed areas and encouraging and rewarding reinvestment in existing buildings, a community need not forego the opportunity to strengthen and even increase its tax base. In many communities, especially those characterized by moderate growth, the added tax base contributed by new construction may be more than offset by declines in the value and occupancy of existing buildings. The soundness of a community's tax base is determined as much by the quality, repair and use of its old buildings as by the amount of new construction generated. Rehabilitation projects can be successful in creating direct economic benefits to communities: attracting new residents and holding old ones, increasing tourist interest, bringing in new business and industry and making downtown areas attractive places in which to dine, see a movie, or simply take a stroll on a summer evening.

- Reusing old buildings conserves energy. Old buildings represent an investment that it would be foolish to squander — an investment of energy and labor made at a time when costs were significantly lower. Demolition of these buildings requires new expenditures of energy, and their replacement even

more to produce the new building materials and to assemble them on a cleared site. Moreover, older buildings can require less energy to operate than new ones since they were designed and built in an era when there was no artificial climate control. The thick masonry walls of many old buildings retain heat much more effectively than the glass and steel used in newer structures. In certain cases, the tall windows of old buildings (which open, unlike those in so many new buildings) and high ceilings may provide so much natural ventilation and sunlight that total expenditures required for lighting, mechanical ventilation and air conditioning systems may be reduced.

- Many older buildings are of generally sound construction. Often masonry, wall-bearing structures, they may, in many cases, be considered overbuilt by contemporary standards.

### **Federal Tax Benefits**

As was mentioned above, significant tax benefits can accrue to the developer in renovating an older building. The buildings do not even have to be considered historic to derive some benefits, simply old. The amount of benefits and procedures for obtaining them are contained in the Federal Economic Recovery Tax Act of 1981, with one modification being made in 1983.

The amount of tax credit a property owner may take varies with the type and age of the property. In all cases, the structure must have been in use at some time prior to the renovation and at least 75 percent of the structure's exterior walls must be retained. The legislation allows:

- A 15 percent investment tax credit (ITC) for rehabilitation of income-producing commercial and industrial properties at least 30 years old;
- A 20 percent credit for rehabilitation of income-producing commercial and industrial properties at least 40 years old; and
- A 25 percent credit for renovation of certified historic properties of any age. This credit applies to depreciable residential as well as commercial and industrial buildings.

These tax credits are deductions from the actual amount of taxes owed, not deductions from gross income before calculating tax liability. Thus, the rehabilitation tax credit is actually a dollar-for-dollar tax saving, and a very significant factor in planning any rehabilitation project.

In addition to tax credits, substantial benefits are available through provisions of the Accelerated Cost Recovery System in which owners are allowed to depreciate their acquisition and rehabilitation costs over 18 years. Again, historic buildings receive an advantage because the depreciable base is reduced by only half the amount of the credit, as is the case with nonhistoric rehabilitations that claim ITC benefits.

The tax act does, of course, establish requirements that must be met before tax credits will be allowed. An investment credit can be claimed only if there has been "substantial rehabilitation" of the property. Rehabilitation costs must exceed the greater of either \$5,000; or the sum of capital improvements plus building acquisition costs, less land cost and depreciation. (This latter amount is referred to as the taxpayer's adjusted basis in the property.)

The rehabilitation must be completed within 24 months. If architectural plans drawn up before the renovation begins call for a longer time frame, this work may be carried out for a period of up to 60 months.

The substantial rehabilitation test may disqualify some types of rehabilitation projects. Since the rehabilitation costs may equal the adjusted basis, less extensive upgrading will probably not qualify for the credit (unless the taxpayer has owned a building for many years and reduced the basis by taking substantial depreciation). This criterion may encourage the acquisition of undervalued or badly deteriorated structures or those buildings being converted to new uses that require extensive alterations.

Since benefits for rehabilitating historic structures are greater, requirements are stricter than for "nonhistoric" buildings and must conform with the Secretary of the Interior's Standards for Rehabilitation. (A copy of the Standards is included in Appendix D.) Rehabilitation work on a historic structure must be certified by the state historic preservation officer before a credit may be claimed. The owner of a designated historic building cannot elect to take a smaller credit to avoid complying with local and federal standards for historic preservation renovations.

The age or historic value of all structures must be determined before a property owner can claim the ITC. Applications and requests are first submitted to state historic preservation officers who investigate and then forward the request, along with a recommendation of approval or denial, to the appropriate National Park Service regional office. The National Park Service makes the final decision and notifies the property owner directly. This process takes about 90 days.

For properties not yet designated as landmarks or contributing to the significance of a historic district, the nomination process can take as long as six months. However, property owners can receive a preliminary National Register certification and review of the proposed work before the nomination is completed. (If a developer wants a project to qualify for the 15 or 20 percent ITC, the Internal Revenue Service is the only federal agency generally concerned, and the constraints on the architect's design prerogatives relatively small.)

Owners of qualifying income-producing properties may take the investment tax credit. The owner may claim the credit if the renovated premises are leased to and used by a tax-exempt organization or government entity. This may encourage pioneer renovations in areas which are less likely at the outset to be commercially successful because the owner faces less risk in obtaining the building and finding a lessee.

For-profit lessees may claim an ITC on qualified rehabilitations which they undertake themselves as long as at least 15 years remain on their lease from the date the work is finished. Property owners should be aware that they may have to pay back a portion of the tax credit if they dispose of the rehabilitated property too quickly. The taxpayer must retain title for five years after completing the renovation to avoid having to reimburse the credit to the IRS. If the property is sold less than a year after being renovated, the owner must reimburse 100 percent of the ITC. The amount of the credit for which the taxpayer is liable decreases by 20 percent a year for structures held between one and five years.

### **Illinois Tax Benefits**

The federal tax credits are geared primarily to commercial and industrial enterprises. A new State program in Illinois encourages private owners of designated historic homes to rehabilitate their properties as well. The new legislation provides an eight-year freeze on the assessed valuation of a historic home for which a certified rehabilitation has been completed. The eight-year period is followed by a four-year graduated increase that returns the assessment to market value.

To qualify, the property must be an owner-occupied single-family residence that is listed on either the Illinois Register or the National Register of historic places, or be designated under an approved local historic preservation ordinance. Properties within historic districts, both National Register and local, qualify as long as they contribute to the character of the district. Also, on a certified rehabilitation, the homeowner must spend an amount equal to or in excess of 25 percent of the fair cash value of the property, as determined by the county assessor. A certified rehabilitation is one that meets the Secretary of the Interior's "Standards for Rehabilitation." The State's Office of Preservation Services will work with homeowners to help them meet those Standards.

### **Local Examples**

While there have been no large-scale renovations locally that would compare with Ghirardelli Square in San Francisco or Union Station in St. Louis, some smaller-scale ones have occurred that help show what the possibilities are. These include the following:

- **Waterside Building (124-126 Water Street):** Originally built around 1890, the Waterside was part of Rockford's produce district near the rail lines along the river. Following completion in 1982, the Waterside was converted to office use.
- **Datin Block (416 East State Street):** Built in 1907 for commercial use, the building was converted to office use by the First Rockford Community Development Corporation in 1983.
- **Nash Block (418 East State Street):** Built in 1879 for commercial use, the building underwent substantial renovation in 1983 for new commercial uses.
- **Cudahy Building (202 Market Street):** Like the Waterside, the Cudahy Building was part of Rockford's produce center. Built in 1920, this was one of the first branch houses built by the Cudahy Packing Company in Illinois. It was completely renovated in 1984 and reopened as a restaurant, Le Bistro.
- **Freeman School (910 Second Avenue):** Originally built in 1893, the school was recently converted to office use in a major renovation effort.

These are just a few examples of what can be done with old commercial and industrial buildings. In looking at the Historic Resource Inventory, which contains over 750 sites, the potential for future "recycling" of old buildings in Rockford appears to be enormous.

## ***THE SURVEY AND HISTORIC RESOURCE INVENTORY***

The Commission recognized the need for an inventory of historic properties soon after it was created. However, because of funding difficulties, it was three years before survey work could be completed in Rockford's oldest areas.

Work on the inventory began with a complete survey within Rockford's 1859 boundaries. An 1859 map from a Winnebago County atlas served as the basis for boundaries. The map shows all existing structures in the City at that time, thereby providing a good base of information. The survey recorded each building within the area, incorporating previous survey work where possible. The building-by-building survey method, impractical for large areas of the City, was used here because it offered the best chance of discovering obscure historic buildings in the oldest sections of Rockford, and because it served to acquaint researchers with the range of building types and styles present in Rockford.

Once work within the 1859 boundaries was completed, it was decided to develop a survey method appropriate for all future survey work, one which would not involve a record for each building. This method was tested within the next historically verifiable City boundaries, those of 1871. Revised in light of field conditions, the method was finalized as the survey method described below. To be sure that the Inventory includes all known historic resources, the results of two previous surveys were reviewed in the field. These were the surveys conducted by the Illinois Department of Conservation in 1974, and the Illinois Historic Structures and Historic Landmarks Surveys. Further research was conducted to locate other known historic buildings and sites, and to identify any historical significance associated with structures identified solely on the basis of their architectural significance. The results of this research and review of sites outside the survey area were included in the Inventory so that it now includes most of Rockford's significant historic resources and shows a broad range of types and styles.

Criteria were developed for rating each item in the Inventory in accordance with standards of the U.S. Department of the Interior for landmark designation. Historic properties fall within one of the following categories:

**Rank 1** properties are eligible to be Rockford landmarks and to be on the National Register of Historic Places. (For an explanation of the National Register, see Appendix E.)

**Rank 2** properties are also eligible to be Rockford landmarks and may be eligible for the National Register.

**Rank 3** properties are important properties in a historic district; and they may be eligible for local landmark status or to be on the National Register if new, significant historical information about them comes to light.

**Rank 0 and Compatible** properties are buildings that contribute to the character of a historic district.

See the chart on page 13 for an explanation of the criteria used to determine rankings.

Once properties were ranked, the Inventory was assembled by recording pertinent information for each property on a 5" X 7" card along with a 1" X 1/2" photo. (Sample inventory cards are shown in Appendix F.) The original cards were used to create a file which classified properties by function and historic style. This file will be useful to the Commission in comparing and evaluating properties submitted for landmark designation. The cards were then duplicated and filed alphabetically by address to make it easier to determine if a particular property is in the Inventory.

## SURVEY RANKING CRITERIA

**Rank 1** To obtain a Rank 1 designation, a structure or site must retain the integrity and spirit of the original design, and it must meet at least one of the following criteria:

- The structure predates 1860.
- The structure is an **exceptional** example of a historic style, or one of the few remaining in Rockford.
- The structure is an architectural curiosity or picturesque work.
- The structure or site has known historic significance.
- The structure was designed by a nationally or locally well known architect or master builder.

It must also meet one of these criteria:

- By virtue of its location or activities held there, the structure or site is a current or former focal point of life in Rockford.
- The structure or site is intimately associated with key events in Rockford's history.

**Rank 2** To obtain a Rank 2 designation, a site or structure must meet most of the same criteria as for Rank 1 designation. The only exceptions are that it need not meet either of the final two criteria listed above for Rank 1.

**Rank 3** To obtain a Rank 3 designation, a structure or site must fulfill one of the following criteria:

- The structure is a **good** example of a historic style, retaining the spirit of the original design.
- The structure shows evidence of original materials and/or workmanship which have intrinsic value themselves.
- The structure or site adds distinctiveness and character to the neighborhood or street.

**Rank 0** To obtain a Rank 0 designation, a structure or site must meet one of the following criteria:

- The structure is a **fair** example of a historic style, with some distinctive characteristics.
- The structure has not retained its original spirit and design, but does retain historic significance.
- The structure or site is an important feature of the neighborhood (such as a church, corner stone or other distinctive site).

**Rank C** To obtain a Rank C (or Compatible) designation, a structure or site must be a **fair** example of a historic style that is compatible with other historic structures in the neighborhood.

The City's Building and Zoning Division has a duplicate of this file so that when a property owner applies for a building permit for alterations or demolition on a historic site, the Commission can be notified. At the same time, the owner can be given an information sheet describing the property's historic value and the possible benefits and implications of local or national landmark status.

Copies of the files are available to the general public in the Local History Room of the Rockford Public Library. One copy is arranged by function/style, the other by address.

### **Survey Methodology**

The Historic Resource Inventory already contains most of the structures suitable for landmark status in Rockford. Future survey work should be aimed at discovering the historic character of neighborhoods, including those already surveyed, so that this character may be maintained, and at expanding the geographic coverage of the survey. Accordingly, history should guide the selection of boundaries for survey work, even if planning or other priorities determine that an area of later date should be surveyed before areas of an earlier date. Rockford's growth from 1859 to 1930 should serve as a guide in determining the relative age and potential survey boundaries of the City's different residential areas.

Commercial areas may be surveyed separately as long as research to determine the dates of commercial development is done beforehand to acquaint surveyors with the area's historic character. Survey boundaries should define an area which was developed largely during a single time period.

Surveyors should have had some academic training in history. This will ensure that evaluation of a building or area is not made solely on architectural or aesthetic considerations. The best available sources of surveyors are local colleges offering degrees in history and architecture/art history. Following consultation with professors, voluntary survey work could be encouraged by its acceptance as a class project in some classes, or could even form the basis for a class in local architectural or developmental history. Surveyors should review the description of survey work and other relevant materials which follow.

Survey work should begin with research of the area to be surveyed. Its dates of intensive development should be ascertained, along with its relationship to commercial, industrial or transportation developments. The area should be located on old maps to discover possible location of structures predating the period of intensive development. The Historic Resource Inventory should be consulted so that the surveyor is aware of previously identified resources. A list of potential historic sites identified through research should be prepared so that they may be recorded in the field.

Architectural styles likely to be encountered by the surveyor should be reviewed so they can be readily identified. A one- or two-paragraph history of the area should then be written as a guide. All references consulted should be compiled in a bibliography.

