Version

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VILLAGE OF ORLAND PARK

Development Services Department

Historic Preservation Resident Handbook

VILLAGE OF ORLAND PARK

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Chapter 1

Certificate of Appropriateness & Development Review Process

Introduction

The Village of Orland Park's Old Orland Historic District and landmark properties are unique assets that preserve the early heritage of the community and continue to serve the needs of residents and businesses.

The purpose of this training manual is to assist property owners, residents, business owners, architects, and developers in planning the appropriate repair, rehabilitation, and new construction of properties within the established Old Orland District and designated historic landmarks. As part of ongoing training to be used alongside Certificate of Appropriateness applications, this manual is intended to provide an overview of the Village's historic preservation program, ordinance, code requirements, and project review process. The provided information will help guide sensible and compatible changes within the Old Orland area to support future economic, educational, and cultural vitality.

Approvals and Authorization

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District**.** Per the Land Development Code (LDC), all property owners, residential or commercial, must obtain a COA before the construction, alteration, demolition, or removal of any structure within the District or to a landmark property.

The application for a COA is included in the appendix. Petition forms can also be obtained from the Development Services Department and are available on the Village's website. All applications must be accompanied by the items detailed on the application. Incomplete applications will not be accepted.

Review Process

The table below outlines the review and approval process for the three categories of buildings in the Old Orland District and landmarks.

Review and Approval Process for Contributing Structures and Landmarks					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Review and Approval Process for Non-Contributing Structures and New Construction					
	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

Contributing Structures: Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the LDC Section 6-209.

Landmarks: Any building listed on the Local Register of Significant Places in LDC Section 5-110 that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

Non-Contributing Structure: Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

New Construction: The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

Major Change: Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables above.

Minor Change: Changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

Routine Maintenance: Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

Determination of Type of Change: Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.

STEP 1. Pre-Concept Meeting. Prior to applying for a COA, a property owner in the historic district or of a landmark building must meet with Development Services Department staff to discuss the proposed project scope, the appropriateness of any changes to a site or building, and the application process.

The pre-concept meeting is most effective when the applicant prepares beforehand by assembling all or most of the information required for a complete application. At the concept meeting, staff will provide guidance and feedback on the preliminary project design, review process, and identify additional requirements.

STEP 2. Certificate of Appropriateness Training. Petitioners must complete one (1) credit hour of training with the Development Services Department staff. Training covers the Village's historic preservation codes as well as requirements and policies related to the Old Orland Historic District, Landmark buildings, and historic preservation. As discussed in greater detail below, compliance with training and any conditions stated in the COA are intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building, or district.

The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

STEP 3. Application Submittal and Review. Completed COA applications are submitted to the Development Services Department. Depending on the scope of work, a COA may be reviewed and approved administratively by staff or by the Plan Commission.

Applications requiring additional approval are reviewed by the Plan Commission, which is accompanied by a recommendation by the Development Services Department staff. At the next scheduled Plan Commission public meeting, property owners attend to present their work proposal and answer any questions the Commission or other citizens may have. The Commission weighs the proposal against the LDC and Village Code, then votes on a recommendation for Committee of Trustees. The Committee then reviews the project and provides an additional recommendation to the Board of Trustees. The Board of Trustees then reviews the staff, Plan Commission, and Committee recommendations in a final review for approval (or denial).

Plan Commission meetings are generally held on the second and fourth Tuesday of every month. The Committee and Board of Trustee meetings are generally held on the first and third Mondays of every month.

The standards and procedures for reviewing an application for a COA are outlined in Sections 5-101, 5-110, and 6-209 of the LDC. Other sections of the LDC may also apply to a project or COA application. The full LDC and Village Code can be found on the Village's website.

STEP 4. Plan Approval, Implementation, and Enforcement. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins. If a proposal is denied, the applicant has the opportunity to make changes and resubmit it for further consideration.

All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to work must be reviewed by the Village before changes can be made.

Failure to comply with the Village codes, requirements, and policies shall result in the removal of any inappropriate materials, designs, or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than $100 and not more than $500 per day of non-compliance.

