

Porches

Porches are one of the most important architectural features of historic structures. Original historic porches, columns, detailing and steps shall be maintained. If replacement is necessary, the same design, materials and patterns shall be used.

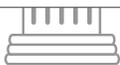


Other guidelines include:

- ◆ Existing original porches shall not be removed, enclosed or altered in design.
- ◆ Porch roofs shall have the same roofing material and eave detailing and be compatible in style with the main structure.
- ◆ Porches may be screened if the supporting framework is minimal and the open appearance is maintained.
- ◆ Screen panels may not hide decorative details of the porch or cause the removal of original porch material.
- ◆ Steps leading to a porch shall be wood if the porch is wood unless documentation shows stone or concrete was previously used.
- ◆ Railing height shall be appropriate to the structure. If a shorter railing was used, contact the City of Peoria Building Safety Division of the the Community Development Department for approval of any variation from building codes.



For more complete information about the Historic Preservation Commission, please contact: Community Development Department at (309) 494-8600



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www.peoriagov.org/hpcordinance/

For more information, including more detailed guidelines, contact the Historic Preservation Commission, which is part of the city's Community Development Department, at (309) 494-8600.

For additional Historic Preservation Resources visit the National Park Service U.S. Department of Interior briefs at www.nps.gov/tps/how-to-preserve/briefs.htm. This document serves as a summary of the regulations and procedures and is intended for convenience only. It does not serve as a replacement of the ordinance itself. Please refer to the City of Peoria Code for complete requirements. Also, this document may not include regulations from other City of Peoria Departments or other regulating entities within the City. For questions, please call the Development Center at (309) 494-8600.



CODES & ORDINANCES

GUIDE TO HISTORIC PRESERVATION COMMISSION



Community Development Department

419 Fulton Street, Room 300
Peoria, IL 61602
Phone: (309) 494-8600



CITY OF
PEORIA

Rehabilitating a house located within a Historic Preservation District is NOT like doing work on a home in a newer subdivision.

The district was established so that the houses within it will forever be preserved to their original look.

This requires specific guidelines established by the City of Peoria Historic Preservation Commission, based on the U.S. Department of the Interior's Standards for Rehabilitation.

A partial list of those standards includes:

1. The historical character of a property shall be retained and preserved.
2. Each property shall be recognized as a physical record of its time, place and use.
3. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
4. Deteriorated historic features shall be repaired rather than replaced whenever possible.
5. New additions, alterations of related new construction shall not destroy historic materials that characterize the property.



Most rehabilitative work, particularly work that will change the appearance or material of a structure, requires a Certificate of Appropriateness from the Historic Preservation Commission.

Some of the most common items brought to the Historic Preservation Commission for review are window replacement, roofs, driveways, porches and landscaping. On the following pages are guidelines for each of these; for others, contact the Community Development Department.

Window Replacement

Original windows, casing and surrounds shall be maintained. If the original windows have been altered, restoring them to their original size, style and material is encouraged.



Other guidelines include:

- ◆ Window openings shall not be blocked or reduced; new opening shall not be created where there were none originally.
- ◆ Replacement windows, when necessary, shall match the size, style, material, finish and glass patterns of the original.
- ◆ Windows of decorative glass, if original, shall be preserved in their original size and location.
- ◆ Interior storm windows are encouraged. If exterior storm windows are used, their visibility should be minimized.
- ◆ The appearance of exterior aluminum storm windows and aluminum framed screens shall be minimized.

Roofing

Original pitch and shape of roofs shall be retained, along with original materials and features when possible.



- ◆ Original roofing materials such as wood shake, slate, tile and metal shall be maintained because they are significant features of a historic structure. If original materials are not available or cost prohibitive, appropriate substitute materials may be used.
- ◆ When partially re-roofing, new materials shall match the composition, size, shape, color and texture of the deteriorated materials.
- ◆ Roof alterations such as dormers, decks, balconies, greenhouses and solar panels are discouraged. If they are added, it should be to the rear of the structure and not visible from the street.
- ◆ Original skylights and vents shall be preserved. New ones shall not be added if they are visible from the street.

Driveways

In neighborhoods with an alley system, new driveways shall be constructed off the alley unless there is historic evidence one existed coming off the street.



Other guidelines include:

- ◆ According to City Unified Development Code, new driveways must be surfaced with all-weather, durable and dustless, asphaltic, inter-locking concrete paver or brick, or cement pavement materials.
- ◆ Asphalt is an appropriate paving material. For homes built after 1910, concrete is an appropriate option and can be tinted to blend with the home or older concrete.
- ◆ Pea gravel or Wabash gravel is recommended to maintain legally non-conforming gravel driveways (those built before 1972).

Landscaping

While no certificate of appropriateness is required for installation of flowers, shrubs, lawns, hedges or trees, removal of landscaping defined as significant landscaping requires Historic Preservation Commission approval. Please contact the HPC for more information.



Items that do not require review include:

- ◆ Removal of vegetative materials except trees that meet the definition of significant landscaping.
- ◆ Removal of dead trees or trees that are prohibited by the City.
- ◆ Yard fixtures confined to the rear yard.
- ◆ Grading and filling that is consistent with surrounding grades.