

# Design Guidelines For the Northside Residential Overlay District

Produced in Collaboration with  
Camiros, Ltd.  
City of Wheaton Planning Department  
Wheaton Historic Commission

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***The distinctive visual character of the District is exemplified by preserving such details as the architectural elements, including front entryways.***



***Wheaton's Northside residential neighborhood has a unique history and character. The Northside Residential Overlay District is intended to promote high quality design within this historic neighborhood.***

# INTRODUCTION

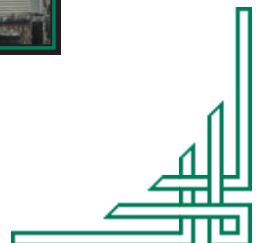
The Northside Residential Overlay District is a component of the Wheaton Zoning Ordinance that was adopted by a unanimous vote of the City Council. The Overlay District provides several incentives intended to encourage high quality design that reflects the distinctive physical characteristics of the designated overlay area. The Northside Residential Overlay District requirements and bonus provisions apply in addition to the underlying zoning district regulations.

The Overlay District is designed to encourage developers to build new houses that blend in with the surrounding neighborhood and reduce the number of variances that used to be necessary for additions. Teardowns are not prohibited. However, accountability has been added to the demolition process through mandatory "Neighborhood Demolition Meetings" between the builder and surrounding neighbors.

The Northside Residential Overlay District is bounded approximately by Prairie Avenue on the north, Wesley Street on the south, Irving Avenue on the east, and Ellis Avenue on the west. This historic residential neighborhood contains certain defining characteristics which differentiate it from other parts of the community.



***The provisions in the Overlay Ordinance will help ensure that new development, redevelopment or alterations to existing buildings are compatible with the design of existing houses.***



# OVERLAY ORDINANCE SUMMARY

The Northside Residential Overlay Ordinance applies to new construction as well as to additions on existing houses. Provisions include:

## Grandfathering Component for Existing Houses:

- Floor area ratio (FAR) can be increased from 40% to 45%.

## Detached Garage Incentive:

- Up to 500 square feet is excluded from the gross floor area (GFA) used in the calculation of the FAR when located behind the house.

## Side or Rear Loaded Attached Garage Incentive:

- 250 square feet is excluded from the gross floor area calculation when located at or behind the front facade.

## No Incentives for Attached Front Loaded Garages:

- Must be located behind the front facade of the home and setback a minimum of five feet.
- May occupy no more than 1/3 of the front facade.
- On corner lots, a front load garage is one which faces the same street as the front door.

## Unenclosed Front Porch Incentive:

- Unenclosed front porches can be built up to eight feet into the front yard setback without a variance. Up to 250 square feet will be excluded from gross floor area.

## Permitted Extension of Nonconforming Side or Rear Walls:

- On additions, exterior walls that do not conform to current setbacks can be extended without a variance.

## Raised Basement Incentive:

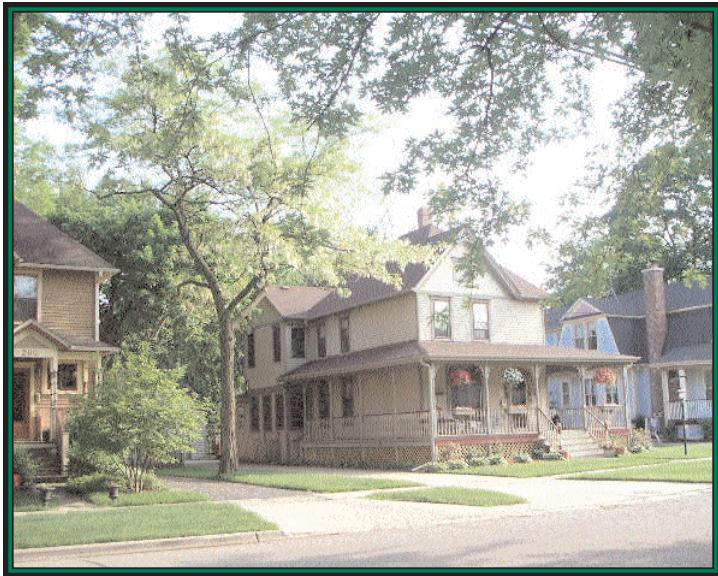
- Raised foundations up to 3.5 feet will not count towards overall building height.

## Two Story Open Spaces:

- Two story open spaces will count as two floors for the calculation of gross floor area.

## Neighborhood Demolition Meeting:

- Demolitions require an advisory meeting between adjacent neighbors and the builder.



***These design guidelines provide recommendations to encourage harmonious neighborhood development and to preserve the historic integrity of the District.***



# **PURPOSE OF THE DESIGN GUIDELINES**

The Design Guidelines are intended to provide guidance to property owners in the Northside Residential Overlay District as new houses are constructed and existing buildings are expanded and renovated within the District. The Design Guidelines provide recommendations to encourage new houses and additions that fit harmoniously within the context of the neighborhood. The goal is to preserve the design quality and distinctive streetscapes of the District, allowing the District's rich architectural variety and quality to continue to evolve, furthering the following objectives:

- Promote pride for and understanding of the rich architectural heritage contained within the Northside Residential Overlay District.
- Maintain and enhance the appeal of the City's central historic neighborhood as a distinctive area.
- Ensure that new development, redevelopment or alterations to existing structures within the District are compatible with the design of existing houses.
- Maintain and enhance property values within the District.
- Educate homeowners, architects and builders as a first step in the planning process for new construction and additions.
- Create awareness among homeowners, architects and builders who will be involved in maintaining the historical character of the Overlay District.



**W. B. Guild House,**  
*photo courtesy of the*  
**DuPage County**  
**Historical Museum,**

**Greek Revival**



**Italianate**



**Queen Anne**



**American Four Square**



**Tudor Revival**



## ARCHITECTURAL STYLES FOUND IN THE NORTHSIDE RESIDENTIAL OVERLAY DISTRICT

Architectural variety and design quality are defining characteristics of the Northside Residential Overlay District. The major architectural styles that are common within the District are presented in this section to establish the context for the Design Guidelines, and to suggest architectural features and design elements that can be used to ensure that new construction is compatible with the existing built environment. Reflecting the popular architectural styles built from the 1830s to the 1970s, they provide an overview of the neighborhood's development over time.



*Colonial Revival*

*Georgian Revival*

*Dutch Colonial Revival*

*Bungalow*

*Ranch*

## GREEK REVIVAL

These houses are usually symmetrical, formal and rectangular in plan and massing. Roofs are gabled or hipped, and exteriors are usually constructed of painted clapboard siding with simple window and door profiles. Greek Revival houses are accented by a columned entry portico and heavy molding at gables. They have full or partial returns of this gable molding.



## ITALIANATE

The typical Italianate house stands two to three stories tall and has a low-pitched roof. Houses are often symmetrical, but may be L-shaped. Roofs are hipped or gabled, incorporating distinctive wide eaves with cornice moldings and grouped eave brackets. Some have towers positioned either in the center of the main facade or at intersections of wall planes. Windows often have ornate hoodmolds or shallow arched tops. Shutters are also common. Sometimes the house will have double doors with arched detailing that mimic the shape of the windows. Most have some kind of porch, which may be located across the front of the house, wrap around two sides, or frame the front entrance. The porches often contain turned wood posts, brackets and cornice detailing consistent with the eave decoration.



## **QUEEN ANNE**

Irregular and asymmetrical massing is common in these large, wood-framed houses. Roofs are steep and usually gabled, with multiple rooflines. Turrets, porches and bay windows are common. Wood siding, sometimes in combination with brick or stone, has multiple textures and often multiple colors. Windows are varied in shape and size, and details are small in scale. Tall brick chimneys are common. Almost every Queen Anne house features a porch and/or balconies. The scale of the house can vary from modest to palatial, with the degree of decoration usually escalating with size.



## AMERICAN FOUR SQUARE



These two-story houses are simple boxes with an attached front porch and hipped roof (often appearing almost pyramidal). Porches are rectangular, extend across the front of the house and lack the decorative detailing found on other styles. Support posts tend to be square, paneled or fluted. Balusters are made up of square slats and simple railings. Attic dormers commonly extend from the sides of the hipped roofs, making the large attic livable. Architectural details are simple, and varied wood siding may be used to visually separate the first and second floors. Exterior materials are varied, ranging from stucco and ornamental concrete block to wood clapboard.