Before the field work is begun, the survey should be publicized by a notice in the newspaper and by a letter to any neighborhood groups. Any historical information volunteered as a result of this publicity should be considered in the survey work.

Field work should identify significant architectural continuities and record individual sites for possible inclusion in the Inventory. The surveyors should walk all public ways within the survey area, examining each structure. Notations of architectural continuities should consider building styles, types, scale, setbacks and spacing as well as lot size, streetscape and natural features. A small report on the survey area's character referring specifically to each of the above should be written upon completion of field work, noting also any sharp differences within the area. Individual properties should be recorded only if they seem to fit any of the survey ranking criteria described above on page 13. The survey form shown in Appendix F should be used to record individual properties, and suitable photographs of each structure recorded should be taken.

Once field work is completed, further research on individual properties discovered by the survey should be done to assess their relative importance. Individual properties should be compared to like styles and types found in the Historic Resources Inventory, and their rank reevaluated accordingly. The area's short history should be rewritten to take into account field work and further research. This history, the report on the area's architectural and physical character, and the individual properties should be presented to the Commission for review. Once reviewed, individual properties may be added to the Inventory and copies of the history and reports made available for public use. The Commission will be able to use information gained from this expanded survey to recommend designation of additional landmarks or historic districts.

# ***GUIDELINES FOR ROCKFORD LANDMARKS***

Rockford's historic preservation ordinance defines a landmark as a property "worthy of rehabilitation, restoration, and preservation because of its historic significance to the City of Rockford." A landmark may establish a sense of time and place unique to Rockford; exemplify or reflect the cultural, social, economic, political or architectural history of the nation, State or City; or represent distinguishing characteristics of an architectural type which are inherently valuable for studying a period, style, method of construction, indigenous materials, or unique craftsmanship.

The major effect of the ordinance on properties that are designated as landmarks is to require that any modification that materially alters the exterior of a landmark must first receive a Certificate of Appropriateness from the Commission. In addition, any site nominated for landmark designation must also receive a Certificate before any building permits may be issued for it during the nomination process.

A Certificate of Appropriateness is a statement signed by the Secretary of the Commission verifying that the Commission has reviewed the application for alteration or demolition and found the proposal appropriate to the general character of the landmark. The Commission can only consider alterations that would be visible to the public from a public street or building. It cannot deny any alteration that would not be subject to public view. Upon receipt of the Certificate, the requested action may be taken, subject to all applicable Building and Zoning Codes.

## **Guidelines**

To qualify as a Rockford landmark, a structure or site must retain the integrity and spirit of the original design and satisfy at least one of the following criteria:

- A structure must predate 1860; or
- Be an exceptional example of a historic or vernacular style, or one of few remaining in Rockford; or
- Be an extraordinary curiosity or picturesque work; or
- Be the work of a nationally famous architect; or
- Be an outstanding or the only known example of work by a locally well known architect or master builder; or
- Be the property (structure or site) most closely associated with the life or activities of a major historic person, organization or group (including ethnic groups); or
- Be the property most closely associated with a notable historic event; or
- Be a current or former focal point of life in Rockford.

## **Landmark Designation Process**

Any person or organization — including the Rockford Historic Preservation Commission — may request that a building, place or area be designated a landmark. It is the applicant's responsibility to demonstrate convincingly to the Commission the applicability of one or more of the criteria outlined above, providing ample documentation to support all statements and assertions.

After it has received a complete application for landmark designation of a property, the Commission holds a public hearing on the matter. Within 30 days of the hearing, it must submit a written report to interested parties and to City Council. The report to Council includes the Commission's recommendation on landmark status. It is then up to Council to actually designate a property as a landmark. The final step in the process is for the Commission to record a copy of the ordinance designating the landmark with the deed to the landmark site in the County Courthouse.

### **Existing Landmarks**

Thus far, the City of Rockford has designated the following ten sites as local landmarks.

- *Graham-Ginestra House*, 1115 South Main Street: On the National Register of Historic Places. Built in 1857, it is an example of the transition between the Greek Revival and Italianate architectural styles. (See Appendix B for definitions of the various styles.) Only two families owned and lived in it from 1857 to 1978.
- *Herrick-Logli Cobblestone*, 2127 Broadway: Built in 1847, it is one of the oldest surviving buildings in Rockford. The style is Greek Revival.
- *Lake-Peterson House*, 1313 East State Street: Built in 1873, it is considered one of the top 30 structures representative of the Victorian Gothic style in Illinois.
- *Coronado Theatre*, 312-324 North Main Street: Listed in the National Register. Built in 1927, the Coronado is one of the best preserved "movie palaces" of the 1920-1930 period. It contains a mixture of motifs — Spanish, Italian and French architecture; Italian sculpture; and Chinese, Egyptian and Persian art.
- *Freeman School*, 910 Second Avenue: Built in 1893 in the Romanesque Revival style, the school was recently converted to office use.
- *Midway Theatre*, 721 East State Street: When the Midway opened on August 3, 1918, it was one of the largest movie houses built at that time. Its architectural style is Spanish Renaissance. The theater was partially damaged by fire in August 1980, but has since been renovated and reopened.
- *Anderson Building*, 803 North Church Street: Built in 1967 in the mid-19th century Italianate style, this is the only remaining building of Connie's Flowers and Dress Shop.
- *Tinker Swiss Cottage*, 411 Kent Street: Built in 1869 as the home of Robert H. Tinker, the cottage is an exceptional example of vernacular, picturesque cottage style. All of the original furnishings remain.
- *Burpee Art Museum*, 737 North Main Street: The structure was built in 1854 by local craftsmen as an Italianate house. It was purchased in 1936 by Harry B. Burpee for its present use. The wing on the north side was completed afterward in 1939.
- *Burpee Natural History Museum*, 813 North Main Street: The house was built in 1893 by William Fletcher Barnes, one of the founders of W. F. & John Barnes Company. It was later bought by the Rockford Park District in 1937 and converted to its present use.

The Rockford Historic Preservation Commission plans to proceed with the designation of the top-ranked sites in the Historic Resources Inventory as local landmarks. They will begin with those ranked "1" (eligible for local landmark status and to be on the National Register), and then move on to those ranked "2" in the Inventory (eligible for local landmark status and, possibly, the National Register). The properties ranked "1" are listed below.

### Sites & Structures Proposed for Landmark Designation

<b>Address</b>	<b>Name (Year Built)</b>
1401 Clifton Avenue	Burson House (c. 1866)
1005 Ferguson Street	St. Anthony's Church (1909-1910, 1929)
104 North Madison Street	East Side Inn (1889)
121 South Madison Street	Germania Hall (1890-1901)
211 North Main Street	Memorial Hall (1903)
1260 North Main Street	Camp Fuller Hospital (c. 1842)
118 South Main Street	New American Theater (1855-57)
120 South Main Street	Master Shoes (1855)
401 South Main Street	Old Post Office (1932)
815 South Main Street	Illinois Central Freight Station (1888)
501 North Prospect Street	Spafford Estate (1862-64)
601 North Prospect Street	Spafford Cottage (1862-64)
1149 Railroad Avenue	Forest City Furniture (1882)
99 East State Street	News Tower (1929, 1931-32)
425 East State Street	City Hall (1926)
618-632 East State Street	Faust Hotel (1927)
713 East State Street	Shumway Market (1920)
206 West State Street	Rockford Trust Building (1906, 1928)
604 Walnut Street	First Congregational Church (1870)
178 South Winnebago Street	St. Mary's Church (1887)
130 South First Street	Old City Hall (1904-07)
228 South First Street	Wheeler House (1843-46)
225 South Third Street	First Evangelical Lutheran Church (1883)
404 South Third Street	Erlander House (1871)
510 South Third Street	Gilbert Woodruff House (1857)
902 Seventh Street	National Lock Company (1919-20)

## ***GUIDELINES FOR HISTORIC DISTRICTS***

The purpose of creating historic districts is to go beyond protecting individual landmarks to a concern for protecting cohesive neighborhoods or districts that still retain a measure of their original character. To quote the former mayor of Seattle, "... there is a qualitative difference between old and new buildings. It is much more than a difference of age, or even in style of architecture. It is a matter of history — a historical perspective that gives us the depth of vision to better understand where we are by knowing where we have been."

Historic districts, even more than landmarks, help provide that historical perspective that differentiates Rockford from every other city across the country. They provide an overall impression of an era, combining focal buildings, lesser structures, streets, open spaces and landscaping.

### **Guidelines**

To be designated a historic district in Rockford, an area must be a geographic area definable by natural or existing improved boundaries. The area must contain one or more landmarks, and other buildings or sites that contribute to the overall visual characteristics of the landmark(s); and/or buildings or sites which, as an aggregate, have historical significance for Rockford in

- Establishing a sense of time and place unique to Rockford; and/or
- Exemplifying or reflecting the cultural, social, economic, political or architectural history of the nation, State or City; and/or
- Exemplifying or reflecting the cultural, social, economic, political or architectural history of nation, State or City; and/or
- Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous material or unique craftsmanship.

By either definition, the structures and/or sites within a historic district must be of sufficient historic significance to be worthy of rehabilitation, restoration and preservation.

### **Historic District Designation Process**

Any person or organization may submit a petition to the Commission requesting that an area be designated a local historic district. The petition must contain the names of at least 66 percent of the property owners within the proposed district. The filing fee is \$15 per parcel in the proposed district.

After going through the necessary steps to ensure that all materially interested parties have been notified, the Commission holds a public hearing on the request for designation. Anyone present at the hearing may speak on the proposal. Following the hearing, the Commission submits a report to City Council. (A copy of the report also goes to anyone who asks for it in writing.)

If the Commission recommends designation, the appropriate committee of City Council and, ultimately, the full Council review the request. Formal designation is granted by ordinance.

Within five working days of official designation, and on a yearly basis thereafter, the Commission's Secretary notifies all property owners within the historic district that the area has been designated as such. This notice also informs property owners that they must have a Certificate of Appropriateness before they can obtain a building permit or otherwise materially affect the exterior appearance of their property.

It should be noted that the requirement for a Certificate of Appropriateness also applies to property within a proposed district throughout the designation process. For example, if petitions for a new district are submitted July 1st. If City Council were to deny the request for designation, the requirement for a Certificate would end at that point.

### **Conservation Districts: Variation on a Theme**

Some neighborhoods are interested in preserving the general character of their area, but do not wish to go the full step to historic district status. One possibility of a middle ground is the new concept of conservation districts. They differ from historic in that historic districts are based strictly on historical and/or architectural criteria, while conservation districts can be based on neighborhoods with a variety of historic resources. In addition, the latter require fewer controls because if it only the general neighborhood character which is to be preserved, not the specific historical elements of the structures. Normally, only demolition and new construction are reviewed in conservation districts. As a flexible tool to encourage preservation and to stabilize neighborhoods, conservation districts would be valuable addition to Rockford's historic preservation efforts. The Commission will be investigating the possibility of using this concept in Rockford during the next year.

### **Existing Historic Districts**

The City of Rockford has designated the following four areas as historic districts:

- *Haight Village (1980)*: Rockford's first historic District, Haight Village includes the area bounded by Walnut, Kishwaukee and South Madison Streets and the tracks of the Chicago Northwestern Railroad. This area formed the southeast corner of newly incorporated Rockford in 1839. It is the only section of the original square mile settlement to remain intact as a residential area.
- *Garfield Avenue (1982)*: The 600 through 900 blocks of Garfield Avenue make up Rockford's second historic district. Homes in the District represent a variety of architectural styles, some dating back almost to the turn of the century. Many of the homes contain examples of craftsmanship unique to the early 1900s.
- *Indian Terrace (1984)*: The significance of the Indian Terrace Historic District lies partly in its unique street pattern and the siting of its buildings, and partly in its physical integrity. With the exception of one vacant lot, it exists today as an intact, early 20th-century urban neighborhood. It derives its character not from a large number of structures of landmark quality, but from a homogeneous blend of architectural styles with similar massing, scale and proportion. The District also contains visual evidence of another culture in the Indian mounds in Beattie Park.
- *Brown's Hills-Knightsville (1984)*: This District was settled in the 1850s and 1860s by Horace Brown, for whom Brown's Hills is named, and Major Elias Cospser, who subdivided his land with the aid of B. A. Knight and established Knightsville in 1889. The latter was a Swedish community established for the sole purpose of providing housing adjacent to the Skandia Furniture Company for the Swedish workers. The population consisted of five families, four of them interrelated, and the relatives they brought over from Sweden. In 1922, Brown's Woods, south of Knightsville, was subdivided and became the address of many of Rockford's prominent citizens. These two areas have combined into one closely knit and well kept neighborhood still isolated from the rest of the City by natural boundaries.

## Proposed Historic Districts

The mere fact that there are over 750 entries in Rockford's Historic Resource Inventory indicates a great opportunity for the creation of additional historic districts in the City. Rather than present a detailed proposal for new districts in this plan, the Commission has chosen to outline general areas that show a strong potential for designation as districts. To a certain extent, this is because of the substantial amount of time that would be required to prepare the necessary background information for new districts City-wide. However, the primary reason is that successful historic districts are created and sustained over time by the people who live there or who operate businesses there. Therefore, the precise delineation of new districts is more properly the role of local owners than of the Commission. With this in mind, the areas outlined on the map on page 23 are proposed as having the potential for designation as either conventional historic districts or as conservation districts. In some cases, such as the proposed expansion of the Haight Village District, the entire area outlined would be included in a single district. In many instances, however, the generalized areas that have been outlined could contain more than one historic district or a combination of historic and conservation districts. General characteristics of the potential districts are as follows:

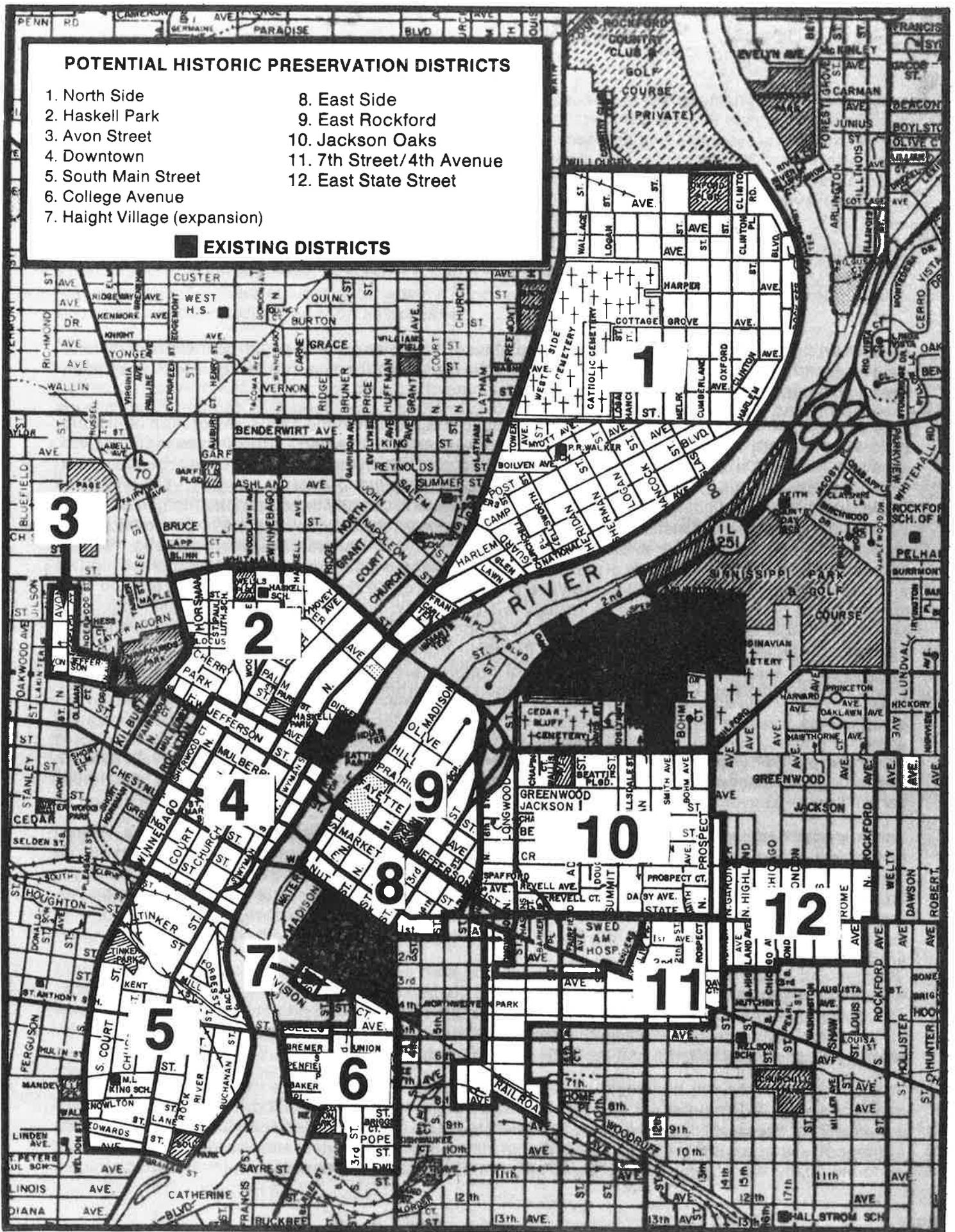
- *North Side:* Developed primarily between 1890 and 1930, the North Side contains residences built by nationally known and locally prominent architects.
- *Haskell Park:* This area actually contains several distinctive historic areas with potential for district designation. For example, North Horsman Street contains a number of potential landmarks of sharply differing styles, ranging from an early stone cottage to grand Victorian homes to turn-of-the-century apartment buildings. Although it contains no outstanding landmarks, a portion of Haskell Avenue shows an unusual continuity of late 19th-century architectural styles. In similar fashion, North Court Street contains a good mix of styles of the post-Civil War period.
- *Avon Street:* This area represents "West End" growth from the Civil War to 1900. It contains several landmark quality structures and, although many buildings are altered or deteriorated, its architectural continuity remains.
- *Downtown:* Historically, Rockford's "Downtown" became "Downtown" after the turn of the century when it gradually eclipsed East State Street as Rockford's center for retailing, entertainment and office space. The proposed district reflects this by including 20th-century structures built for those purposes. However, it also includes several churches and public buildings, such as Memorial Hall.
- *South Main Street:* Located in one of Rockford's oldest neighborhoods, South Main Street evolved into a commercial area in the early part of this century. The proposed district as shown on the map includes the old commercial district plus the industrial area along Rock Street and residential areas to the west. It also includes two local landmarks, Tinker Swiss Cottage and the Graham-Ginestra house.
- *College Avenue:* A substantial residential area neighboring on Haight Village, the College Avenue area was built around the old Rockford College on part of the Woodruff Estate. Housing was originally designed for faculty members. At least one structure, the Treat House at the corner of College and Third Street, is of landmark quality.
- *Haight Village (expansion):* The proposed expansion of Haight Village includes the old Chicago Northwestern right-of-way and the Victorian houses located in the triangle formed by South First and Division Streets and the railroad. The arrival of the Chicago Northwestern in Rockford in 1856 was a major event in the City's development, and its right-of-way is a key visual element of Haight Village. The triangle to the south contains structures compatible with the District's character and has the same street orientation as the rest of the District.
- *East Side:* The proposed East Side Historic District corresponds with the area covered by design guidelines recently adopted by the City for the East Rockford Commercial District. It includes all of the East Side Historic District listed on the National Register. The area's character lies in its architectural record of a century of Rockford's steady growth from 1840 to 1940.

- *East Rockford:* East Rockford was originally built as an Italian working class neighborhood in the second half of the 19th century. St. James served as the area's focal point.
- *Jackson Oaks:* This area, which is now a major in-town residential area, was actually one of Rockford's first suburbs. Built in the 1920s and 1930s, the area remains much as it was then.
- *Seventh Street/Fourth Avenue:* This is one of the areas that could easily end up as two or three historic districts. It includes an industrial area (the furniture factories along Railroad Avenue), a commercial area (Seventh Street) and a residential area (east of Seventh Street, primarily south of Charles Street). The residential area along Third and Fourth Avenues offers Rockford's best preserved 19th-century, middle- to lower-income neighborhood.
- *East State Street:* Many of the large homes built along this portion of East State in the early part of this century still stand, providing not only an excellent opportunity for historic preservation per se, but also for preserving an excellent entry into the City.

# POTENTIAL HISTORIC PRESERVATION DISTRICTS

- 1. North Side
- 2. Haskell Park
- 3. Avon Street
- 4. Downtown
- 5. South Main Street
- 6. College Avenue
- 7. Haight Village (expansion)
- 8. East Side
- 9. East Rockford
- 10. Jackson Oaks
- 11. 7th Street/4th Avenue
- 12. East State Street

 EXISTING DISTRICTS



## ***GUIDELINES FOR MAINTENANCE, REHABILITATION AND RESTORATION***

(The following chapter is included for the information of local owners and would-be owners of historic properties. It is taken from *The Historic Property Owner's Handbook* published by the Preservation Press, and is reprinted here with permission.)

Ever since Colonial Williamsburg captured the public imagination in the 1930s, restoration of historic properties has had a glamorous image. Certainly the experience of seeing a building brought back to renewed life from a state of decay is both exciting and satisfying. So is the reemergence of an architectural gem from an accretion of hodgepodge additions and ill-conceived modernizations. Ideally, however, no historic building should ever require restoration. It should have been maintained as much as possible in its original state, with worn parts judiciously replaced using the same or compatible materials. Where additions or alterations were necessary, they should have been made in manner respectful of the historical integrity of the site, and the quality of the design should have remained high in successive periods. Many properties, however, fall far short of the ideal. Owners may have to cope with the results of poor past maintenance or may wish to rectify mistakes made in past restorations or alterations. If this is the case, or simply to assure good property management in the future, owners of historic properties should be familiar with the main principles of maintenance, rehabilitation and restoration. These three aspects of the care of property are considered separate, but many of the procedures followed overlap the lines that distinguish one from the other.

### **Maintenance**

Continued maintenance is the best method of preservation. Good maintenance is, of course, beneficial for any building. In the case of a historic structure, however, methods and materials must be chosen with particular care to avoid damage to sometimes fragile building components.

Some modern maintenance products and methods are inappropriate for old buildings. Many commercial cleaning compounds are either strongly alkaline or acid, which can be damaging to a variety of materials. A nonionic, that is, neutral, product is the safest. Unfortunately, it is not always possible to obtain such a compound from a janitorial supply house; a chemical supply house may be the only source. Some waxes also damage old materials. Those that contain stripping agents are deleterious to wood, stone and marble floors. Stiff brushes should be used with caution, since they can erode a building's fabric.

It is important that anyone involved in maintaining an old building be aware of its special requirements. The owner or the person responsible for maintenance should inform all who work on it, including in-house staff and outside professional crew, that the property has historical value and that for this reason only selected materials and methods may be used.

Particularly for large old buildings, or for those open to the public on a regular basis, property maintenance usually requires detailed planning and comprehensive scheduling. It may be wise to retain a professional preservation consultant or architect to set up a maintenance schedule and to advise on appropriate materials and methods. The owner or maintenance supervisor must be aware of tasks to be performed daily, weekly, monthly, yearly or at various other appropriate times.

For the majority of buildings of domestic scale, common sense will dictate many of the preventive maintenance measures to be taken. One of the greatest enemies of buildings is excessive moisture. It therefore goes almost without saying that roofs, gutters, downspouts and chimneys should be kept in good repair. In the long run it is far cheaper to repair small leaks in these areas than to repair the damage if water from these sources finds its way to a major element of the building such as a carved cornice. Chimneys, gutters and leaders should be cleaned regularly. They will not be effective if they are clogged by leaves or birds' nests.

Moisture that enters a building from below rather than from above is known as "rising damp." Vulnerable areas that should be examined regularly for this are basements, crawl spaces, foundations, walls and wall openings. To guard against water entry, it is necessary to repair holes, loose siding, deteriorated door and window moldings as soon as possible.

The presence of mold, algae, lichens or mildew is symptomatic of the presence of undesirable amounts of moisture. The underlying cause of the growth of such materials should be found and the condition corrected if possible. If nothing can be done to eradicate the dampness, professional advice should be sought about methods of periodic removal of the growths, since they can themselves be destructive.

The effect of vegetation should also be considered in protecting a building against moisture damage. Installation of foundation plantings, which did not come into use until the latter part of the 19th century, can destroy the drainage system of a building and encourage the penetration of water below grade level. No matter how attractive, plants should not be allowed to grow on the walls of historic buildings. Ivy and other vines can be particularly insidious. Ivy tendrils not only work their way into wooden structures but also can penetrate soft brick and stone, allowing water to follow their course. In addition, ivy pods secrete an acid that can slowly dissolve mortar.

Dirt is another major destructive force, both because of its abrasive qualities and because of its ability to penetrate porous substances such as paper or soft wood. For these reasons good housekeeping for a building as well as its contents should be a cardinal rule. Where possible, dirt should be lifted rather than rubbed, since rubbing tends to increase its abrasive action. Fortunately, keepers of historic properties now have at their disposal an excellent tool for cleaning — the vacuum cleaner. Used with soft brushes, the vacuum cleaner is an efficient and safe tool for cleaning floors, walls, ceilings and woodwork. Old fabrics, including carpets and wallpaper, should not be vacuumed, however, because suction may break down the fibers of such materials. Professional advice on their care should be sought from a museum or one of the sources of assistance cited in Appendix A [of *The Historic Property Owner's Handbook*]. In seeking advice, describe the age, condition and composition of the material as precisely as possible.

Regular cleaning will decrease the need for frequent repainting. This is particularly important for buildings with significant woodwork and trim because built-up layers of paint can obscure the subtleties of the detailing. Most modern paints retain freshness with occasional washing, although this is not recommended for old water-based paints. Frequent cleaning of areas that receive hard wear, particularly around doorknobs or light switches, and spot retouching when necessary will prolong the life of a paint job.

Many owners worry particularly about the care of old wooden floors. The shine that is aesthetically pleasing to many modern eyes was not the aim of housekeepers of the past, when scrubbing with sand was the usual cleaning treatment. If shined floors are desired, a nonskid paste wax should be used. The wax may be buffed, but not with an electric polisher, which has too strong an action for soft woods. In most circumstances, polyurethane should not be used on historic floors because it permanently alters the character of the wood.

Along with moisture and dirt, insects are frequent threats to old buildings. Although eradication should usually be left to professional exterminators, make sure that the materials they use are not harmful to the building and that precautions are taken to protect the building's contents. Some of the chemicals employed by exterminators can damage fabrics and paper, including wallpaper.

The deteriorating effect of pollutants is also a maintenance problem. In urban areas, for instance, building materials may be exposed to conditions that they were never intended to withstand, such as chemical pollutants in the air or exhaust emissions from heavy traffic. The materials may require frequent cleaning or special forms of protection. Because atmospheric conditions and their impact on materials vary so widely, it is almost impossible to generalize about protective measures. For advice about problems caused by chemical pollution, it would be wise to consult with one of the sources of technical assistance listed in Appendix A [of the *Owner's Handbook*].

No matter what a property's size, useful guidance for maintenance will be found in a recent publication entitled *Cyclical Maintenance for Historic Buildings*. Prepared by J. Henry Chambers, AIA, for the Technical Preservation Services Division of the National Park Service, the book deals not only with extensive maintenance schedules for large buildings but also with specific cleaning materials and tools for a variety of tasks. It is available from the National Trust Preservation Bookshop, 740 Jackson Place, N.W., Washington, D.C. 20006....