Plan Review Checklist

The following checklist may assist property owners in understanding various criteria considered in the review process for proposed projects in Old Orland and for Landmarks.[1] In addition to the list below, staff and Commissioners determine if a project supports and maintains the stated goals of the district (or landmarks), respects the design elements that characterize the district, and impacts the long-term effects of the district.

New construction in the district should be appropriate to the scale and character of Old Orland without creating a false historic appearance through the replication of a specific architectural style. New construction can be built in a contemporary manner provided it is consistent with the character of the neighborhood and respects historical styles.

[1] This plan review checklist is based on "*Building with Nantucket in Mind: Guidelines for Protecting the Historic Architecture and Landscape of Nantucket Island*".

PLAN REVIEW CHECKLIST

Site Planning

Location of the building

- Are the setback, façade width and spacing between buildings consistent with the historic pattern in the district?

Delineation of Street Space

- Is the continuity of the street edge maintained?
- Is the separation of public, semi-public and private areas consistent with the historic pattern?
- Do fences obscure the historic resource?
- Are fence materials historically consistent?

Garage Placement

- Is any carport or garage located appropriately? For example, is the garage placed even with, or in front of the house in a neighborhood that historically has detached garages in the rear?

Site Improvements

- Are walkways consistent with the historic location and pattern?
- Are driveways cut in such a way that they do not hamper historic resources (e.g. located at the property edge instead of the middle)?
- Are retaining walls of the same or similar material and height as the historic pattern?

Bulk, Proportion and Scale (Building Size)

Building Height

- Is the building height consistent with the historic location and pattern?

Façade

- Are the façade proportions consistent with the neighborhood (e.g. are the horizontal and vertical emphases compatible)?

Scale

- Is the overall scale of the project consistent with the existing character of the neighborhood (neither too large nor under-scaled and inappropriate)?

Massing (Building Shape)

Shape

- Is the shape of the building compatible with the district?

Orientation

- Is the orientation of the building consistent?

Placement

- Are the placement, form and bulk of the addition consistent with other buildings on the lot and/or in the neighborhood/district?

Windows

Type and Style

- Is the window type or style consistent (e.g. double hung)?
- Are the shape and proportions of the windows compatible?
- Is the rhythm and balance of the window pattern complementary to the district?
- Are proposed awnings or other shade structures consistent with the district?

PLAN REVIEW CHECKLIST (*continued*)

Doorways

Placement and Orientation

- Is the placement and orientation of the door consistent with the district?
- Is the use of stem walls compatible?
- Are porches and decks used and treated in a manner consistent with the area?
- Do any architectural elements block or obscure historic resources?

Roof

Design

- Is the roof design consistent? For example, are flat roofs proposed in an area of hips and gables?
- Is the roof design of any additions consistent or complementary to the existing building?
- Is the roof pitch (slope) compatible?
- Is the overhang consistent (e.g. eaves)?
- Do dormers, skylights and other trimmings exist elsewhere in the district?
- Are they sensitively designed for this project?
- Are chimneys designed to be consistent with others in the district?

Building Materials

Consistency and Compatibility

- Are the building materials consistent with and compatible to the building and surrounding area?
- Are all the building elements consistent and compatible in scale, shape, color etc., including exterior wall surfaces, foundations and roofs?
- Are the less obvious building elements like trim, gutters and downspouts, louvers and vents, lighting fixtures and utilities compliant and compatible to the historic district guidelines and the surrounding neighborhood?

Color

Palette

- Do the proposed colors conform to the color palette of the district?
- Would any other proposed colors be compatible with the historic district?

Landscape

Tree Preservation

- Is there an effort to preserve trees?
- Are there any heritage trees?

Streetscape

- Is the pattern of any street plantings maintained?
- Is proposed landscaping consistent with the district?
- Is this a single family home (if so, landscape plans are typically not reviewed?

Chapter 2

Overview of the Historic Preservation Program

Role of the Plan Commission

Beginning January 1, 2015, the powers and duties, qualifications, memberships and procedures of the Historic Preservation Review Commission were consolidated with the Plan Commission. As a result, the Plan Commission now stewards the Village's historic preservation policies, goals and objectives and oversees all projects related to the Old Orland Historic District, its contributing structures and landmark properties. The Plan Commission is a seven (7) member commission designated with the authority to review and approve or deny projects in the historic district or affecting landmark buildings. The decisions of the commission are binding with the approval of the Board of Trustees.