## TUDOR REVIVAL

These masonry houses are often a combination of brick and cut stone, and may have half-timbered areas. Massing is irregular and asymmetrical, and roofs are steep. Windows are typically tall and narrow, usually consisting of casements in multiple groups. Towers and elaborate chimneys, frequently crowned with chimney pots, are common architectural elements. Rounded Tudor arches typically frame doorways. Tudor Revival houses do not have front porches, and sometimes do not have any covering over the front entry. Large Tudor Revival houses invoke the image of the English country house. Small, simple versions of these houses without half-timbering are sometimes referred to as "English Cottages."



## COLONIAL REVIVAL



These houses are rectangular, with gabled or hipped roof peaks parallel to the street. They may have a dormered second story or attic. Clapboard siding and shutters are common elements, with simple ornamentation focused on highlighting the centered entryway portico. Paneled doors are often topped by transoms, fanlights or pediments and sometimes flanked by sidelights. The windows are usually double hung. Many Colonial Revival houses have small front porches with columns supporting a pedimented roof or balustrade. Story-and-a-half versions of these houses are sometimes referred to as "Cape Cods."

## GEORGIAN REVIVAL

Georgian Revival houses share common features with Colonial Revival structures but are typically large two-story, red brick masonry buildings that almost always have a front portico that may be either one or two stories.



## DUTCH COLONIAL REVIVAL



These rectangular houses are often sided with clapboard or shingles, but may have a brick first story. The second floor is accommodated within wide shed dormers in a gambrel roof. Shutters are common decorative elements. Entries are centered and are typically protected with a portico.

## BUNGALOW

The typical bungalow is a one or one-and-one-half story structure and is usually built on a raised basement. These often modest-sized houses are low in profile and horizontal in emphasis, with second stories that include dormers in the attic space. Roofs have wide projecting eaves, and often use exposed rafter ends as a decorative element. Front porches and sunrooms are common, either attached or incised ("carved" out of the overall mass of the house), with attic space above. Entrances are sometimes on the side. These houses may be brick, stone, stucco or wood sided.



## **RANCH**



This term is used to describe a variety of low profile house styles, often featuring shallow sloping roofs, attached garages and modern window types (such as picture windows or casement windows). Houses may be brick, stone, stucco or wood sided. Ranch houses are single story in plan. Multi-level versions of these houses are often referred to as "raised ranches," "split levels," or "tri-levels."

## VERNACULAR (COMBINATION OF MORE THAN ONE STYLE)

There are also many fine examples of vernacular architecture within the District. While these houses cannot be readily identified as being of a particular defined architectural style, many contain similar detailing and elements found throughout the District. These buildings are equally important in establishing the historic character and distinctive streetscape of the Northside Residential Overlay District.



***Houses such as these cannot be readily identified as being of a particular style.***



# THE DESIGN GUIDELINES

The Design Guidelines are intended to help a homeowner or developer plan new construction that is not only practical, but also sensitive to the history and form of the buildings in the surrounding neighborhood. Any action that affects the function or appearance of a building involves consideration of design. Good design begins within the structure itself and is brought forward with equal attention to individual features such as windows, doors and trim. Good design contributes to the long-term value of the house and to the value of its neighborhood.

## GENERAL GUIDELINES

- Consider the size, scale, proportion, balance, rhythm and materials of nearby houses when planning building additions or new construction.
- Consider using front, side and rear setbacks that fit the surrounding neighborhood.
- Avoid mixing architectural styles on new houses or additions. Reflect one style consistently in new construction. Base the chosen style on traditional examples found in the District.
- Avoid adding architectural details to existing houses that are not consistent with their architectural style.
- Conceal or minimize the visual impact of garages when viewed from the public right-of-way.
- When selecting an architect or builder, seek out those who understand the historical context of the neighborhood.

## **DEFINING CHARACTERISTICS**

In addition to architectural style, the treatment of certain elements in house design and lot placement become defining characteristics that establish context and continuity within the Northside Residential Overlay District. These elements include:

1. Building placement and lot coverage
2. Structural materials and exterior finishes
3. Entrances and porches
4. Garages

The manner in which these elements are addressed in new construction, renovations and additions can help ensure that the overall character of the District is maintained and enhanced.



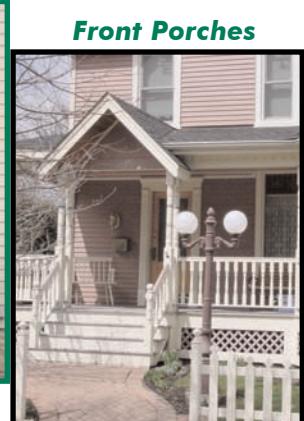
***Building Placement and Lot Coverage***



***Exterior Finishes***



***Entrances***



***Front Porches***



***Detached***

**BUILDING PLACEMENT AND LOT COVERAGE**

**CENTER-FRONT PLACEMENT**



Houses are usually sited in the center of the lot, allowing for landscaped buffers between houses and driveways that continue to the garage located behind the house.

## BUILDING PLACEMENT AND LOT COVERAGE

### DEEP SETBACK

Houses on large lots are often sited far back from the street to provide a grand scale to the yard and an impressive approach to the front door.



**BUILDING PLACEMENT AND LOT COVERAGE**

**WIDE SIDE YARD SETBACK**



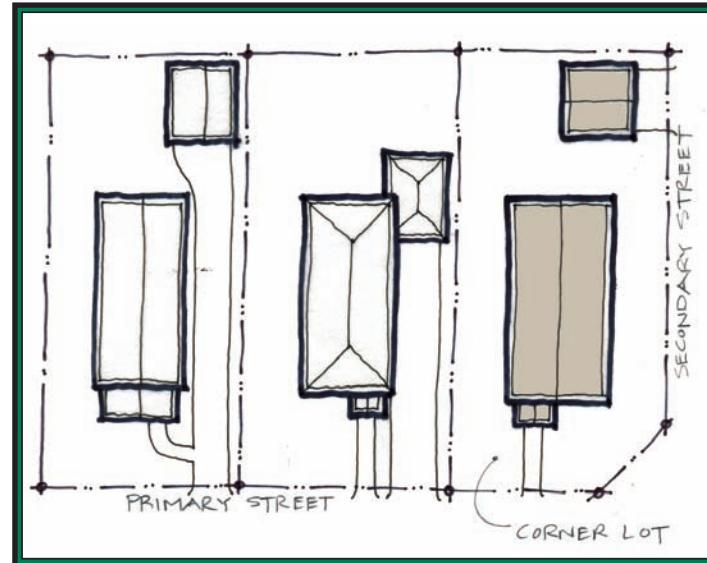
Side yards on large lots are often wider than the required setback, creating a spacious setting.

## BUILDING PLACEMENT AND LOT COVERAGE

# DESIGN GUIDELINES FOR SITE AND BUILDING LAYOUT

How buildings relate to each other, and to the streets and sidewalks that connect them, helps define the character of a neighborhood. The location of the building on the site should be planned to accomplish a harmonious transition between the street, site and building. Setbacks and yards should take adjacent buildings and pedestrian zones into consideration.

- In siting new houses, reflect the predominant front and side setbacks found on the block.
- On corner lots, the primary facade and entrance should face the primary street, with the driveway curb cut on the secondary street, if feasible.
- New houses, garages or additions should not be set at an angle to the street.
- Vehicle parking should be accommodated in side and/or rear yards.
- Curb cuts and driveway pavement within 15 feet of the front property line should not exceed 22 feet in width, even if driveways are directly adjacent or shared.



