

## Appendix A

The Secretary of the Interior's *Standards for Rehabilitation*.

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

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

## Definitions

**Awning:** A framework covered with fabric or metal projecting from the facade of a building located on a storefront or individual window openings. The primary purpose is to shade the interior of the building and provide protection to pedestrians. Awnings can be supported by poles or brackets.

**Bulkhead/Kick plate:** The wood or metal panel located beneath the display window in a typical storefront.

**Canopy:** A flat metal and/or wooden structure used to shelter pedestrians on the sidewalk that projects out from a storefront at a right angle and is usually suspended with chains or rods.  
*(Note: St. Charles ordinance defines a canopy as any awning with vertical supports that reach the ground. See "Awnings & Canopies" section.)*

**Cornice:** A projecting molding that crowns the top of a storefront or facade.

**Double Hung Windows:** A window with two sashes that slide up and down.

**Facade:** The front face of a building.

**Lintel:** A horizontal structural element over a window or door opening that supports the wall above.

**Parapet:** The portion of the wall of a facade that extends above the roof line.

**Sash:** A frame designed to hold the glass in a window.

**Sign Board/Fascia:** A horizontal panel either of wood or an inset in a brick wall located immediately below the cornice. It is usually an ideal location to place a sign.

**Storefront:** The first story of a facade of a commercial building, usually having display windows.

**Transom Window:** A small horizontal window located above a door or display window.

**Window Hood:** An exterior projecting molding on the top of a window, located in the upper facade.

## Suggestions for Further Reading

### Architecture

- ◆ *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945.* John J.G. Blumenson. American Association for State and Local History (AASLH) Press, 1981 (2nd Revised Edition).

### Preservation-General

- ◆ *Historic Preservation: The Magazine of the National Trust for Historic Preservation.* Washington, D.C.: National Trust for Historic Preservation.
- ◆ *Historic Preservation in Small Towns: A Manual of Practice.* American Association for State and Local History (AASLH) Press, 1980.
- ◆ *Landmark Yellow Pages: All the Names, Addresses, Facts and Figures You Need in Preservation.* Pamela Dwight, editor. National Trust for Historic Preservation, 1993 (Second Edition).

### Resources: Services and Supplies

- ◆ *The Fix-it Book: A Pocket Guide to Restoration Services and Suppliers in the Kane County Area.* Preservation Partners of the Fox Valley and the Kane County Historic Preservation Commission, 1992.

### Restoration, Rehabilitation and Repair

- ◆ *The Old House Journal Guide to Restoration.* Dutton, 1992.
- ◆ *This Old House.* Bob Vila. Dutton, 1981.
- ◆ *This Old House Guide to Building and Remodeling Materials.* Bob Vila. Warner Books, 1986.
- ◆ *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.* United States Department of the Interior, National Park Service, Preservation Assistance Division, 1992.
- ◆ *Traditional Details for Building Restoration, Renovation and Rehabilitation: from the 1932-1951 editions of "Architectural Graphic Standards."* Charles Ramsey and Harold Sleeper. Wiley, 1991.

### Restoration-Exterior

- ◆ *Century of Color: Exterior Decoration for American Buildings, 1820-1920.* Roger W. Moss. American Life Foundation, 1981.
- ◆ *Masonry: How to Care for Old and Historic Brick and Stone.* Mark London. The Preservation Press, 1988.
- ◆ *Repairing Old and Historic Windows.* The Preservation Press, 1992.

- ◆ Available at the St. Charles Public Library.

## Acknowledgments

The Downtown St. Charles Partnership is truly appreciative of the efforts and time put forth to develop these guidelines by a great number of individuals and volunteers working with the Partnership's Design Committee. We especially wish to acknowledge the following for their major contributions:

- ◆ Lisa Bennett
- ◆ Shannon Brady
- ◆ Mike Dixon
- ◆ Bob Hupp
- ◆ Tom Mahaffey
- ◆ Jay Schlinsog
- ◆ Steve Smunt

The following references were invaluable to the Downtown St. Charles Partnership in the production of these guidelines:

*Celebrating History: A Pictorial Essay of St. Charles, Illinois.* The St. Charles Historical Society, 1990.

*Commercial Storefront Design Guidelines.* The West Chicago Historical Preservation Commission.

*Design Guidelines.* Main Street Marshfield, Inc.

*Masonry: How to Care for Old and Historic Brick and Stone.* Mark London. The Preservation Press, 1988.

*The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.* United States Department of the Interior, National Park Service, Preservation Assistance Division, 1992.

*So You Want to Paint a Building?* Main Street Nevada, Nevada, Missouri.

Notes: