

The majority of Elgin's pre-1945 dwellings are of frame construction with various types of wood siding. On many of the dwellings there are combinations of horizontal weatherboard or clapboard siding and wood shingles. These original siding materials are essential components in defining a building's architectural character. The concealment of original wood siding with vinyl, aluminum, or other synthetic siding is not appropriate. These siding materials do not successfully imitate original wood siding dimensions or texture.

NOTE: In addition to the challenge of imitating original wood sidings in appearance, the use of synthetic sidings also poses potential structural problems for historic buildings. Most importantly, these materials may not be cost effective compared to continued maintenance and painting of the wood siding. All materials have a limited life span and we are now seeing property owners having to paint aluminum and vinyl siding which is 15 to 20 years old. The sale of paint for vinyl and aluminum siding has risen dramatically over the past few years due in part to these materials fading, chipping, or cracking.

NOTE: BEFORE considering the replacement of siding, obtain a determination from Staff of the City of Elgin on the condition of the siding.

SIDING REMOVAL PROCESS

1. Fill out a Certificate of Appropriateness form indicating that the removal of the substitute siding, only (Exterior Demolition Permit will be issued).
2. Once the substitute siding is removed, schedule a time with the Historic Preservation Planner for an inspection of the original siding and missing architectural features.
 - a. Christen Sundquist: Sundquist_c@cityofelgin.org ; 847-931-6004
3. Upon removal and assessment there may be two options:

Option 1

- a. If more than 50% of the original siding appears to be damaged, that replacement siding (clear cedar, no knots or fiber cement board siding) in the same exposure (size) and profile to match the existing wood siding be installed.
- b. All missing architectural features including but not limited to; window hoods, bed molding, crown molding, cornerboards, drip edge, brackets, columns, shall be recreated to match the profile found at the shadows that exist when those elements were removed.

Option 2

- a. If less than 50% is damaged than the existing siding shall be preserved/rehabilitated.
- b. Damaged siding shall be repaired, epoxy preferred
- c. Nail holes must be patched with putty, epoxy preferred.

- d. New siding shall be installed only as necessary with replacements-in-kind to match the original siding profile and exposure.
 - e. All replacement wood material shall be clear (no knots), cedar preferred and installed smooth side out.
 - f. All missing architectural features including but not limited to; window hoods, bed molding, crown molding, cornerboards, drip edge, brackets, columns, shall be recreated to match the profile found at the shadows that exist when those elements were removed
 - g. Appropriate trim boards shall be repaired or installed as necessary at the corners and around doors and windows, which includes but is not limited to the corner boards and front window caps.
 - h. Siding shall be sanded, primed and painted.
4. After the site inspection, the proposed Certificate of Appropriateness request along with the submitted specifications will be placed on the Design Review Subcommittee Agenda. The Commission meets every 2nd and 4th Tuesday of the month. All specifications must be submitted to the Historic Preservation Planner on the Tuesday prior to the meeting.
5. If the Design Review Subcommittee approves the request, then a permit will be issued for this work. If the Design Review Subcommittee denies the request, then the Owner has a right to appeal. The appeal process will be outlined to the Owner at the time of denial.