**A house on a corner lot should face the primary street, with driveway access from the secondary street and setbacks that reflect existing setbacks nearby.**

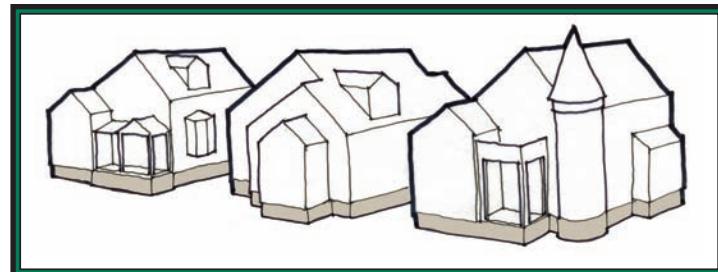
**BUILDING PLACEMENT AND LOT COVERAGE****DESIGN GUIDELINES FOR BUILDING MASSING AND**

The compatibility of height and mass among buildings in a given area helps to establish an understandable visual image. While a variety of architectural styles helps to prevent aesthetic monotony, harmony in building elements, scale and massing is very important in establishing a cohesive visual whole.

- Relate the size, proportion and directional expression (horizontal or vertical) of new houses to that of existing houses in the area.
- Use varied masses and planes that reflect the character elements found on existing houses in the area to lessen the impact of houses that are larger than neighboring structures.
- New houses are best built over raised basements, or on a raised platform, to relate to older houses in the area.
- Side walls of additions and new construction should be broken up with changes in plane, roof line and window openings, to break down their scale, minimize shear blank walls and avoid visual monotony.



**ABOVE:** Even if new houses are slightly taller, facades should be respectful of the design of adjacent houses.  
**BELow:** Houses should be built over raised basements and show varied mass to reflect neighborhood character.



## **BUILDING PLACEMENT AND LOT COVERAGE**

## **DESIGN GUIDELINES FOR SITE IMPROVEMENTS AND**

The District is more than just a collection of attractive and well-designed buildings. The spaces between houses also contribute to the overall visual quality of the Overlay District. Landscaping provides a finished setting for houses. Historically, landscape design and plant selection varied by time period and architectural style. Historically appropriate landscape design can compliment and enhance houses and their settings. Consequently, owners are encouraged to consider landscaping and the location of other site improvements when planning additions or new construction.

- Mechanical equipment, such as air conditioning units, satellite dishes and antennas, should be inconspicuous, and fully concealed, whenever feasible.
- Stone, bricks or brick pavers are recommended for patios, terraces, driveways and walkways. However, concrete is acceptable for these areas. Asphalt paving is acceptable only for driveways.
- Painted wood is strongly recommended for porches and decks. If decks or porches are located in rear yards and not visible from the public right-of-way, treated but unpainted wood is acceptable.
- Exterior lighting should be traditionally styled and low intensity, and should be used only to illuminate and highlight entrances, porches, walkways and driveways.
- Plantings should be chosen to compliment the architectural style of the house. Plantings can be used to conceal the building base (foundation), to frame and highlight the approach to the entryway, or to highlight architectural style.

- Security lighting should be concealed from view from the public right-of-way, rather than light up the entire facade of the building.
- Mature, healthy trees should be retained whenever possible. Their root zones should be protected during construction.
- Fences should be low in height and composed of iron, aluminum (to mimic iron) or wood picket. Tall shadow box or stockade type fences are not appropriate.



***Landscape design can compliment and enhance houses and their settings.***

## **STRUCTURAL MATERIALS AND EXTERIOR FINISHES**

### **DESIGN GUIDELINES FOR BUILDING MATERIALS & EXTERIOR FINISHES**

Wood siding, masonry, stone and sometimes a combination of these are all found within the District, depending upon architectural style. Materials should be attractive and appropriate to the style and original time period of the house. Roof materials should be chosen for appearance as well as longevity.



***Siding should be durable and attractive, complementing other houses in the neighborhood.***

- Durable, high quality building materials are the most appropriate for use in the District. Some examples include: finished wood siding, masonry, stucco, stone, ornamental concrete block, and wood or metal accents and trim. Rustic or unfinished wood is not appropriate.
- Aluminum and vinyl are acceptable for trim, fascia, eaves and gutters/down spouts.
- Cut stone and precast concrete units are acceptable for foundation walls. Stone is preferred for this purpose.
- Materials that have been applied to cover older, traditional architectural features should be removed when feasible.
- Additions should be constructed of the same exterior finish material as the original house.
- New masonry (or partial masonry) houses should be constructed with masonry on all facades.

- Narrow profile horizontal clapboard siding is most appropriate in houses with wood siding.
- If painted, exposed foundation or basement walls should be a neutral color. Natural stone is the preferred finish.



**Not appropriate:**

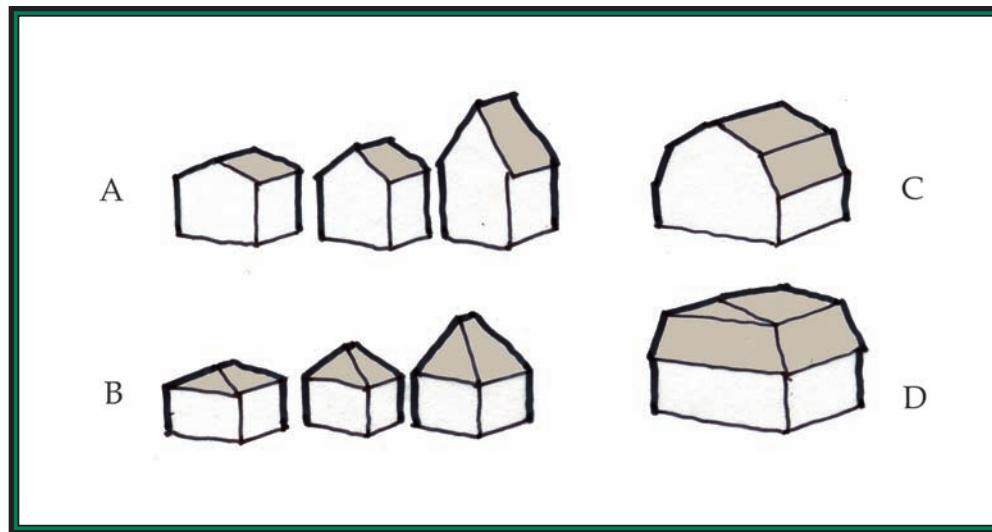
- Synthetic building materials such as vinyl siding, exterior insulated finish systems (EIFS) such as "Dryvit."
- Wide aluminum siding. (Aluminum siding can be purchased that closely resembles older wood clapboard.)
- Front facing exterior material that does not carry around on all four sides of the house.
- Exposed, unfinished poured concrete. (Pre-fabricated simulated stone forms are more appropriate for most of the architectural styles found in the District.)
- Masonry used only on the front, or only on the front and sides, of a new house or addition.
- Siding that covers or replaces architectural details such as window lintels and sills, fascia boards, corner boards and sill boards.
- Materials inappropriate to the style and period of the house should not be used in additions or renovations.

## **STRUCTURAL MATERIALS AND EXTERIOR FINISHES**

### **DESIGN GUIDELINES FOR ROOF PROFILE**

A variety of roof types are found within the Northside Residential Overlay District, reflecting the architectural variety of the houses. Gable and hipped roofs with asphalt shingles are most common, but gambrel and mansard roofs are also present. Roof shape, the depth of the eaves and the decorative detailing found within its gables or under the eaves all help to establish the architectural style and character of the house. Roofs should not be treated as an after thought when planning additions or new construction.

- Relate the roof profile of new houses to those found on houses in the surrounding area. Avoid introducing roof shapes and pitches not found nearby.
- Vary rooflines or provide dormer windows for visual interest and scale.
- Include prominent eaves that mirror the historic architectural styles of the District.
- Dormer windows should not extend up to or above the ridge line of the roof, or extend out to the roof edge.
- Cladding should reflect the material used on the main body of the house. Do not use asphalt roof shingles as cladding around dormer windows.
- Do not alter roof profile during additions or renovations, unless returning the house to a more historically appropriate appearance.
- Skylights should have a flat profile, and be as unobtrusive as possible when viewed from the public right-of-way.
- Solar panels should not be seen from the public right-of-way.



***The following roof types are found within the Northside Residential Overlay District: A) gable; B) hipped; C) gambrel; and D) mansard.***

## STRUCTURAL MATERIALS AND EXTERIOR FINISHES

### WIDE ROOF EAVES

Wide, overhanging roof eaves are a characteristic of many of the architectural styles found within the Northside Residential Overlay District.



## STRUCTURAL MATERIALS AND EXTERIOR FINISHES

# DESIGN GUIDELINES FOR RAISED BASEMENTS

The first floor of most houses is raised several feet above grade to accommodate basement windows for a partially submerged basement story. This also permits the defining “front entrance” which is also raised above street level.

### Not appropriate:

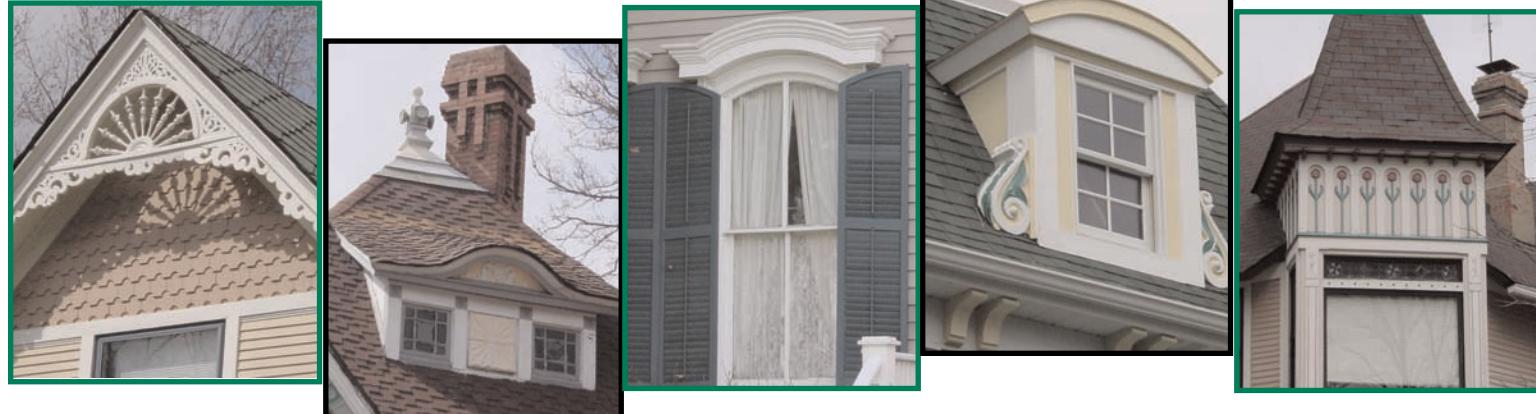
- Poured foundation concrete that is exposed.
- Raised foundation without windows.



## STRUCTURAL MATERIALS AND EXTERIOR FINISHES

# EXTERIOR ARCHITECTURAL FEATURES

Architectural features such as decorative trim, windows and doors help define particular architectural styles and add visual interest. Many times they are the first thing you notice on a house. While windows and doors provide access to the building, as well as light and air, how they are treated in the building's design determines whether the building is compatible with the surrounding houses and the overall character of the neighborhood.



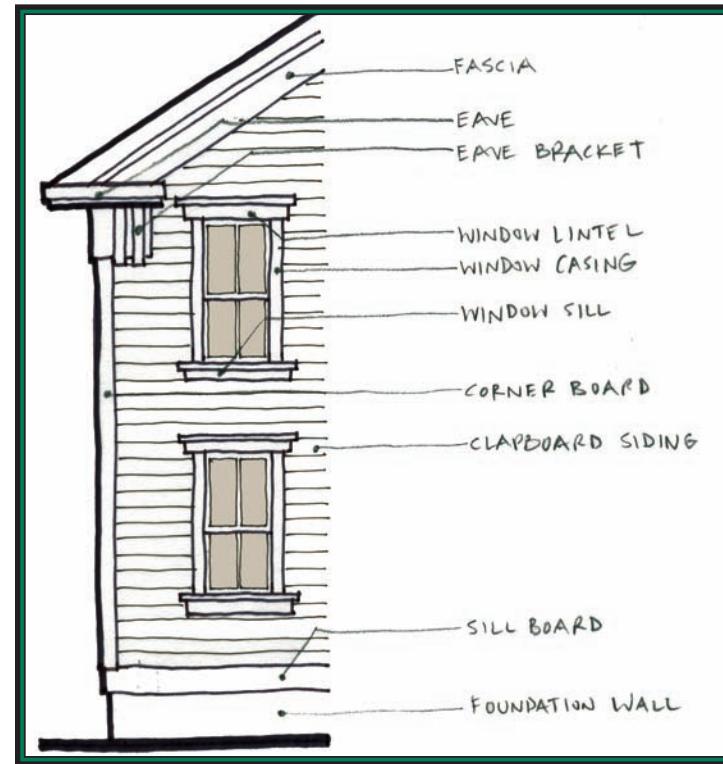
*Architectural features give life to buildings and help define particular architectural styles.*

## STRUCTURAL MATERIALS AND EXTERIOR FINISHES

## DESIGN GUIDELINES FOR DECORATIVE TRIM ELEMENTS

Architectural details can establish a particular architectural style or simply add visual interest to vernacular houses. Depending upon the architectural style chosen, new houses and additions can exhibit a traditional appearance through the use of decorative elements such as shutters, turned railings, columns, pilasters, gingerbread trim, eave brackets, hoodmolds, fish-scale shingles, light fixtures, trellises, and window or planter boxes.

- Shutters should appear functional. They should be sized as if to cover the window if closed, rather than being too long, short, wide or narrow. Shutters are not appropriate for some house styles.
- Do not “dress up” a simple structure with applied ornament inappropriate for the underlying architectural style.
- Painted wood, stone, or exposed or painted metal are the most appropriate finishes for decorative trim elements.



***Historically-based details add visual interest and scale to a facade, and should not be removed or obscured.***

## STRUCTURAL MATERIALS AND EXTERIOR FINISHES

## DESIGN GUIDELINES FOR WINDOWS AND DOORS

Windows and doors help to express the basic character of a building. They establish the relationship of solids (walls) to voids (openings) in the building's design. This balance is often delicate and can be easily destroyed by careless handling.

- Windows and doors in new construction should reflect the prevalent traditional prototypes found in the area in scale, proportion and construction. Windows are most likely to be double-hung, with varying window division patterns in the upper sash.
- Reflect original window size and type in new additions, especially on facades that are visible from the public right-of-way. Trim, sill and lintel profiles should also be matched.
- Retain or restore original door and window opening sizes and locations during renovation.
- Try to reflect original door size and type if replacement is necessary. Original door trim and hardware styles should also be reflected.
- Bay windows and dormer windows can be used to vary the massing of houses, where consistent with the style.
- Storm doors should be simple and unobtrusive in style. They should visually blend in with the rest of the house and allow the actual entrance door to be seen.
- Some architectural styles, such as Queen Anne, display ornate Victorian screen doors.



**Double-hung windows are available in a variety of mullion styles. Examples above are "one over one," "six over one," and "two over two."**

**Not appropriate:**

- Picture windows, jalousie windows, casement windows and glass blocks, unless in rare circumstances they are characteristic of the architectural style.
- Long expanses of wall that are not broken up with windows.
- Transoms above windows if they are not located in a functional manner (i.e. over backdoor).
- Large, solid expanses of glass.