### **Rehabilitation**

If, despite the efforts of preventive maintenance, time has taken sufficient toll that rehabilitative work is necessary, there are a number of guidelines to keep in mind. If the repairs necessary are major, it would be advisable to consult a preservation specialist. If the scope of the work does not require professional supervision, steps should be taken to see that the integrity of the building is maintained.

One of the guiding rules is to retain original materials or, if these are beyond repair, to replace them with materials that duplicate the form and texture of the original. In frame buildings, for instance, the width of clapboards should be replicated or subtle relationships between siding and trim will be lost. Clapboards and shingles must not be regarded as interchangeable siding materials. Each has distinct properties that are integral parts of the building design. Neither should be replaced with asbestos or asphalt shingles, vinyl or aluminum siding, permastone or artificial brick or brick veneer. Roofing, too, should be replaced if possible with the same material used originally. Sometimes, however, compatible substitutes must be employed because of the requirements of building codes or insurance underwriters.

There is no denying that materials that replicate the originals may be more expensive than modern substitutes. So too may the retention, or duplication when necessary, of original porches, trim and sash. Part of the purpose of the National Park Service grants-in-aid program is to provide funds to insure that such work is done as it should be.

The rejection of synthetic substitutes for old materials does not mean that you should never take advantage of the products of modern technology. Epoxy and other resins can be used to reinforce exposed wooden structural members and trim that might otherwise be lost. Waterproof glue can be used to fit missing elements into woodwork that might otherwise have required total replacement. Some preservationists use fiberglass castings in place of missing trim, especially high on buildings where textural differences are not readily discernible. Steel can be used to reinforce weakened structural members. When new work is done, whether in new materials or duplicates of the old, it would be helpful to future students of the building if it is inconspicuously labeled and dated. In any event, a photographic and written record of the work should be kept and filed with other materials related to the property.

The treatment of masonry is an area in which a good many sins have been committed in the name of preservation. Numerous buildings constructed before the development of portland cement have been damaged, both aesthetically and structurally, by its use in repointing. When used for patching, its gray color makes an unsightly contrast with the softer, creamy tones of remaining lime mortar and, even when it is applied to an entire wall, the color relationship with the mellow tones of old brick or stone is incorrect. Furthermore, the use of portland cement on buildings where softer mortars were utilized originally can ultimately damage the masonry itself. Portland cement is generally harder and more durable than old brick and many kinds of stone. As walls expand and contract with changes in humidity and temperature, the harder, more durable cement will not yield, the stresses can cause cracking in the brick or stone. Lime mortars should therefore be used for repointing old buildings, although a small amount of portland

cement can be added for increased strength. Preferably the cement used should be white, so that the mortar can be tinted to match the original. For more detailed information, see *Preservation Briefs: No. 2, Repointing Mortar Joints in Historic Brick Buildings*. This is one of a series of technical leaflets prepared by the National Park Service and available . . . from its Technical Preservation Services Division or from state historic preservation offices.

Paint was originally used on many old buildings as a form of waterproofing, a function that has now been assumed by various transparent coatings. Waterproofing, however, can often cause more problems than it prevents. If, for instance, water is entering a wall not through its surface but through roof or gutter leaks, imperfect pointing or deteriorated foundations, waterproofing will not solve the problem. In fact, it may exacerbate the effects of moisture by trapping it in the wall. This can lead to serious cracking and spalling. Furthermore, some of the transparent coatings can cause noticeable discoloration of the masonry. Waterproofing should therefore be a last resort, used only after elimination of all other causes of water entering the walls. Sometimes, of course, when the masonry has been severely damaged by sandblasting, waterproofing is the only recourse. If waterproofing is considered essential, general guidance is available in the National Park Service leaflet *Preservation Briefs: No. 1, The Cleaning and Waterproof Coating of Masonry Buildings*. It may also be wise to discuss the procedures to be used with the National Park Service Technical Services Division, the National Trust Office of Historic Properties or the state preservation officer.

Removing paint from wood also has its dangers. The passion for "revealing old wood" has led to the stripping of countless acres of paneling and carving that were always meant to be painted and to the incidental destruction of all evidence of the original color scheme. The outlines of moldings and decorative features that could be of aid in accurate restoration may also be destroyed by paint removal. Determining original paint colors requires a highly skilled expert. If such an expert cannot be retained, it is probably best to paint over what is there with a readily removable product and leave the evidence intact.

Several publications contain information particularly useful to the owner considering rehabilitation. Among these are a National Trust Information sheet, *Rehabilitating Old Houses*; a book by George Stephen, *Remodeling Old Houses Without Destroying Their Character*; and the National Park Service *Guidelines for Rehabilitating Old Buildings*, which is available from the Technical Preservation Services Division. Helpful advice, especially for the "do-it-yourselfer," can often be found in *The Old-House Journal*, a periodical available by mail subscription from 199 Berkeley Place, Brooklyn, N.Y. 11217. This publication, however, describes both reliable and somewhat questionable products and methods, so it should be approached with some caution. More dependable and more technically detailed information on particular aspects of building preservation can be found in another periodical, the *APT Bulletin*, issued to members by the Association for Preservation Technology, Box 2487, Station D, Ottawa, Ontario, K1P 5W6, Canada. Two books with useful information on where to obtain the special products and services that may be needed in rehabilitation or restoration of older buildings are *The Old-House Journal Buyers' Guide*, published by *The Old-House Journal*, and *The Old-House Catalogue* by Lawrence Grow. Unless otherwise specified, all the publications mentioned above are available from the National Trust Preservation Bookshop.

## **Restoration**

When restoration, that is, the authentic full or partial return of a building to a former state, is contemplated, do-it-yourself methods are not recommended. The advice of an expert should be sought. Although the agencies listed in Appendix A [of the *Owner's Handbook*] are good sources for preliminary advice, eventually it will probably be wise to retain a professional consultant. Even a single visit by a professional can prevent destructive and costly mistakes. On large-scale projects, the services of a professional are almost a necessity.

Should funds to retain a professional restorationist not be available immediately, there are some steps that an owner can take to keep intact the evidence that will be needed for an accurate restoration. One of the best is not to throw anything away. Bits of glass, nails, fragments of hardware, pieces of wood and plaster can all be useful clues for restoration. If these cannot be left where they are found, photograph them, preferably in place, label them and store them in a safe place. If seriously deteriorated members must be replaced, these also should be photographed before removal, labeled and stored for future reference.

If the building is vacant, it must be protected from both the weather and vandalism. If possible, retain windows and doors in their original positions, securing them with a readily removable covering that allows for ventilation. Any parts of the building that are leaking should be protected from the elements by a protective covering or patching that can be easily removed when restoration is begun.

Although the actual restoration work is usually best left to professionals, the owner should be aware of basic restoration principles and also should be conscious of differing viewpoints found among recognized experts in the field. Theories of restoration have come a long way in the past 50 years. Most modern practitioners would agree that work should be undertaken only after a thorough study of both written and pictorial evidence and of the fabric of the building itself. Restoration is an art that requires patience, not only from those engaged in the work but from the owner as well. If a great deal of reconstruction of missing elements is necessary, the study may have to extend to structures related to the building being restored. The prototype for a missing piece of molding is apt to be found in buildings in the same neighborhood or designed by the same architect, not in a book. Most modern practitioners would also agree that a restoration should be faithful to what a building was, not to a fanciful or romantic idea of what it should have been.

Among the increasing number of recent publications about preservation and restoration are two short articles that provide an excellent introduction to restoration philosophy and technology: "What to Do Before the Restorationist Comes" by Henry A. Judd, chief architect (historical), National Park Service, Division of Cultural Resources Management (*Antiques*, January 1972) and "The 8 Most Common Mistakes in Restoring Historic Houses (... And How to Avoid Them)" by Morgan W. Phillips, architectural conservator of the Society for the Preservation of New England Antiquities, one of the leading proponents of the "less is more" school of restoration (*Yankee Magazine*, December 1975). Both have been reprinted in pamphlet form and are available from the National Trust Preservation Bookshop.

Disagreements about restoration revolve largely around how far it should go. At one extreme, some practitioners believe that a structure should be stripped back to its earliest components, removing all traces of later work. At the other extreme are those who believe that the continuum of history is of overwhelming importance and that the additions of a succession of owners should be left intact. Most often a restoration project falls between the two extremes, with compromises determined by a number of factors, including the property's proposed use and its relative historical or architectural significance. It is difficult to draw hard and fast rules because every restoration project is somewhat different. For example, most visitors to Monticello want and expect to see the property as it looked when Thomas Jefferson lived there, not as it appeared after changes were made by later owners. Franklin Delano Roosevelt's birthplace at Hyde Park in the Hudson River Valley has been preserved as it was at his death, with the architectural and decorative accretions commissioned by generations of previous owners left intact. The National Park Service restored Independence Hall as faithfully as possible to its appearance when the Continental Congress met there and signed the Declaration of Independence in 1776, except that the steeple, added during an 1828 restoration by William Strickland and long familiar to millions of Americans, was not removed but reinforced and left in place.

Although restoration decisions may vary with the projected use of a historic place — whether it is to be exhibited to the public as a museum or used for residential, industrial, commercial or cultural purposes — the owner and the professionals involved should be sensitive to those qualities from which a property's historical importance derives. Time spent in study and contemplation of alternatives will be repaid in the quality of the results and in the avoidance of costly mistakes. Keep in mind that decisions made in the course of restoration may be irreversible and may determine the view of a historic property for generations to come.

# ***APPENDICES***

## APPENDIX A: GLOSSARY

**Adaptive Use:** Process by which structurally sound older buildings are developed for economically viable uses.

**Barge Board:** A board which hangs from the projecting end of a roof, covering the gables. Sometimes referred to as "gingerbread."



**Belvedere:** Rooftop pavilion from which a vista can be seen.

**Bracket:** Support element under eaves, shelves or other overhangs; often more decorative than functional.

**Certificate of Appropriateness:** Statement from the Rockford Historic Preservation Commission verifying that proposed alterations to a landmark or within a historic district are appropriate to the general character of the landmark site or district. Required for any alterations visible from public right-of-way and for demolitions.

**Corbel:** Bracket or block projecting from a wall to support a cornice, beam or arch.

**Cornerboard:** Board used as trim on the external corner of a wood-frame structure and against which the ends of the siding are fitted.

**Cornice:** Molding decorating the junction of wall and ceiling or roof.

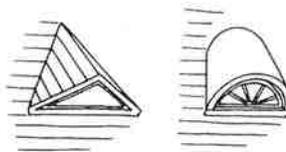
**Cornice Return:** Continuation of a cornice in a different direction, usually at right angles, at the gable end of a house.

**Course:** Continuous row or layer of material, such as shingles or tiles.

**Cupola:** Small dome on a roof.

**Dormer:** Window that projects from the slope of a roof.

**Eyebrow Dormer:** Low dormer on the slope of a roof. It has no sides, the roofing being carried over it in wave line.



**Finial:** Ornament at the point of a spire or pinnacle.

**Folliated:** Decorated with conventionalized leafage.

**Frieze:** Ornamental band in a building, as on the upper part of a wall.

**Gable:** Triangular upper part of an outside wall, between sloping roofs.

**Gambrel Roof:** Ridged roof with two slopes on each side, the lower slope having the steeper pitch.



**Hipped Roof:** Roof which slopes upward from all four sides of a building.



**Hood Molding:** Projecting molding of the arch over a door or window, whether inside or outside.

**Incised Carving:** Cut into; engraved; deeply notched.

**Landmark (local):** Structure and/or site worthy of rehabilitation, restoration and preservation because of its historic significance to the City of Rockford. Designated by City Council.

**Lintel:** Large horizontal beam over an opening which carries the weight of the wall above it.

**Mansard Roof:** Roof that has two slopes on all four sides.

**National Register of Historic Places:** National inventory of districts, sites, structures and objects of state and local as well as national importance; maintained by the National Park Service.

**Oriel Window:** A kind of projecting window in an upper story usually supported on corbels. 

**Parapet:** Low protective wall or railing along the edge of a balcony or roof.

**Pavillon:** Part of a building projecting from the rest.

**Pediment:** Triangular gable crowning the front of a building of the classical Greek style; also, any similar triangular crowning element used over doors, windows and niches. 

**Pendent:** Hanging; or hanging ornament.

**Pilaster:** Shallow pier attached to a wall; often decorated to resemble a classical column.

**Pitch:** A particular degree or slope or level.

**Portico:** Structure consisting of a roof supported on columns, usually forming a porch to a building.

**Purlin:** One of several horizontal timbers supporting the rafters of a roof.

**Renovation:** Physically upgrading the materials and support systems of a building while retaining its original use.

**Restoration:** Refurbishing a building's original architectural details as closely as possible.

**Ridge Beam:** Beam at the upper ends of the rafters, below the ridge of a roof.

**Shed Dormer:** Dormer having a roof that slopes in the same direction as the one in which the dormer is located. 

**String Course:** Raised horizontal line of bricks, etc., around a building.

**Transom:** Horizontal bar of wood or stone across the top of a door or window; a window above the transom of a door or larger window.

**Tudor Arch:** Four-centered pointed arch, common in the architecture of the Tudor style in England.

**Turret:** Small, towerlike projection on a building.

**Vernacular Style:** Building style based on regional forms and materials.

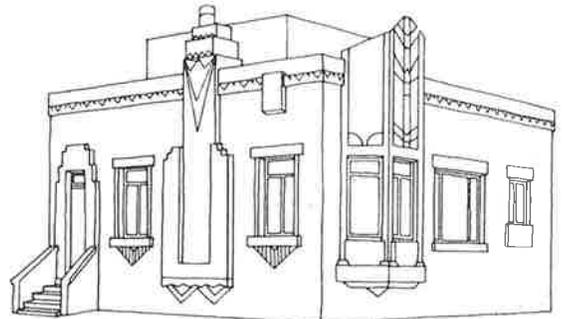
## **APPENDIX B:**

### **ARCHITECTURAL STYLES FOUND IN ROCKFORD**

As can be seen from the descriptions below, Rockford's historic buildings include a wide range of architectural styles. However, it should be noted that these styles are rarely if ever manifested in their pure form. Most buildings are predominantly one style or another, but they also usually contain elements of other styles. In some cases, this will be the result of mismatches that occur when additions are made to buildings, but more often than not will be part of the original design of the building.

The following definitions are composed largely from various reference works on style. This is by no means an exhaustive listing of styles found in Rockford, but it does include all the major ones. When buildings included in the Historic Resource Inventory showed characteristics of more than one style, they were classified by the more dominant style.

**Art Deco (1925-1940):** This was the first widely popular style in the United States to break with the revivalist tradition represented by the Beaux Arts and the period house. Art Deco is characterized by a linear, hard edge or angular composition, often with a vertical emphasis and highlighted with stylized decoration. Example: 99 East State Street (The News Tower).



**Art Deco**

**Art Moderne (1930-1945):** Flat roofs, rounded and transparent corners, generally flat wall surfaces, and use of glass brick are hallmarks of this style. Examples: 3427 Brookview Road, 3603 High Crest Road and 222 Vale Avenue.

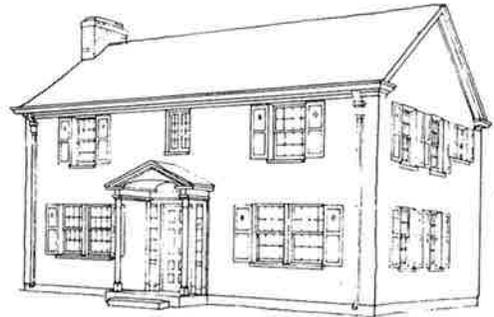
**Beaux Arts (1890-1920):** Beaux Arts is a classical style with many of the same details found in other styles inspired by the Renaissance, but with a much higher degree of ornamentation. Distinctive elements of this style are projecting facades or pavilions with huge columns of grouped pairs, enriched moldings and freestanding statuary. Example: 1245 North Court Street (Chancery Diocese).

**Bungalow (1900-1940):** The typical bungalow house is small with only one or one and a half stories. A lower gable usually covers the porch while a larger gable covers the main portion of the house. Rafters, ridge beams and purlins extend beyond the wall and roof. Wood shingles were the favorite exterior finish, although many used stucco or brick. An American classic, the bungalow was built on a huge variety of configurations and finishes. Examples: 505 Indian Terrace, 1930 Harlem Boulevard and 725 Ashland Avenue.

**Chicago School (1890-1920):** Among the first designs for skyscrapers, the commercial architecture of the Chicago School was the result of important advances in construction technology. The development by Chicago architects of iron and steel frames for buildings finally allowed buildings to take advantage of an earlier development, the elevator. Commercial buildings in the Chicago style are generally between 6 and 20 stories, rectangular, and have a flat roof and terminating cornice. Ornamentation is usually minimal, subordinated to the functional expression of the internal skeleton. Example: 206 West State Street (Rockford Trust Building).

**Classical Revival (1880-1910):** This style is characterized by overall symmetry, a centrally located pediment, and/or a porch with classical columns. Outstanding examples are 1030 Franklin Place, 3604 Spring Creek Road and 1632 Harlem Boulevard. Classical Revival evolved into the vernacular "American box style" illustrated by the Wiley House at 1120 North Main Street.

**Colonial Revival (1830-1860):** The Colonial Revival house is often a combination of various 18th-century styles and contemporary elements. Generally, the Revival house is larger than one built in the original Colonial style, and some of the individual elements are exaggerated or out of proportion with other parts of the house. Structures of this type are typically two- to two-and-a-half story boxes with symmetrical windows and dormers. They may have a variety of roof types. Examples: 510 South Third Street (the former Gilbert Woodruff residence) and various early brick structures, such as those at 413 North Avon Street and 304 Paris Avenue.



**Colonial Revival**

**Dutch Colonial Revival (1900-1940):** This revival is distinguished by a rectangular plan with a gambrel roof and, often, shed dormers. Its low style expression may be typified by the houses at 1338 Jackson Street and 2017 Rural Street. Its more academic expression can be seen at 701 Garfield Avenue.

**Eastlake (1880-1900):** Eastlake was a popular decorative style of the late 19th century. It was similar to Stick Style and Queen Anne except for its distinctive three-dimensional scrollwork and gingerbread. The Eastlake style was particularly well developed in Rockford because of the presence locally of the woodworking industry. Examples: 620 Whitman, 611 North Court and 617 North Second Streets.

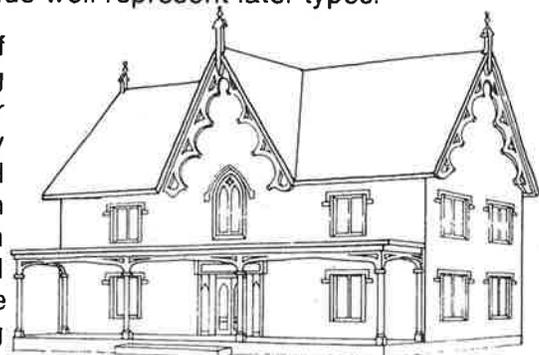
**Eclectic (1890-1910):** Eclectic buildings are hybrids of other late 19th- and early 20th-century styles. These are often a mixture of Queen Anne, Shingle and/or Classical Revival styles. Examples: 973 North Main, 1807 Ninth and 1626 Kishwaukee Streets.

**English Cottage (1900-1940):** Related to Tudor Revival, the Cottage is smaller and dominated by a bold, steeply pitched gable with the entrance to one side of it. Stone is used most frequently, though many Tudor elements may be present. Examples: 619 Whitman Street and 905 Parkview Avenue.

**English Country House (1900-1940):** This variant of English Tudor is distinguished primarily by use of the rolled roof (an imitation of the thatched roof) and the eyebrow dormer. Examples: 110 Hancock Street and 1525 National Avenue.

**Georgian Revival (1900-1940):** Buildings in this style are usually of brick. They tend to be rectangular in plan and symmetrical, and most have small dormers and an entry porch or portico with classical columns. The house at 1239 National Avenue is a good example of early eclectic Georgian Revival, while those at 2405 East State Street and 614 Lundvall Avenue well represent later types.

**Gothic Revival (1840-1870):** In many ways the antithesis of Greek Revival, Gothic Revival has been used for everything from picturesque timber cottages to stone castles. Whatever its use, characteristics of a Gothic Revival building are steeply pitched roofs, wall dormers, polygonal chimney pots, hood molds over the windows and a curvilinear gingerbread trim along the eaves and the gable edges. The Spafford Mansion (501 North Prospect) represents the "high" Gothic Revival styles. The Servants' Cottage (601 North Prospect) and the Wheeler House (228 South First Street) represent outstanding typical Gothic Revival houses.



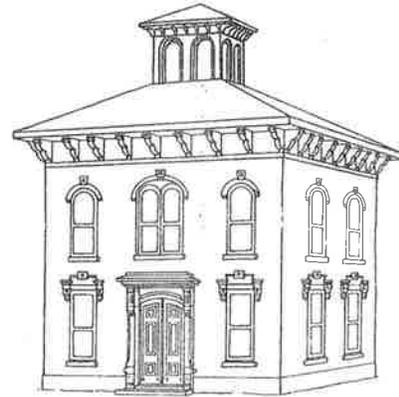
**Gothic Revival**

**Greek Revival (1940-1860):** The Greek Revival style represented an attempt to incorporate the classic Greek temple front into American architecture, one reason being that Greek forms were thought to

embody the ideals of democracy. The most easily identified features of this style are columns and pilasters, although not all Greek Revival structures have them. Local examples are typically small (one and a half to two) with a gently pitched gable roof. Buildings are generally rectangular, although some were built on a "T" or "L" plan. Distinctive elements such as heavy cornice returns, flat doorway transoms, pedimented porticos, and a band of regular small horizontal rectangular windows beneath the eaves in the frieze area identify the best examples of this otherwise subdued style. Good examples in Rockford of Greek Revival are 404 Hill Street, 2121 Broadway, and the stone cottages at 222 South Rockton Avenue, 500 North Madison Street and 1116 Rock Street.

**Italian Villa (1840-1880):** The most distinctive feature of this style is the combination of a tall tower with a two-story "L"- or "T"-shaped floor plan. These buildings generally have flattish roofs with wide overhanging eaves supported by heavy brackets. Other common features are arched or round window tops; heavy trim on doorways, cornice, cornerboards and windows; and raised porches with steps. Examples: 2 Jacoby Place and 428 North First Street.

**Italianate (1870-1900):** Houses in the Italianate style are generally rectangular two-story units with gently sloping roofs (usually hip roofs). Common characteristics are wide eaves supported by heavy brackets, bay windows, covered porches, curved hood moldings, cupolas and elongated first floor windows. Examples: 737 North Main Street (Burpee Art Museum) and homes at 404 South Third, 801 North Church and 1244 East State Street.



Italianate

**Mission Style (1890-1920):** Simplicity of form is the key element of this style. Round arches supported by piers punctuate stucco or plastered walls. Color and texture are provided in broad red-tiled roofs. Roof eaves with exposed rafters may extend well beyond the walls. Example: 1240 South Winnebago (Montague Library).

**Neo-Classical Revival (1900-1920):** Neo-Classicism reflects the vogue for classical forms in the first decades of the 20th century without going to the extremes of the Beaux Arts style. Based primarily on the Greek and, to a lesser extent, Roman architectural orders, Neo-Classicism is distinguished by symmetrically arranged buildings with a smooth or polished stone surface. Porticos may highlight the facade flanked by a series of pilasters. Attic stories and parapets are popular, but statuary along the roof lines is never used. In addition to its use in massive buildings requiring a grand scale, the Neo-Classic style is in evidence in middle-class houses all across the country. Example: 401 South Main Street (Old Post Office).



The Octagon House

**The Octagon House (1850-1870):** Octagon houses, as their name implies, have eight sides. The ideal octagon is a two- to three-story house with a raised basement; encircling verandas or porches; a cupola, belvedere or roof; and a minimum of ornamentation. Rockford's only example of an octagon is at 1134 Cedar Street.

**Picturesque Cottage (1840-1880):** This is a catchall classification for buildings which are not truly Gothic Revival, but which are nonetheless products popularized by Andrew Jackson Downing in his pattern books for country cottages. This is also sometimes referred to as Carpenter Gothic. Residences in this style feature the pointed gables and arched windows of the academic Gothic, but decorative elements tend either to stand up (finials) or hand down (barge boards, the gingerbread scrollwork under eaves). These structures are generally small (one and a half to two stories) with a more gentle roof pitch than Gothic Revival. Tinker Swiss Cottage (411 Kent Street) is an outstanding example of this style.

**Prairie (1900-1920):** The Prairie Style originated in the Midwest where its best examples — primarily those designed by Frank Lloyd Wright — are located. These are generally one- or two-story houses built with brick or timber covered with stucco. Characteristics include a gently pitched roof with wide eaves extending well beyond the wall, string courses, and thin casement windows in horizontal bands. Chimneys are often massive and centrally located. The overall effect is a horizontal and low-to-the-ground quality. Examples: 1113 North Main Street, 1201 National Avenue, 1825 East State Street and 1010 North Second Street.



**Prairie**



**Queen Anne**

**Queen Anne (1880-1900):** Queen Anne vies with Victorian Gothic as the most exuberant and eclectic style in texture, color, forms and massing. Residences are generally two and a half stories with a heavier massing than other Victorian styles. A variety of textures is achieved by mixing materials. Queen Anne is also characterized by a hipped roof with large and small pent gables, rounded or polygonal turrets with conical caps, cut corners on one or two stories, porches that turn corners on the houses, and projections from the upper stories. Examples: 420 South Third, 1302 East State, 326 North Avon and 815 North Main Streets.

**Renaissance Revival (1840-1890):** Buildings of this style show a definite, studied formalism. They are symmetrical structures with early 16th century Italian elements. The relative faithfulness to Italian Renaissance treatment of doors and windows, such as the use of smaller square windows on the top story, distinguish this style from the much looser adaptations of the Italianate style. Examples: 318 East State Street and 322 West State Street.



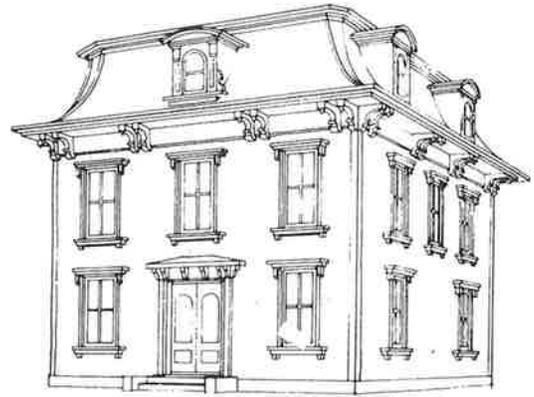
**Romanesque Revival**

**Romanesque Revival (1840-1900):** The Romanesque style was used most commonly for churches. Buildings in this style are of monochromatic brick or stone, and are highlighted by the semi-circular arch for window and door openings. The fronts are flanked by square or polygonal towers of differing heights and covered with various roof shapes. Probably the best known example of this style in the United States is the "castle" of the Smithsonian Institution in Washington. Example: 104 North Madison Street (East Side Inn).

**Second Empire (1865-1880):** Based largely on styles of the reign of Napoleon III, hence the name, the hallmark of the Second Empire style is the mansard roof. Most buildings in this style are two- or three-story symmetrical square boxes,

frequently with a projecting pavilion extending above the rest of the building. Classical moldings and details provided depth and are dramatized by different textures and colors. Example: 1401 Clifton Avenue (the Burson House).