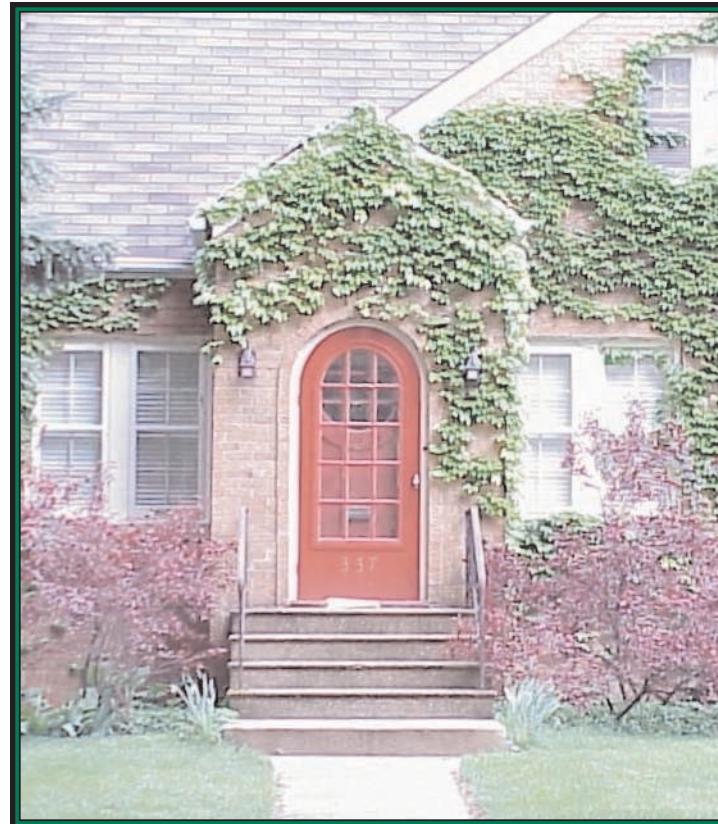
***Doors should reflect the architectural character of the house. Storm doors should be simple.***



## ENTRANCES AND PORCHES

### PROMINENT ENTRANCES

Entrances are highlighted architecturally through the use of front porches, porticos, open stairs or stone surrounds, depending upon architectural style. Styles that emphasize the front entrance as a character-giving element include Greek Revival, Tudor Revival, Colonial Revival, Georgian Revival and Dutch Colonial Revival houses.



## ENTRANCES AND PORCHES

### FRONT PORCHES



Prominent front porches are among the most common elements of the Overlay District and may be attached, wrap-around, or incised in form. Unenclosed, covered front porches are commonly found on Bungalows, Italianate, Queen Anne, American Four Square and Colonial Revival style houses. Tudor Revival and Victorian era houses sometimes have porches at the side or rear.

## **ENTRANCES AND PORCHES**

# **DESIGN GUIDELINES FOR ENTRANCES AND PORCHES**

The unenclosed front porches and prominent front entrances within the District are the features that beckon a visitor to enter. They reflect the “pre-auto” culture and emphasize a “pedestrian friendly” landscape. They encourage a smooth transition from the outside to the inside of a house and establish a visual boundary within the streetscape that is closer and more appealing to human scale than the main roofline. It is important to treat a porch as a whole element, one that is related to the style of the house, and not as a collection of component parts, including stairs, rails and supports.

- Entry doors should face, and be highly visible from, the primary street.
- Articulation of the main entryway with a covered porch, portico or other architectural form is encouraged. The treatment should be consistent with the chosen architectural style.
- Unenclosed, covered front porches are encouraged where stylistically appropriate.
- Porches should be built to reflect the finished floor height of the first floor.
- Use materials and detailing on porches that reflect the architectural style of the house, rather than appearing as if added at a later date.
- Open railings are most appropriate on porches and entry stairs.
- The open area underneath porches should be concealed from view with solid or semi-solid wood panels.
- Porch columns should reflect the mass and scale of the house and the roof they are visually supporting.

**Not appropriate:**

- Entrances that are minimized by the size of the garage.
- Entrances that are not raised from the street level by a certain number of stairs.
- Stairs that are too narrow for the size of the landing or entrance door.
- Exterior siding materials used as porch “railings.”
- Multi-level front porches.
- Columns, railings and balustrades that do not reflect the exterior trim detail appropriate to the architectural style of the house.



***Porches should be screened underneath by solid or semi-solid wood panels.***

## GARAGES

### DETACHED GARAGES

Detached garages located behind houses are the most appropriate for the majority of the architectural styles found in the District, especially those built before 1920, such as Italianate, Queen Anne, Colonial Revival and American Four Square. The visual impact of garages were typically concealed or minimized when viewed from the public right of way.



**GARAGES**

**ATTACHED GARAGES**

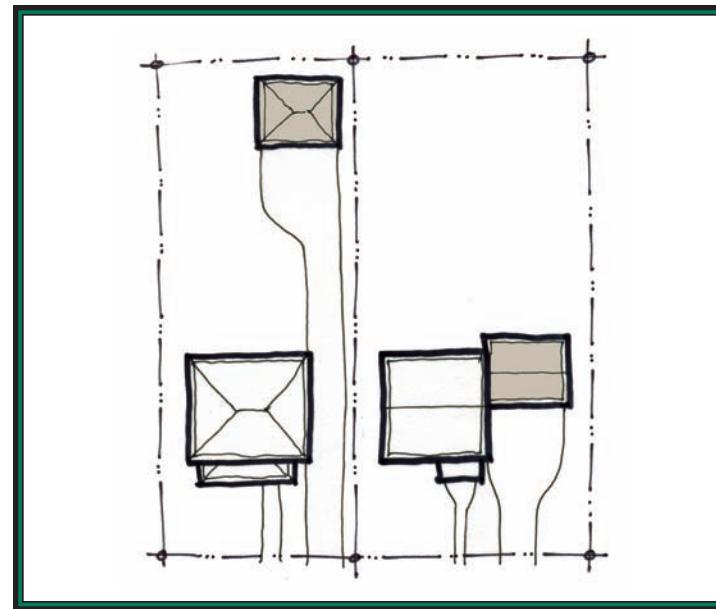


As the automobile became more common, attached garages were incorporated into building facades. Attached garages were often included in the styles most popular after 1920, including Tudor Revival, Georgian Revival and Ranch style houses. Where alleys are prevalent, garages are accessed from the rear or side alley.

**GARAGES****DESIGN GUIDELINES FOR GARAGES**

Garages are a functional necessity for modern living. However, their location in relation to the house itself significantly influences the appearance of the building and the character of the neighborhood. Their location and design is of special concern.

- Detached garages at the rear of the lot are strongly recommended and are most appropriate for the District.
- Treat attached garage as an addition that is subordinate to the house, and coordinate its architectural style with that of the house.
- If the garage is attached, the garage door should face the side or rear lot line, if feasible.
- If the garage door on an attached garage must face forward, it can not protrude beyond the front facade of the house and must be set back a minimum of five feet from the front facade of the house.
- If a forward facing garage is the only feasible design, limit forward facing garages to two bays, each with a separate garage door.
- If the door on an attached garage must face forward, windows and other architectural details help to break up the large garage door expanse.



***The detached garage layout on the left is preferred. If an attached, front-facing garage is necessary, it must be set back from the front facade a minimum of five feet, and have a narrow driveway curb cut.***

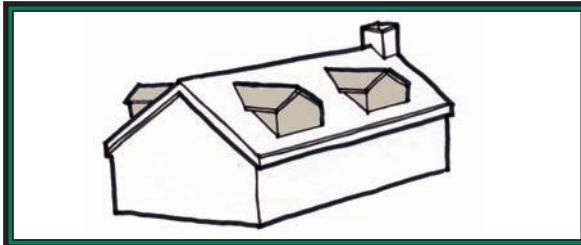
**Not Appropriate:**

- Three garage bays on one elevation. If a third bay is planned, build it in tandem behind the other two.
- Single, stock garage door for two bay garage.
- Front facade placement. (Note: The Northside Residential Overlay Ordinance does not allow garages to protrude in front of the primary front facade of the house.)
- Attached garages that encompass more than 33% of the facade. These are not permitted in the Northside Residential Overlay District.
- Garage doors that are inconsistent with house exterior.
- Wide front yard driveways.

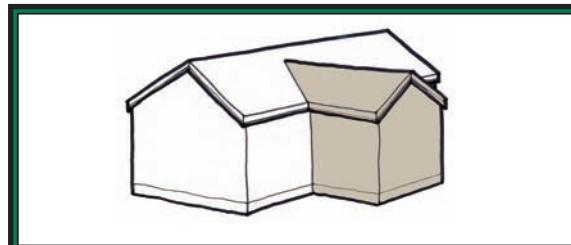


## SPECIAL CONSIDERATION FOR ADDITIONS

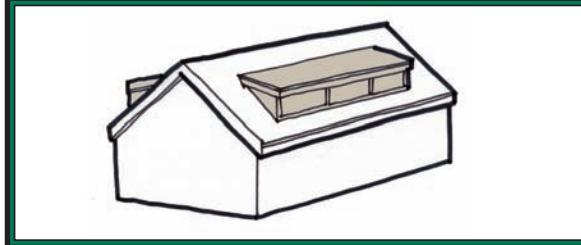
Additions reflect the evolution of a house over time to the changing living requirements of the people that occupy them. They can help to ensure that houses within the District remain functional and meet the needs of daily living. A building can be expanded and updated without losing its distinctive characteristics. Changes should reflect the materials, proportions and details of the existing building and respect the adjacent houses.



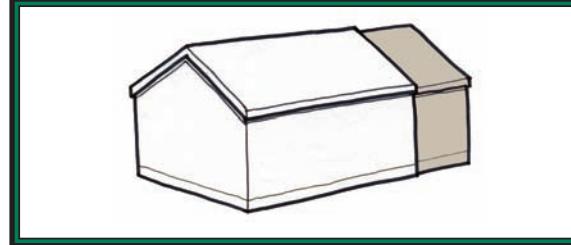
*Pitched roof dormers should be carefully located and proportioned to maintain facade balance.*



*An addition should be subordinate to the original house in scale, but reflect its massing and detail.*



*Shed dormers should be set back to retain the original roofline of the house and should not make the house appear out of balance.*



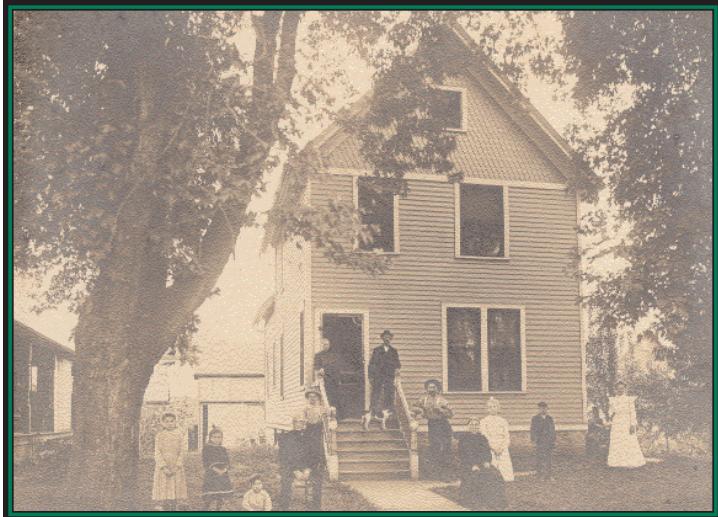
*The walls of new additions should be setback slightly to defer to the original house.*

- Additions should reflect the roof profile and pitch, finished floor height, window and door rhythm, and architectural detailing of the existing building.
- Additions should not overwhelm the original house. Make additions appear subordinate to the primary structure by designing them as a smaller mass that relates but defers to the primary structure.
- Respect the historical and character-defining features of the original house when planning additions.
- Reduce the visual impact of additions by setting the new wall back from the existing building line especially if a perfect material match is not possible.
- Second story additions using shed or pitched roof dormers in the attic space are most appropriate, with a setback from the edge of the roof overhang to maintain the original image and scale of the house.



***Houses can be expanded without losing their distinctive characteristics.***





*203 Washington, photo courtesy of the DuPage County Historical Museum, Wheaton.*



*W. H. Grote House, photo courtesy of the DuPage County Historical Museum, Wheaton.*

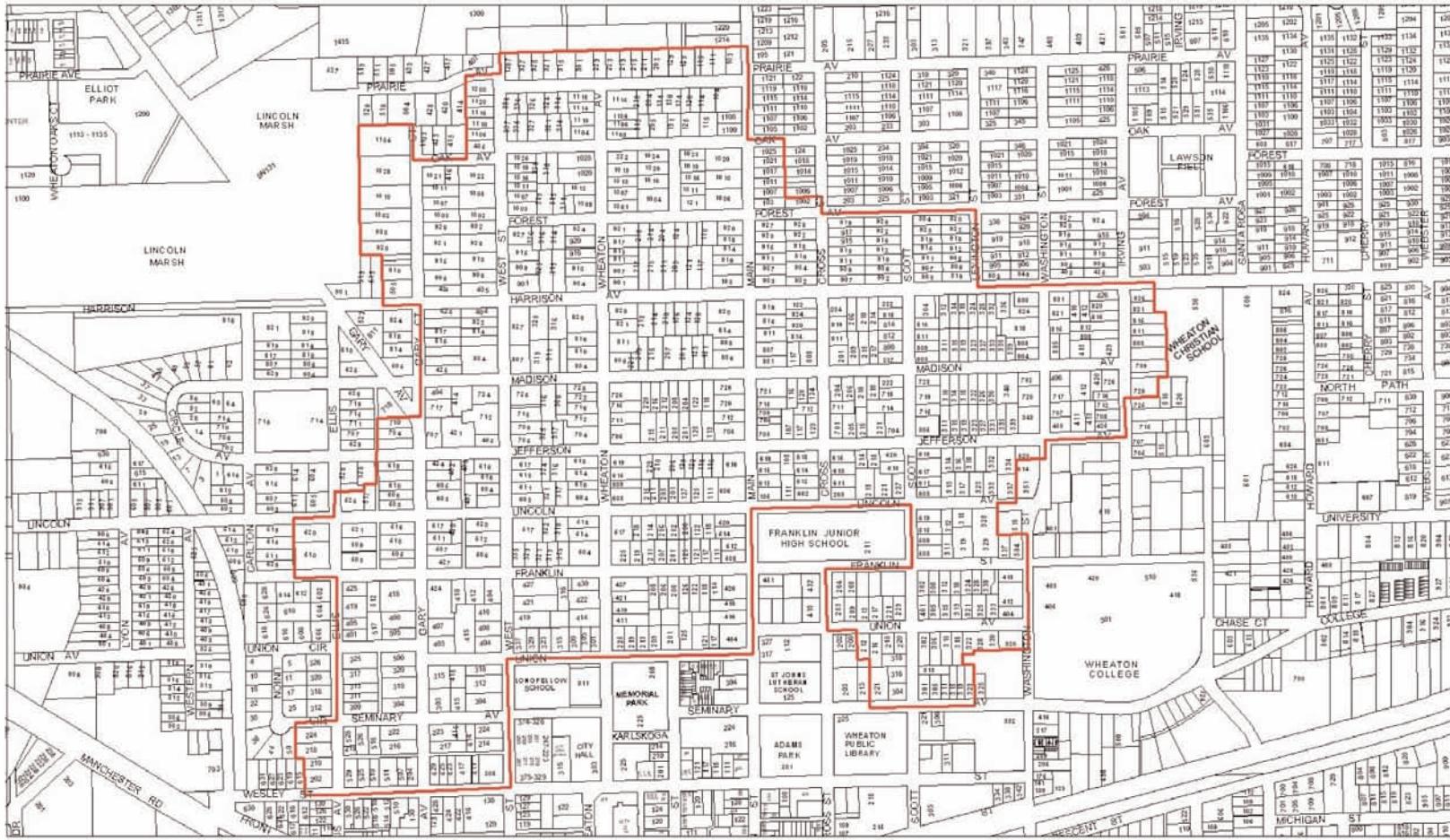
# APPENDIX

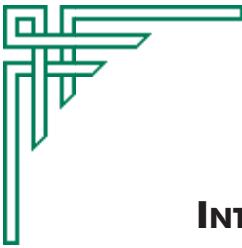
1. Northside Residential Overlay District Boundary Map
2. Internet Resources and Additional Information
3. Historic Resources
4. Glossary of Terms



## City of Wheaton Northside Residential Overlay District Design Guidelines

### NORTHSIDE RESIDENTIAL OVERLAY DISTRICT BOUNDARY MAP





## **INTERNET RESOURCES AND ADDITIONAL INFORMATION**

### **Architectural Styles**

- Vintage Designs: <http://www.vintagedesigns.com/architecture/links.htm>  
Excellent pictorial dictionary of architectural design elements and architectural styles.
- University of Wisconsin Architectural Styles Website:  
<http://www.uwec.edu/geography/Ivogeler/w367/styles/#house>
- Realtor Magazine Online- Architectural Guide:  
<http://www.realtor.org/rmomag.NSF/pages/archindex?OpenDocument>
- House Styles- A guide to Residential Architecture:  
[http://architecture.about.com/library/bl-styles\\_index.htm](http://architecture.about.com/library/bl-styles_index.htm)
- Old House Tool Kit: <http://architecture.about.com/library/bl-historic.htm>
- Sears Home Styles: <http://www.searsarchives.com/homes/> From 1908-1940, Sears, Roebuck and Company sold more than 100,000 homes through their mail-order Modern Homes program. Over that time Sears designed 447 different housing styles.
- The Historic Chicago Bungalow Initiative: <http://www.chicagobungalow.org/>  
Design guidelines and restoration information specific to bungalows.