**Second Renaissance Revival (1890-1920):** Scale and size distinguish this Revival from the earlier one. Large buildings — usually three tall stories — are split into distinctive horizontal divisions by pronounced belt or string courses. Each story is designed differently. The roof is often highlighted with a balustrade. Example: 130 South First Street (Old City Hall).



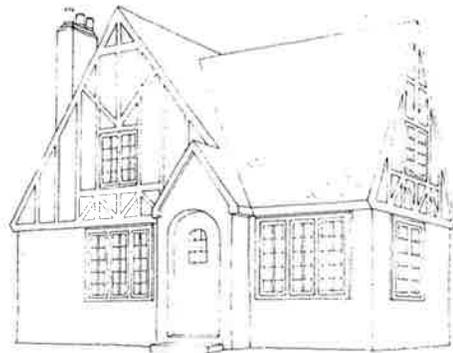
**Second Empire**

**Shingle Style (1880-1900):** The name “Shingle Style” is derived from the fact that these structures have at least their upper story covered with shingles; in some cases, all stories are covered with shingles. This, combined with ornamentation and massing, were used to achieve a more horizontal effect than was done with earlier Victorian styles. They may have any roof type; however, Rockford examples have a single broad gable reaching below the second story. Examples: 809 Seminary Street, 809 North Court Street and 1224 National Avenue.

**Spanish Colonial Revival (1900-1940):** Red tile roofs; white washed, stuccoed exteriors; miniature bell towers; iron grilles and balconies; and arched openings highlight this style. Rockford has a surprising number of excellent examples of this style, such as 2413 Bradley Road, 3304 Crest Road and 2104 Oaklawn Avenue.

**Stick Style (1870-1900):** This was an almost purely American 19th-century residential style characterized by the use of exposed framing overlaid on clapboard in horizontal, vertical or even diagonal patterns designed to suggest the house frame. Roofs were constructed of steeply intersecting gables. Verandas and porches were common and were often decorated with simple diagonal braces. Notable examples of this style can be found at 312 South Third and 519 North Main Streets. Other examples may be hidden beneath various types of newer siding.

**Tudor Revival (1900-1940):** The Tudor style is loosely based on a variety of early English styles ranging from simple homes to medieval palaces. Most houses in this style emphasize high-pitched, gable roofs and elaborate chimneys. Tall narrow windows, usually in multiple groups with multi-pane glazing, are also a common feature. Examples: 1001 North Second Street and 715 Garfield Avenue.



**Tudor Revival**

**Victorian Gothic (1870-1900):** One writer described this style as being the epitome of Victorian architecture with its eclectic colors, complex roof lines and solidity of character. Victorian Gothic buildings are much more ornate than the early Gothic Revival ones. These structures are generally two and a half stories in an “L” plan with steeply pitched roofs, single window dormers, paired narrow windows, and a lot of ornamentation. For example, ornamental pressed bricks, terra cotta tile and incised carvings of foliated and geometric patterns may be used to decorate wall surfaces. Some examples of this style have towers and massive barge boards. The Lake-Peterson House (Jenny’s) at 1313 East State Street and houses at 401 South Second and 706 North Horsman Streets are good local examples of Victorian Gothic.

**Victorian Residential (1870-1895):** This style is a hybrid of Victorian Gothic with other styles. Roofs often have a gentler pitch, but there is still an abundance of ornamentation. Round arches, two-story bays and slight box bays with picture windows are common design elements. Examples: 902 North Church, 913 North Church and 728 West Cherry Streets.

## ***APPENDIX C: AN ORDINANCE TO CREATE THE ROCKFORD HISTORIC PRESERVATION COMMISSION***

WHEREAS movements and shifts of population and the changes in residential, commercial and industrial use and customs threaten with disappearance areas, places, buildings, structures, works of art and other objects having special historical, community, or aesthetic interest or value, and whose preservation and continued utilization are necessary and desirable for the enjoyment and beauty of the City of Rockford and for the welfare of the citizens of Rockford; and

WHEREAS the City of Rockford contains certain buildings, places and areas which embody a sense of time and place unique to the City, or which exemplify or reflect the cultural, social, political or architectural history of the nation, the State or the City; and

WHEREAS Article VII, Section 6(a) of the Illinois Constitution (1970) grants to home rule municipalities the power to regulate for the protection of the public welfare; NOW, THEREFORE, BE IT

ORDAINED that the following "Chapter 34, Historical Preservation" be added to the Rockford Code of Ordinances.

### **DIVISION ONE - HISTORIC PRESERVATION COMMISSION**

#### **Section 34.1 Rockford Historic Preservation Commission Created. Purposes.**

There is hereby created the Rockford Historic Preservation Commission, under the authority granted to home rule municipalities under Article VII, Section 6(a) of the Illinois Constitution. The Commission is created for the purpose of:

- (1) Identifying such buildings, places or areas within the City of Rockford which are historically significant in that they exemplify and/or reflect the cultural, social, economic, political or architectural history of the nation, the State or the City; and
- (2) Advising the City Council on the designation of such buildings, places or areas as either Landmarks or Historic Districts, as defined herein; and
- (3) Protecting the distinctive visual characteristics of the Landmarks or Historic Districts by reviewing, giving advice about, and passing upon any changes to their exterior appearances; and
- (4) Performing such other functions as may be useful or necessary to safeguard and enhance the City's historic aesthetic, architectural, cultural and community heritage as embodied in its buildings, places and areas.

It is not the purpose of the Rockford Historic Preservation Commission to prevent or hinder development or growth, except where such development or growth is inconsistent with or detrimental to the inherent value of the historic buildings, places or areas of Rockford.

## Section 34-2. Definitions

Unless otherwise indicated, the below words, terms or phrases shall have the following meanings:

- (1) *Alteration* means any act or process which changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction of any improvement as defined herein. Alteration shall further mean any act or process which changes or alters the landscaping of any property.
- (2) *Board* means the board of any association, organization or corporation which may be organized by and composed of residents of any designated Historic District for the purpose of reviewing and making decisions upon the granting of Certificates of Appropriateness.
- (3) *Certificate of Appropriateness* means a statement containing the signature of the Secretary verifying that the Commission has reviewed an application to allow the alteration or demolition of any improvement upon a Landmark site or within an Historic District; that the Commission has found the requested action to be appropriate to the general character of the Landmark site or Historic District; and that the requested action may be taken subject to applicable Building and Zoning Codes.
- (4) *Commission* means the Rockford Historic Preservation Commission.
- (5) *Demolition* means any act or process which destroys, in part or in whole, an improvement.
- (6) *Historic District* means a place or area designated as an "Historic District" by ordinance of the City Council, pursuant to procedures prescribed hereunder. In order to be designated, one or both of the following requirements shall be met:
  - (a) The Historic District contains within definable geographic boundaries one or more Landmarks along with such other buildings, places or areas, which, while not of such historic significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the Landmark or Landmarks located within the District;
  - (b) The Historic District contains within definable geographic boundaries such buildings, places or areas which, while not of such individual significance to be designated as Landmarks, nevertheless, as an aggregate, possess historic significance for the City of Rockford in
    1. Establishing a sense of time and place unique to the City of Rockford; and/or
    2. Exemplifying or reflecting the cultural, social, economic, political or architectural history of the nation, the State or the City; and/or
    3. Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous materials or unique craftsmanship.

By either definition, the buildings, places or areas within the Historic District, by their inclusion therein, are of sufficient historic significance to be worthy of rehabilitation, restoration and preservation.
- (7) *Historic Structure* means any structure or building designated as a Landmark or located in an Historic District.
- (8) *Improvement* means any building, structure, wall, fence, steps, paving, gate, sign, light, general arrangement of place or area, the kind of texture or quality of building material, landscaping or landscape architecture, or work of art which may be erected upon or proposed to be erected upon any specific real estate.
- (9) *Landmark* means any improvement designated as a "Landmark" by ordinance of the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration and

preservation because of its historic significance to the City of Rockford in:

- (a) Establishing a sense of time and place unique to the City of Rockford; and/or
  - (b) Exemplifying or reflecting the cultural, social, economic, political or architectural history of the nation, the State or the City; and/or
  - (c) Representing distinguishing characteristics of an architectural type which is inherently valuable for studying a period, style, method of construction, indigenous materials or unique craftsmanship.
- (10) *Landmark Site* means a parcel or part thereof on which is situated a Landmark as described herein, and any abutting parcel or part thereof used and constituting part of the premises on which the Landmark is situated.
- (11) *Preservation Restriction* means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument, executed by or on behalf of the owner of the land or in any order of taking, appropriate to the preservation of areas, places, buildings or structures to forbid or limit acts of demolition, alteration, use or other acts detrimental to the preservation of the buildings, places or areas designated pursuant to the provisions hereunder as a Landmark or as within an Historic District.

**Section 34-3. Powers, Duties and Responsibilities of Historic Preservation Commission.**

Subject to State law and the procedures prescribed hereunder, the Rockford Historic Preservation Commission shall have and may exercise the following powers, duties and responsibilities:

- ( 1) To accept such gifts, grants and money as may be appropriate for the purposes of this ordinance. Such money may be expended for publishing maps and brochures, hiring staff persons or consultants, and for performing such other functions as are appropriate for the purposes of this ordinance; and
- ( 2) To conduct a survey of Rockford buildings, places or areas for the purpose of identifying those of historic significance; and
- ( 3) To recommend that the City Council designate by ordinance certain improvements as Landmarks, if they qualify as defined hereunder; and
- ( 4) To recommend that the City Council designate by ordinance certain places and areas as Historic Districts, if they qualify as defined hereunder; and
- ( 5) To determine an appropriate system of markers for designated Landmarks or Historic Districts; and
- ( 6) To prepare and publish maps, brochures and other description material about Rockford's Landmarks and Historic Districts; and
- ( 7) To cooperate with and enlist the assistance of persons, organizations, corporations, foundations and public agencies in matters involving historic preservation, renovation, rehabilitation and reuse; and
- ( 8) To advise and assist owners of Landmarks or Historic Structures on physical and financial aspects of preservation, renovation, rehabilitation and reuse; and
- ( 9) To review and make decisions on any application for a Certificate of Appropriateness, and to require the presentation of such plans, drawings, elevations and other information as may be necessary to make such decisions; and
- (10) To adopt, publish and make available by-laws for the conduct of commission meetings not

inconsistent with the "Administrative Review Act of 1945," Chapter 110, Section 264 *et. seq.*, of the Illinois Revised Statutes; and

- (11) To make recommendations to the City Council, pursuant to procedures prescribed hereunder, relative to the exercise of eminent domain powers; and
- (12) To certify this ordinance with the Illinois Office of Preservation Services of the Illinois Department of Conservation, and with the Secretary of the United States Department of the Interior, so as to qualify Historic Structures under this ordinance as Historic Structures under the "Tax Reform Act of 1976," Section 2124; and
- (13) To act as conservator of, and therefore sue on behalf of, any Landmark or Historic District when it appears to the Commission that the interest of the public in the Landmark or Historic District is in need of protection through the exercise of litigation. The Court may, in its discretion, assess attorneys' fees and costs against a defendant to such action; and
- (14) To identify and certify for historic preservation purposes, such organization or organizations to which fee titles or lesser interests in property may be granted by recommendation of the Commission.

#### **Section 34-4. Historic Preservation Commission Membership.**

- (a) The Historic Preservation Commission shall consist of seven (7) residents of Rockford selected by the Mayor and approved by the City Council. One Commissioner shall be an active member of a Rockford historical society; one Commissioner shall be an Illinois registered architect; one Commissioner shall be a landscape architect; one Commissioner shall be a registered realtor or broker; one Commissioner shall be a member of City Council; one Commissioner shall be a member of the Planning Division, Department of Community Development; and one Commissioner shall be chosen at large.
- (b) Commissioners shall serve terms of three (3) years. Initially, Commissioners shall serve staggered terms of three (3) persons for three (3) years, two (2) persons for two (2) years, and two (2) persons for one (1) year. Commissioners may serve more than one (1) term, but after two (2) consecutive terms, must wait one (1) full three (3)-year term before reappointment. After the third (3rd) year of the Commission's creation, one (1) or more of the Commissioners shall be residents of a designated Historic District.
- (c) The secretary of the Commission shall be the Director of Community Development or his designee from within the Department of Community Development. Officers shall consist of a Chair and a Vice-Chair, shall serve a term of one (1) year, and shall be eligible for re-election. Commissioners who fail to attend four (4) consecutive meetings shall be replaced in the manner provided herein. Commissioners shall serve without compensation.

#### **Section 34-5. Commission Meetings.**

The Commission shall hold an annual meeting for the express purpose of electing its officers. Regular monthly meetings shall be scheduled by the Chair, and special meetings may be called at the request of any Commissioner or of the Secretary. Meetings shall be chaired by the Chair, or in his absence, by the Vice-Chair. A quorum shall consist of four (4) Commissioners. The Secretary shall publically give notice of the meetings as required hereunder. The Commission shall adopt by-laws which it shall place on file for public view in the Office of the city clerk.

#### **Section 34-6. Duties of Secretary.**

Provided that no costs for administration of this Chapter shall be derived from the General Fund, the Secretary shall:

- (1) Take the minutes of each Commission meeting and keep the originals thereof in the Office of Community Development; and

- (2) Prepare reports of decisions and findings of fact of the Commission, originals of which shall be kept in the Office of Community Development; and
- (3) Provide administrative and technical assistance to the Commission for it to make the decisions and findings as provided hereunder; and
- (4) Publish and distribute to the Commissioners, and to such persons who may for each meeting so request in writing, the minutes, reports and decisions of the Commission; and
- (5) Report on behalf of the Commission to the City Council on matters requiring Council consideration, as described hereunder, and advise the Mayor of the terms of office of each Commissioner.

**Section 34-7. Commission Decisions. Notices and Hearings. Open Meetings.**

All Commission decisions shall be by majority vote of those Commissioners present and voting. No Commissioner shall vote on any matter which may materially or apparently affect the property, income or business interest of that Commissioner. The Secretary shall not vote. No action shall be taken by the Commission which directs a private owner to do or refrain from doing any specific thing, or which refuses to permit a private owner to do some specific thing he desires to do, in connection with property designated hereunder, unless due notice is given to such owner as provided hereunder, and unless such owner shall have had the opportunity to be heard at a public meeting of the Commission. Meetings of the Commission shall be held pursuant to the provisions of the "Meetings of Public Agencies Act," Chapter 120, Section 42, of the Illinois Revised Statutes.

**DIVISION TWO - LANDMARK DESIGNATION**

**Section 34-8. Landmark Identification. Public Notice.**

- (a) Any person, organization or association may request by letter to the Commission that a building, place or area be designated as a Landmark. A fee in the amount of fifteen dollars (\$15.00) shall accompany any letter requesting Landmark designation. A request without payment of this fee shall have no effect under this ordinance. The Commission may also initiate on its own the designation of any building, place or area as a Landmark. The Commission shall make all reasonable efforts to secure the written consent of the owner or owners before proceeding to secure designation. The Commission shall notify the owner of any property for which a Landmark request is made (unless the request is made by the owner) within three (3) working days of receipt of such request. The Commission shall schedule a public hearing on the question of the proposed designation, setting forth a date, time and place and causing written notice to be given to the owner and any other persons having a legal or equitable interest in the property proposed for designation. Further, the Secretary shall cause notice to be published in a newspaper of general circulation in the City of Rockford setting forth the nature of the hearing, the property involved, and the date, time and place of the scheduled hearing.
- (b) At the public hearing, the Commission shall afford the opportunity of any persons thereat to present their views pertinent to the proposed designation. If the Commission must schedule any meetings for subsequent further public hearing on the designation, it shall so announce at the first said meeting, but need not give further public notice.

**Section 34-9. Designation by Council.**

- (a) The commission shall review all information presented to it pertinent to designation and shall present, within thirty (30) days of the last public meeting considering the proposed designation, a written report containing its findings and conclusions. Any building, place or area that is already on the National or State Registers of Historic Places shall automatically be recommended for approval. A copy of said report shall be sent to every person making a written request to the Secretary for a report and to every member of the property regulations of City Council.

- (b) If the commission recommends designation, the Secretary shall send a letter from the Commission requesting designation to the City Council. The matter of designation shall be referred to the property regulations committee, and upon its approval, shall be presented to City Council for decision. Upon designation by ordinance of the council, such building, place or area shall be a landmark afforded the protection of this historic preservation ordinance as administered by the commission.
- (c) Upon the submission of a letter requesting landmark designation to the historic preservation commission, all permits issued by the Building Official for the proposed landmark site shall be accompanied by a certificate of appropriateness from the commission at least until such time as the Council makes a final determination on whether to designate as a landmark the item identified in the requesting letter. However, if such final determination has not been made within 180 days of the receipt of the letter by the commission, the request shall be deemed denied and no certificate of appropriateness shall be required. After a denial by City Council or the expiration of 180 days from the received letter without final determination, a new request for designation, unless made by the owner, shall not be considered for a period of one (1) year from the date of denial or expiration.

**Section 34-10. Landmark status Recorded with Deed.**

A copy of the ordinance designating the building, place or area as a landmark shall be recorded with the deed to the landmark site by the commission at the office of the county recorder of deeds.

**DIVISION THREE - HISTORIC DISTRICT DESIGNATION**

**Section 34-11. Historic District Identification.**

- (a) Any person, organization or association may present to the commission a petition requesting that a defined geographic area be designated as an historic district. A fee in the amount of fifteen dollars (\$15.00) per individual property in said geographic area shall accompany each petition requesting historic district designation. A request without payment of this fee shall have no effect under this ordinance. The subject geographic area shall be definable by natural or existing improved boundaries and shall constitute a visual sense of history within the boundaries. The petition shall contain the names of no less than sixty-six percent (66%) of the property owners within the proposed district.
- (b) Within fifteen (15) days of receipt of the petition, the Secretary shall confer with a representative of the petitioners to inform the petitioners of information which must be submitted for the commission to make a decision whether the proposed historic district meets one or more of the definitions for designation. The secretary shall thence refer the petition and pertinent information to the Planning Division, Department of Community Development, for its review and comment.

**Section 34-12. Planning Division Review.**

- (a) The Planning Division, Department of Community Development, shall review the proposed designation to determine its conformity with one or more of the definitions for designation, an assessment of the proposed designation's impact on development within the City, conformity of the proposed designation with the General Plan, and assessment of the economic effects which the proposed designation may have upon the City. The Planning Division may, from time to time, confer with a representative of the petitioners in order to compile adequate information upon which to make its comment.
- (b) Within sixty (60) days of receipt of the petition from the secretary, the Planning Division shall submit its recommendations concerning designation.

**Section 34-13. Public Hearing.**

- (a) The Commission shall determine any estates, other than those whose names appear on the petition, which may be materially affected by designation, and the secretary shall forthwith send by

mail, postage prepaid, to the owners of all such estates as they appear on the most recent real estate tax list, reasonable notice of a public hearing to be held by the commission on such designation. Further, the secretary shall cause notice to be published in a newspaper of general circulation in the City of Rockford setting forth the nature of the hearing, the property involved, and the date, time and place of the scheduled hearing. The hearing shall be held no sooner than fifteen (15) days, nor later than forty-five (45) days, from receipt of the Planning Division's recommendations.

- (b) At the public hearing, the commission shall view and hear all information presented to it pertaining to whether the proposed designation is appropriate. The Commission shall afford the opportunity of any persons therat to present their views pertinent to the proposed designation. If the commission must schedule any subsequent meetings for further public hearing on the designation. If the commission must schedule any subsequent meetings for further public hearing on the designation, it shall so announce at the first meeting.

#### **Section 34-14. Designation by Council.**

- (a) The commission shall review all information presented to it pertinent to designation and shall present, within thirty (30) days of the last public meeting considering the proposed designation, a written report containing its findings and conclusions. A copy of said report shall be sent to every person making a written request to the secretary for a report, and to every member of the property regulations committee of the City Council.
- (b) If the commission recommends designation, the secretary shall send a letter from the commission requesting designation by the City Council. The matter of designation shall be referred to the property regulations committee and, upon its approval, shall be presented to the City Council for decisions. Upon designation by ordinance of the Council, such geographic area shall be an historic district afforded the protection of this historic preservation ordinance as administered by the commission.

#### **Section 34-15. Pending Council Designation.**

Upon the submission of a petition to create an historic district to the historic preservation commission, all permits issued by the building official for property within the area of contemplated designation shall be accompanied by a certificate of appropriateness from the commission, at least until such time as the Council makes a final determination on whether to designate the subject area in the petition an historic district. Notwithstanding the above language, the building official may issue permits for work done on the interior of a structure when, in the building official's judgment the permits are for the repair or upgrading of the existing building, plumbing, electrical or heating and cooling systems in that building. However, if such final determination has not been made within 180 days of the receipt of the petition by the commission, the request shall be deemed denied and no certificates of appropriateness shall be required. After a denial by City Council or expiration of 180 days from the receipt of the petition without final determination, a new petition for the same area shall not be considered for a period of one (1) year from the date of denial or expiration.

#### **Section 34-16. Notice of Designation.**

Within five (5) working days after designation, and on a yearly basis thereafter, the secretary shall notify all property owners within the boundaries of the historic district that the area has been designated as such, and that an owner must possess a certificate of appropriateness before he can procure a building permit, or otherwise materially affect the exterior appearance of his property.

### **DIVISION FOUR - CERTIFICATE OF APPROPRIATENESS**

#### **Section 34-21. Certificate of Appropriateness.**

No alteration, improvement or demolition shall be allowed within a designated historic district or upon a landmark site unless a certificate of appropriateness has been issued by the historic preservation

commission; further, no building permit or demolition permit shall be issued for any landmark or any historic structure until the building official is satisfied that the applicant for the permit has been issued said certificate.

**Section 34-22. Criteria in Graining a Certificate of Appropriateness.**

In reviewing an application for a certificate of appropriateness, the commission shall consider the appropriateness to the historic district or to the landmark of the proposed alteration or demolition, and whether such proposed alteration or demolition will further the purposes of this historic preservation ordinance. The commission shall consider a proposed alteration or demolition for any historic structure from the visual perspective of the street, public way or public buildings, and shall not deny a certificate for an alteration or demolition that is not subject to public view. The commission shall decide upon the issuance of a certificate by reference to the "Secretary of the Interior's Standards for Rehabilitation," as published in Section 36, "Code of Federal Regulations," Part 67, and as revised from time to time, and hereby adopted by reference; and by further reference to such specific design standards as the commission may require for the designation of the landmark or historic district. Such specific standards shall relate to the historical significance; the architectural value; the unique design, arrangement, texture, material or color of the building, place or area in question; for the relation of such improvement to similar improvements in the immediate surroundings, and the position of such improvement in relation to the street or public way and to other improvements. The commission shall not deny the granting of a certificate of appropriateness whenever the applicant shows that the alteration or demolition will enhance, or is not inconsistent with, the inherent historic value of the landmark or of the historic district.

**Section 34-23. Historic District Organizations and Boards.**

- (a) The citizens living within any designated historic district shall have the right to associate, organize or incorporate as an historic district organization, and as such shall be duly notified of any public hearing pertaining to property within the district.
- (b) Upon the request of an historic district organization submitted to the commission along with its by-laws and such other information as the commission may require, the commission may delegate to the organization the power to create a board of review and make decisions upon the granting of certificates of appropriateness. The delegation of such power by the commission is subject to review from time to time by the commission.
- (c) Any board which has been delegated by the commission the power to review and make decisions upon the granting of certificates of appropriateness shall have a membership of which no less than two-thirds consists of an active member of a Rockford historical society, an Illinois registered architect, a landscape architect and/or a registered realtor or broker.

**Section 34-24. Application for Certificate of Appropriateness.**

- (a) Certificates of appropriateness may be applied for from the City Comptroller's Office.
- (b) If an application pertains to property which is not itself a landmark but is within an historic district, and if for such historic district there exists a board which has been delegated the power to grant certificates of appropriateness, then the application shall be sent, within three (3) working days, to the historic district board. A copy of the application shall be sent to the secretary of the commission.
- (c) If an application pertains to property which is designated as a landmark or which is within an historic district which does not have an organization exercising granting power for certificates of appropriateness, then the application shall be sent to the secretary of the commission. A copy of the application, and notice of the next monthly meeting of the commission, shall be sent to any historic district organization which may exist for the district within which said property may be located.

**Section 34-25. Issuance of Certificate of Appropriateness.**

- (a) Boards exercising review authority for certificates of appropriateness shall meet within fifteen (15) days of the date of application and shall grant within said time a certificate. The denial of a certificate

shall be accompanied by a written statement indicating the reasons for denial, and a copy of the denial and the statement shall be submitted to the secretary of the commission.

- (b) Any decision regarding the granting of a certificate of appropriateness by an historic district board is directly appealable to the commission. Any person residing or owning property within the historic district shall have the right to appeal such decision by filing with the secretary of the commission a letter of appeal within five (5) days of the decision of the board. The appeal shall be heard at the next monthly meeting of the commission after the date of the filing of the appeal. If the appeal is contesting the granting of a certificate by the board, then the certificate shall not be issued unless the commission hears the appeal and decides to grant the certificate.
- (c) The commission shall review all applications presented to it for certificates of appropriateness at its regular monthly meetings, and shall grant or deny at said meeting a certificate. The denial of a certificate shall be accompanied by a written statement indicating the reasons for denial.
- (d) Upon the granting of a certificate by either a board or the commission, and the failure of a letter of appeal to the decision of the board, the secretary shall sign and issue to the applicant a certificate of appropriateness. The secretary shall send a list of those individuals issued a certificate to the building official.
- (e) A certificate of appropriateness shall expire six (6) months after the date of issuance, and shall be ineffective for the granting of a building, demolition or sign permit.

**Section 34-26. Hardship.**

- (a) If, notwithstanding that a proposed alteration or demolition be inappropriate, owing to conditions especially affecting the structure involved, but not affecting the historic district generally, failure to issue a certificate of appropriateness will involve a substantial hardship, financial or otherwise, to the applicant, and such certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the purposes of this ordinance, then the board or commission may grant a certificate of appropriateness.
- (b) If, however, a proposed alteration or demolition is inappropriate, and issuance of a certificate of appropriateness would cause substantial detriment to the public welfare or substantial derogation from the purposes of this chapter, but failure to issue would nonetheless involve a substantial hardship, financial or otherwise, to the applicant, then the commission or board may order a postponement of any alteration or demolition while it investigates alternatives to granting a certificate. Such alternatives may include requiring the applicant to negotiate in good faith for the sale of the property in the open market for a specified length of time dependent upon the importance of the property as a landmark or to the historic district.
- (c) If, after a reasonable period of time, not in any case to exceed one (1) year from the date of first denial of the certificate of appropriateness, no alternative agreement has been reached with the applicant, the board or commission shall issue a certificate of appropriateness for alteration or demolition of the building, place or area in question.
- (d) In granting a certificate of appropriateness in such circumstances, the board or commission may prescribe any conditions or limitations that may be necessary to minimize the adverse impact of the requested alteration or demolition.

**Section 34-27. Ordinary Maintenance and Repairs. Public Safety. Ex Post Factor.**

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the historic district or on the landmark site which does not involve a change in design, material, color or the outward appearance thereof; nor to prevent any alteration or demolition which the building official shall certify is required by the public safety because of an unsafe or dangerous condition; nor to prevent any alteration or demolition under a permit issued by the building

official prior to the date of petitioning for the creation of an historic district or prior to the date of designation of a landmark.

**Section 34-28. When Building or Demolition Permit is Not Required.**

When neither a building permit nor a demolition permit is required, if a proposed alteration or demolition constitutes a material change in the exterior appearance of a landmark or of property within an historic district, then a certificate of appropriateness shall be required. Failure to receive a certificate prior to effecting such material change shall constitute a violation of this ordinance.

**Section 34-29. Appeals.**

Decisions of the commission in the granting, denying or reviewing of the granting or denying of certificates of appropriateness shall be final administrative decisions. Appeals to said decisions of the commission shall be had directly to a court of competent jurisdiction.

**DIVISION FIVE - MISCELLANEOUS PROVISIONS**

**Section 34-31. Zoning.**

Whenever an application for a Zoning Map Amendment, variation, or Special Use Permit (including a modification or renewal thereof) is submitted to the zoning officer for property within a designated historic district, or which is a landmark site, then a notice of any public hearing to be held on the application by the zoning board of appeals shall be sent to the historic preservation commission and to the historic district board, if one so exists. Such notice shall be the same as that sent to owners of property adjacent to that for which the application was filed. The historic district board shall have the status of legal objector, at the time of the public hearing, and the historic preservation commission, the board, or both may submit its or their comments to the zoning board of appeals which shall consider such comments, decisions or recommendation on the application.

**Section 34-32. Eminent Domain.**

In the exercise of the powers granted herein for the protection of any landmark or historic district, the commission may recommend to the City Council through the property regulations committee that the Council exercise its power of eminent domain on behalf of the commission.

**Section 34-33. Preservation Restrictions. Design Standards.**

- (a) Historic district boards shall have the power to negotiate for and acquire preservation restrictions within the geographic limits of each district without first obtaining commission approval.
- (b) Historic district boards shall transmit a copy of their adopted design standards and by-laws to all property owners within the district once a year.

**Section 34-34. Violations.**

Any person who causes the alteration or demolition of any designated historic structure or any landmark shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00). Every day such violation shall continue to exist shall constitute a separate violation.

**Section 34-35. Severability.**

The sections and provisions of this chapter shall be deemed to be separable, and the invalidity of any section or provisions of this ordinance shall not affect the validity of the remainder.

*APPENDIX D*

THE SECRETARY OF THE INTERIOR'S  
STANDARDS  
FOR REHABILITATION  
AND  
GUIDELINES FOR REHABILITATING  
HISTORIC BUILDINGS



Office of Archeology and Historic Preservation  
Heritage Conservation and Recreation Service  
U.S. Department of the Interior  
Washington, D.C. 20240

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976 and the Revenue Act of 1978. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 1208 (formerly 36 CFR Part 67).

"Rehabilitation means 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."

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

#### GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the Standards and guidelines is required for each rehabilitation project.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

in the preservation, restoration, and rehabilitation of old buildings.

## THE ENVIRONMENT

### Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.

### Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

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## BUILDING SITE

### Recommended

Identifying plants, trees, fencing, walkways, out-buildings, and other elements that might be an important part of the property's history and development.

### Not Recommended

BUILDING SITE -- continued

Recommended

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Archeological features

Recommended

Leaving known archeological resources intact.

Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, out-buildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

Not Recommended

Installing underground utilities, pavements, and other modern features that disturb archeological resources.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

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BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended \*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

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\* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20240.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco, and mortar

Recommended

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Not Recommended

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

BUILDING: EXTERIOR FEATURES -- continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Not Recommended

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

BUILDING: EXTERIOR FEATURES -- continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Not Recommended

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

**Preserving the original roof shape.**

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Entrances, porches, and steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES -- continued

Entrances, porches, and steps

Recommended

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron cast iron, terra cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

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BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Not Recommended

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.

BUILDING: INTERIOR FEATURES --continued

Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Not Recommended

Installing new decorative material and panelling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

Removing plaster to expose brick to give the wall an appearance it never had.

Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.

Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

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NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Not Recommended

NEW CONSTRUCTION -- continued

Recommended

Designing new work to be compatible in **materials**, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,  
FIRE PROTECTION

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

## SAFETY AND CODE REQUIREMENTS

### Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.

Investigating variances for historic properties allowed under some local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.

### Not Recommended

Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

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U.S. Department of the Interior  
Heritage Conservation and Recreation Service  
Office of Archeology and Historic Preservation  
Washington, D.C. 20243

January 1979 (rev.)

## ***APPENDIX E:***

# ***THE NATIONAL REGISTER OF HISTORIC PLACES***

The National Register of Historic Places was established under the National Historic Preservation Act in 1966. As the name implies, it is a national list of properties deemed worthy of preservation because of their significance in American history, architecture, archaeology and culture. It includes not only properties of national significance, but also those of state and local significance.

Placement on the Register can aid in the preservation of historical properties by

- Stopping the damage or destruction of registered places by projects involving federal projects by requiring them to examine alternatives. "Federal projects" would include anything licensed, funded or assisted by the federal government.
- Making places eligible for development grants-in-aid, when funds are available.
- Offering federal income tax incentives for rehabilitating income-producing places.
- Offering property tax abatement incentives for rehabilitating single-family, owner-occupied residences.
- Increasing awareness and appreciation of designated places.

Inclusion on the Register does *not* require owners to obtain prior approval to change their property.

### **Definition of a National Register Place**

Districts, sites, buildings, structures or objects that possess integrity of location, design, setting, materials, workmanship, feeling and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of person significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years are not considered eligible for placement on the Register. However, exceptions can be made if the places are integral parts of districts that do meet the criteria, or if they fall within one of the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historic figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

#### **A Step-by-Step Description of the Designation Process**

- The applicant request information about the suitability of a place for the National Register from the Illinois Historic Preservation Agency.
- The applicant provides material permitting the staff to advise the applicant about the suitability of a place for the National Register.
- The applicant reviews the *advisory* staff opinion and requests a nomination form with which to provide full documentation for subsequent review. (*NOTE: If the applicant receives a staff opinion advising that the place is not suitable for the National Register but wishes to prepare a nomination form, the points in the staff's advisory letter will deserve special attention in the nomination form. The points raised by the staff anticipate difficult questions that will likely be raised by subsequent reviewers.*)
- The applicant must return a complete and correct information form. This may include maps, photographs and slides. If the information is incomplete or incorrect, the applicant will receive an explanation of the required material.
- The complete and correct nomination form will be scheduled for consideration by the Illinois Historic Sites Advisory Council on its next agenda. In cases where the place is within a community such as Rockford which has a Certified Local Government status, the complete and correct nomination will be forwarded to the local government for comment before the Council meeting.
- The applicant and other interested parties can address the Council relative to the proposed designation, according to the Council by-laws. (*NOTE: If the Council advises against designation, one year must elapse and substantively new information must be submitted in order for the subject place to be returned to the Council's consideration.*)
- A nomination advised for designation will be forwarded to the Director, Illinois Historic Preservation Agency, who evaluates the place and can nominate it to the National Register.
- A nominated place will be reviewed by the Keeper of the National Register in Washington. He has final authority to designate a place. All interested parties will have an opportunity to comment on the proposed designation. If the nomination is approved, the place is designated in the National Register of Historic Places.

#### **Details of the Designation Process**

*Council membership:* The Illinois Historic Sites Advisory Council is comprised of 15 voting members appointed by the Director, Illinois Historic Preservation Agency, and 3 ex-officio members. Council

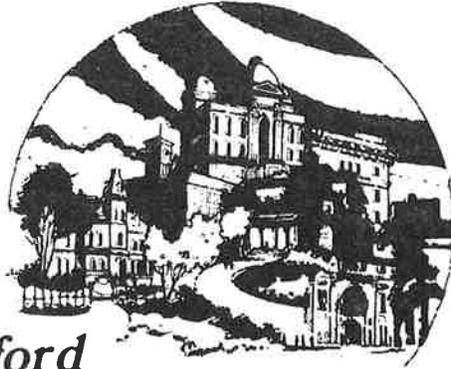
members are qualified by their professional or civic involvement with historic preservation and meet four times a year to evaluate places for the National Register.

*Notification:* The owner of the property and the relevant local government are notified of the Council's pending consideration and are given at least 30 days before the Council's meeting to comment on the proposed designation. In cases where it is impractical to notify owners individually (usually historic districts), owners will be given general notice by means of a legal notice in an appropriate local newspaper.

*Owner objection:* An owner can prevent designation of a place by submitting a notarized letter to the Illinois Historic Preservation Agency at any time before final designation by the Keeper of the National Register and stating (a) the address of the property, (b) that he/she is the owner of record, and (c) that he/she opposes designation. In the case of a proposed district, a majority of the owners submitting similar letters are required to prevent a place from being designated.

*Eligible:* When an owner objects, the nomination still proceeds through the various review stages. However, the Keeper will instead determine that the property is *eligible* for listing on the National Register rather than listing it due to the owner's objection. If at a future date the objection is removed, the property will be listed. *Eligible* properties receive the same protection as *listed* properties, but are not eligible for grants or tax incentives.

***APPENDIX F: SURVEY FORMS,  
ROCKFORD HISTORIC RESOURCES INVENTORY***



*Rockford  
Historic Preservation Commission*

**SURVEY**

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Architect or Builder: \_\_\_\_\_

Date Built: \_\_\_\_\_

Style: \_\_\_\_\_

Condition:     Excellent    Good    Fair    Deteriorated

Type:    Residential:    Single    2-Family    Apt.    Rowhouse \_\_\_\_\_

                         Non-Residential:    Church    Commercial    Factory    School \_\_\_\_\_

Color(s): \_\_\_\_\_

Other Buildings: \_\_\_\_\_

Roof:             Mansard    Gable    Gambrel    Hip    Flat \_\_\_\_\_

Other Features: Doors: \_\_\_\_\_

                         Windows: \_\_\_\_\_

                         Ornament: \_\_\_\_\_

                         Miscellaneous: \_\_\_\_\_

Modifications:     Major    Moderate    Minor

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Sources: \_\_\_\_\_

\_\_\_\_\_

Survey By: \_\_\_\_\_



B1/1

ADDRESS: 425 East State Street

NAME: Manufacturer's National Bank Building

STYLE: Commercial - Classical Revival

ORIGINAL FUNCTION: Bank/Office Building

ARCHITECT/BUILDER: Edward Peterson Gilbert Johnson

DATE BUILT: 1926

INVENTORY RANK: 1

FILM: Roll 26 # 23

TAX NUMBER:

LISTINGS: National Register East Side Historical District Primary Building Illinois Historic Structures Survey P

SIGNIFICANCE: Architecture, Commerce, Government



C1.14/2

ADDRESS: 1030 Franklin Place

NAME:

STYLE: Classical Revival

ORIGINAL FUNCTION: Residential: Single

ARCHITECT/BUILDER: Charles Wyman Bradley Frank Carpenter

DATE BUILT: c. 1094

INVENTORY RANK: 2

FILM: Roll 87 # 33

TAX NUMBER:

LISTINGS:

SIGNIFICANCE: Architecture

## ***APPENDIX G: ADDITIONAL SOURCES\****

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\*All publications listed here are available at the Rockford Public Library, 215 North Wyman Street.

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### **Information About Rockford: Directories, Files and Inventories**

Horvath, Eugene A. *Historic Rockford Homes, 1848-1893*. Published in 1969; 13 serigraphs.

Illinois Historic Landmarks Survey. *Inventory of Historic Landmarks in Winnebago County (Interim Report)*. Springfield: Illinois Department of Conservation, 1974.

Local History File - headings are indicated in File Heading List for Rockfordiana.

"Nuggets of History"

(Newsletter of the Rockford Historical Society. There is a card catalog in the Local History Room of the Library indexing this publication.)

Philippi & Knowles. *Phillipi's Rockford Blue Book*. Rockford: P. L. Philippi Co., 1890.

(Provides a reverse directory by street, but only contains members of "polite society.")

*Rockford City Directory* (1857, 1859-60, 1866, 1869, 1872-73, and on.)

(1903-04 provides first reverse directory by street; all subsequent editions have it. Street numbers change in 1893. The *Holland* directories contain editorial advertisements telling a lot about various businesses and persons, their shops and home addresses. Advertisements in other directories are sometimes helpful.)

U. S. Historic American Buildings Survey. *Historic American Building Inventory for Illinois*. Washington: National Park Service, 1962.

### **Information About Rockford: Picture/Promotion Books**

Brown, A. G. *Rockford - 1912*. Rockford: The Rockford Star, 1912.  
(Public and industrial buildings.)

Daly, Charles L. *The City of Rockford and Her Men of Affairs*. Rockford Chamber of Commerce, 1920.  
(Public and industrial buildings.)

Pierce, Fred C. *Picturesque and Descriptive History of the City of Rockford*. Rockford: The Daily Gazette, 1887.  
(Includes many homes and public buildings.)

*Rockford, Illinois: Photo Gravure Views and Brief Descriptive Sketch of the Forest City*. Rockford: Rockford Real Estate Exchange, 1893.  
(Old views of public buildings.)

*Rockford and Its Points of Interest*. Commercial Publishing Co., 1899.  
(Mostly public and industrial buildings.)

*1902 Rockford, Illinois.*

(Old views, mostly homes. Gives owner's name.)

*Rockford Today - Historical, Descriptive, Biographical.* Rockford: Clark Company Press, 1903.

(Has index of proper names discussed and buildings shown.)

*Rockford.* Rockford Chamber of Commerce, c. 1916.

(Mostly public and industrial buildings.)

Rowe, Ford F. *Rockford Streamlined . . . 1834-1941.* Rockford: Graphic Arts Corp., 1941.

(Good for public and industrial buildings of the 1920's and 1930's. Good Rockford chronology in rear.)

*Seventy Years of Progress, 1834-1904, Rockford - Its Industries, Advantages and Beauties.* Rockford Register-Gazette, 1904.

(Information on public buildings, industries and private homes.)