### **National, State and Local Government websites**

- National Park Service: <http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm> Heritage Preservation Briefs for rehabilitating and renovating older buildings. Excellent information for specific building projects and materials.
- National Trust for Historic Preservation: <http://www.nationaltrust.org/> Preservation and restoration links and information. Insuring the older home, working with a builder and other important topics about old house preservation.
- Landmarks Preservation Council of Illinois: <http://www.landmarks.org/index.htm>.
- Illinois Historic Preservation Agency: <http://www.state.il.us/HPA/> 217-785-4512
- City Of Wheaton and Wheaton Historic Commission: <http://www.wheaton.il.us/> 630-260-2000
- City of Wheaton Zoning Ordinances: <http://www.wheaton.il.us/Government/City-Opera/index.htm>. Northside Residential Overlay Ordinance Article 28.
- Wheaton History Center: <http://www.wheaton.lib.il.us/whc/> 630-682-9472
- Wheaton Public Library: <http://www.wheaton.lib.il.us/library/wpl.html> 630-668-1374
- DuPage County Historical Museum: <http://www.dupageco.org/museum/> 630-682-7343
- Morton Arboretum - Landscaping and plant selection information: <http://www.mortonarb.org/> 630-968-0074 · E-mail: [trees@mortonarb.org](mailto:trees@mortonarb.org)

- Chicago Botanical Garden: <http://www.chicago-botanic.org/> 847-835-5440
- University of Illinois Extension Office - Landscaping and plant selection information: <http://www.extension.uiuc.edu/> 630-653-4114

### **Online Journals and Building Materials Resources**

- Old House Journal Online: <http://www.oldhousejournal.com/magazine/index.shtml>
- Old House Web: <http://www.oldhouseweb.com/>
- This Old House Online Journal: <http://www.thisoldhouse.com/toh/>
- Preservation Directory: <http://www.preservationdirectory.com/> Comprehensive resource for architectural styles, products and services.
- Traditional Building Magazine: <http://www.traditional-building.com/> Excellent source for finding building products and services for old houses.
- Historic Landscaping Directory for online resources:  
<http://www.lib.berkeley.edu/ENVI/histland.html#Historic>
- Historic Landscaping Information:  
<http://www.rigov.org/pdf/CED/brochures/RootsLandscapeBrochure.pdf>  
<http://www.rigov.org/citydepartments/ced/tourlandscape.html#Roots%20of%20Your%20House>

- E Preservation: <http://www.epreservation.net/> Directory of products, architecture and resources for historic preservation projects.
- Architecture and Building Resources: <http://library.nevada.edu/arch/rsrce/webrsrce/contents.html>  
Includes architecture, building and construction, design, housing, planning, preservation, facility management, energy and the environment, and landscape architecture topics.

## **HISTORIC RESOURCES**

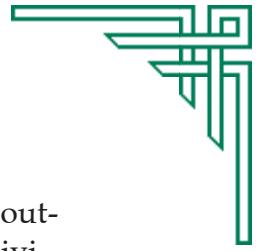
There are a number of visual and documentary historical resources that can aid homeowners, architects, and builders. The following materials can be found locally at the Wheaton Public Library, Wheaton History Center Research Annex, the DuPage County Historical Museum, and as noted. Additionally, the City of Wheaton Historic Commission maintains a file of resources at the reference desk in the Wheaton Public Library.

### **Visual**

**Historic Photographs** can provide a wealth of information about house styles, design elements, original features and finishes, additions, landscaping, streetscapes and neighborhoods. In addition to looking for photographs of specific houses, examining photographs of similar houses or houses from the same time period can also provide useful information. Local sources include historic publications, past owners, long time residents, neighbors and city files. General publications on historic architecture often contain historic images as well.

**Sanborn Fire Insurance Maps** contain detailed property information including footprints of structures, position on lot, number of stories, porches, roofing and construction materials, location of carriage houses, garages and other outbuildings, neighborhood context and original street names and house numbers. Maps cover all properties within the defined community limits at the time. Sanborn Maps were made of Wheaton in 1886, 1893, 1898, 1905, 1912, 1924, 1931, and 1931 with revisions made until 1948. Sanborn Maps are available in black and white at the Wheaton Public Library and online for cardholders. Original maps have color-coding indicating more detailed information.





**Maps, Plats and Atlases** vary the types of information they provide. Many show only lots or property outlines, but some include structures. Additional information often includes community boundaries, subdivisions, streets, alleys, railroads, parks, orchards, lakes and other water features, and civic, academic and religious structures. Maps made of Wheaton include 1874, 1892, 1904 and many 20th Century plat and real estate maps.

**Bird's Eye Views** are highly detailed perspective drawings of communities, as if viewed from off to one side overhead. While made by artists, they are often very accurate, down to details such as doors, windows, porches, house form and outbuildings. Wheaton was depicted in an 1882 Bird's Eye View.

**Captive Air Ship Photographs** are more similar in perspective to Bird's Eye Views than aerial photographs taken from directly overhead. Wheaton was photographed by a captive air ship at an elevation of 1000 feet in December 1906. Aerial photographs were taken in the 20th Century by a variety of sources.

### **Documentary**

**Documentary Resources** can provide information on land ownership dating from public domain land sales in the mid 1800s to the present, taxes and property values (significant increases can indicate improvements such as constructing a house) and biographical information about owners or renters.

Depending on the type of information sought, sources include government records at the state, county, township and community level, county and city directories, local histories and biographies, census records, newspapers, real estate ads, oral histories and house histories.

**Note:** when researching a particular structure or piece of property, it is usually necessary to have the street address, the legal description and the PIN (parcel identification number).



## **GLOSSARY OF TERMS**

**Accent:** A decorative, applied (non-structural) element.

**Addition:** A room or wing added to a house to create a new enclosed living or garage space.

**Alteration:** A physical change to a house without adding additional living or garage space.

**Appropriate:** Sympathetic to the context of the building and site.

**Architectural Features:** The elements that make up a facade (such as windows, doors and railings), which help to define an architectural style.

**Articulate:** To make clear and distinct in relation to other parts.

**Asphalt:** A dark-colored, solid bituminous substance.

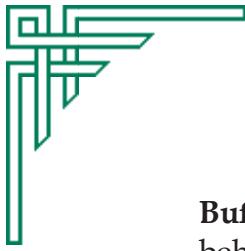
**Attic:** The interior space under a roof.

**Balance:** The visually pleasing integration of facade elements (e.g. windows, roof pitches, railings, etc.).

**Bay Window:** A window opening that projects out from the building facade and extends from floor to ceiling height of the exterior wall.

**Bonding Pattern:** The size and arrangement of bricks and mortar joints in a wall.

**Bracket:** An element projecting from a building facade that supports, or appears to support, something above it; it can be simple or ornate.



**Buffer Plantings:** A narrow strip of landscape material that softens the appearance of the wall or fence behind it.

**Casement Window:** A window that opens and closes by swinging out on vertical hinges, similar to a door.

**Character:** Distinguishing features or attributes.

**Cladding:** Weatherproof covering.

**Clapboard Siding:** Overlapping, horizontal wooden boards applied to an exterior wall to create a continuous weatherproof covering.

**Column:** A vertical support member consisting of a base, usually cylindrical shaft and possibly a decorative capital (top).

**Composition:** The result of combining parts or elements to form a whole.

**Concrete Masonry Units (CMU):** Pre-fabricated concrete blocks used to create walls; available in a variety of sizes and textures.

**Contemporary:** Current or modern.

**Context:** The visual and functional surroundings in which a building occurs.

**Corner Board:** A vertical wood trim member at the corner of a house.

**Cornice:** A decorative molding usually placed at or near the top of an exterior wall.



**Craftsmanship:** An example of skilled and/or artistic carpentry, metalwork or masonry work.

**Deck:** An unroofed level wooden surface and its supporting members, attached to a house, to create an outdoor living space.

**Directional Expression:** The emphasis of a facade composition (horizontal or vertical).

**Dormer Window:** A window in a projection built out from a pitched roof, with either a shed or pitched roof profile.

**Double-Hung Windows:** Windows that are comprised of two operable sashes that can move up and down within the window frame.

**Dryvit:** Common trade name of an exterior insulating finish system (EIFS), a thin layer of stucco-like material applied over a substrate of synthetic insulation that can be cut into varying shapes and profiles.

**Eave:** The overhanging lower edge of a roof.

**Encroach:** To overhang or extend into.

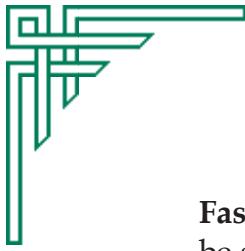
**Entryway:** The primary or front doorway to a house.

**Facade:** The exterior front face of a building, usually the most ornate.

**Facade Bay:** One “structural” division in an overall building face, establishing a facade scale and rhythm.

**FAR (Floor Area Ratio):** A mathematical ratio created by dividing the total interior square footage of a building into the total square footage of the lot on which it is located.





**Fascia:** The trim boards that form a transition between a building wall and the roof eave above; these can be simple or ornate in appearance.

**Finished Floor Height:** The height above the exterior grade of the finish floor inside a building.

**Fish-Scale Siding:** Siding comprised of small semi-circles, often used as an accent siding on defined areas of a facade.

**Floor Area Ratio:** The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of the lot on which the building or buildings are located.

**Form:** Exterior appearance; shape.

**Foundation Wall:** The exposed portion of the supporting wall or slab of a building.

**Gable:** The vertical triangular shape on the top of a facade created by two sloping roof planes.

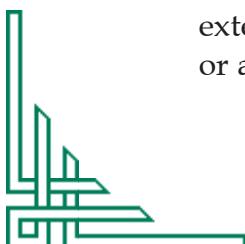
**Gambrel:** A roof shape consisting of two differing slopes (see page 31).

**Gingerbread:** Elaborate, non-structural wood decoration.

**Glass Block:** Hollow, thick glass cubes that are laid up like bricks within window openings.

**Glazing:** Panes or sheets of glass, set into window frames.

**Gross Floor Area:** The sum of the horizontal areas of all buildings, measured from the exterior faces of exterior walls, without deduction for hallways, stairs, closets, thickness of walls, columns, and including all or a portion of the square footage of garages, basements, balconies, porches, patios, decks and stairs.





**Hedge:** A dense, trimmed row of shrubs that have grown together, forming a continuous line.

**Hipped:** A roof shape consisting of a slope on all sides.

**Historic:** Having an importance in or an influence on history; surviving from an earlier time period.

**Hoodmold:** A projecting molding over a window or doorway to throw off rain.

**Image:** A physical likeness or representation.

**Incised:** Formed by carving out of a solid volume.

**Informal:** Irregular or casual.

**Integrity:** Being whole or undivided; having internal consistency.

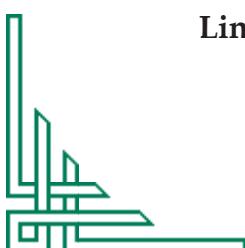
**Intensity:** Energy, strength.

**Jalousie Window:** A window made up of horizontal rows of glass louvers, usually used to enclose porches.

**Landscaping:** Elements include trees, shrubs, vines, groundcover, grasses, perennials, annuals and bulbs.

**Landscape Design:** The arrangement of landscape elements such as plants, fences, garden ornaments, arches, trellises, walkways and borders.

**Lintel:** A horizontal structural member that spans an opening to support the wall above it.



**Masonry:** Brick or stone.

**Mass/Massing:** The visual shape, weight and balance of a building created by three-dimensional solid volumes.

**Mulch:** Chipped material used to cover exposed dirt in a planting bed.

**Muntin:** A thin vertical or horizontal division between panes of glass within a window sash.

**Naturalistic:** Informal, curving.

**Non-conforming:** Existing houses built prior to various zoning ordinances do not conform to the current zoning regulations, especially with respect to yard setbacks and building height.

**Ornament:** An accessory or detail used to beautify or adorn.

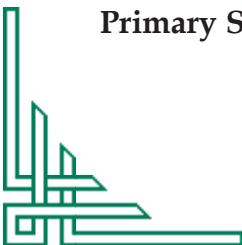
**Patio:** A paved outdoor area used for seating.

**Pilaster:** A shallow column attached to a wall.

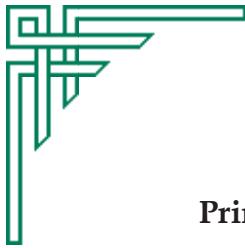
**Pitch:** The slope of a roof.

**Porch:** An open-air, screened or glass-enclosed room attached to a house to create an outdoor living space and/or shelter an entrance.

**Portico:** A roof element supported by columns or piers, attached to a building.



**Primary Street:** The street onto which the fronts of houses are oriented (ie: the “address” street).



**Primary Structure:** The house on a residential lot.

**Profile:** Cross-section or shape.

**Proportion:** The visual relationship of buildings and elements of buildings with respect to comparative size, quantity or placement.

**Prototype:** An early or typical example that serves as a model for later development.

**Public Right-of-Way:** A publicly controlled strip of land containing at least one of the following: streets, alleys, sidewalks or public utility easements.

**Raised Basement:** A partially submerged basement in which basement windows are present at the base of the building, and the primary floor is raised above ground level by several feet.

**Renovation:** Restoring to an earlier condition, from Latin words meaning “again” and “make new.”

**Rhythm:** The visual movements created by recurring alternation of one set of architectural elements with another (e.g. windows and the wall segments between them).

**Ridge Line:** The top-most point of a roof.

**Roof Profile:** The overall shape of a roof.

**Scale:** The relationship between the apparent size of buildings or elements of a building to other surrounding structures.



**Secondary Street:** A street onto which the sides of corner houses are oriented (ie: not the “address” street).

**Shutters:** Wood panels, often louvered, that are placed to either side of a window; if operable, they close over the window to provide weather protection.

**Sill:** The bottom framing member of a window opening; usually projects out slightly.

**Sill Board:** The horizontal trim board that forms a visual transition between the foundation wall and siding above.

**Siting:** The location of a structure on a parcel of land.

**Skylight:** A glazed opening in a roof plane that admits light.

**Solid-to-Void Ratio:** The proportionate amount of solid wall area to the voids created by windows and doors.

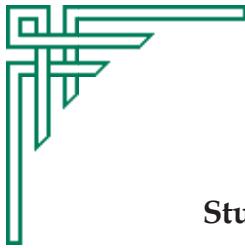
**Split-Face:** Rough and unfinished in texture.

**Stoop:** A small raised and uncovered wood platform, reached by steps, at the entrance to a house.

**Stories:** The number of living levels in a house. For example, a 1.5-story house has a full first floor and an occupied upper story within the roof (with dormer windows), and a two-story house has two full floors with an unoccupied attic space.

**Streetscape:** Architectural forms, details, materials, colors, signs and street furniture that combine to create the public “street scene.”





**Stucco:** An exterior finish material made up of cement, sand and lime, mixed with water and laid on wet.

**Style:** A particular kind or type, with respect to form and appearance.

**Subordinate:** Secondary, of less importance, smaller.

**Symmetry:** The identical appearance of two halves that are mirrored around a central vertical line.

**Synthetic:** Something made by a chemical process, not occurring in nature.

**Terrace:** A paved outdoor area used for seating.

**Texture:** The arrangement of particles or constituent units of any material or grouping as it affects the appearance or feel of its surface or context.

**Timbered:** Wooden framing members exposed on the outside of a wall, usually filled in with stucco.

**Traditional:** Based upon the custom or style of preceding generations.

**Trellis:** An open framework, usually made of wood, used to support growing vines.

**Trim:** Decorative and non-structural material, usually wood or metal.

**Turned Railing:** Railing made up of wood dowels shaped into a rounded form on a lathe.

**Turret:** A small tower located at the corner or side of a building.