The membership duties of the Plan Commission are outlined in the LDC Section 3-102 and the reviewing duties and procedures are outlined in Section 5-101. Historic preservation goals and objectives for the Village are also outlined in the Orland Park Comprehensive Plan ("*Community and Culture*" chapter), available on the Village's website.

Ordinances

The original Old Orland Preservation Ordinance (Ord. 1517) was approved in April 1986, which established both the historic district and the Historic Preservation Review Commission. Since 1986, the Village has updated its ordinances and revised its historic preservation laws. The provisions in the original ordinance are today incorporated into the Village Code and the LDC.

LDC Section 6-209 Old Orland Historic defines the zoning regulations, list of contributing structures, design standards that govern the district. Section 5-110 Landmarks Designation provides an overarching and consistent review procedure and methodology for contributing structures and landmarks as well as landmark designation criteria and the US Secretary of the Interior's Standards for Preservation, Rehabilitation and Restoration.

Historic building surveys and reports have been important in identifying and preserving Orland Park's significant structures as well as establishing the Old Orland Historic District. Past surveys may be found on the Village's website:

- *Survey for the Creation of an Old Orland Park Historic District of Local Significance, 1984*
- *Historic District Survey and Old Orland Historic District Guidelines, 1991*
- *Orland Rural History Survey, 1995*
- *Historic Preservation Strategy for the Village of Orland Park, 2002*
- *List of Contributing Structures in the Historic District, 2005*
- *Residential Area Intensive Survey, 2008*
- *Stellwagen Farm Survey, 2008*

In Orland Park, the LDC determines the status of a building or site in the Old Orland Historic District as a contributing or non-contributing structure. The same is true for Orland Park Landmarks. Based on the 2008 Residential Area Intensive Survey (RAI), buildings in the Old Orland area are categorized as contributing or non-contributing based on age and style as a historic preservation tool, but do not carry the weight of zoning law. This means that buildings recognized by the RAI Survey as contributing structures are not legally recognized as contributing structures by the Code but have the potential to become recognized as contributing to the historic district via restoration or rehabilitation.

Despite the survey's classification, if a building is not a contributing structure by Sections 5-110 or 6-209, all LDC provisions for non-contributing structures are applicable, including provisions related to the demolition of non-contributing structures.

Pertinent sections of the LDC are included in the following chapter of this training manual for review.


Orland Park circa 1938

Historic images of the district from the 1900's

Chapter 3

Land Development Code

Section 6-209: Old Orland Historic District

Vision

The Old Orland Historic District is Orland Park's oldest neighborhood and the historic heart of the Village. It has a picturesque turn-of-the-century collection of small shops, historic churches and attractive houses. The Village Center, McGinnis Slough, Humphrey Woods and the train station are within close walking distance. To ensure that Old Orland retains its unique character and special sense of place, the Village offers the following vision for the area:

New development will respect the established character of this historic neighborhood - narrow tree lined streets, small walkable blocks, buildings on small lots, and gardens and outdoor spaces for people to enjoy. Contributing buildings will be preserved for future generations. Historic churches, museums and other civic buildings will continue to be places where the community comes to gather, learn and celebrate. The area will attract small businesses and unique local stores, and also be a great place to live. Trails will connect the area to woods and forest nearby.

Old Orland looking east, early 20th century

Historic perspectives of the district from the 1900's

Contributing Structures

1. 9960 W. 143rd Street*
2. 9999 W. 143rd Street
3. 9953 W. 143rd Street
4. 9925 W. 143rd Street
5. 9917 W. 143rd Street
6. 14306-10 Union Avenue
7. 14314 Union Avenue
8. 9952 W. 144th Street
9. 9967 W. 144th Street (NRHP)
10. 14316 Beacon Avenue
11. 14320-24 Beacon Avenue
12. 14330 Beacon Avenue
13. 14315 Beacon Avenue
14. 14339 Beacon Avenue
15. 14420 Second Avenue
16. 9830 W. 144th Place (NRHP)

- While not in the OOH District boundary, Building 1 is considered a contributing structure, and should be protected.
- All contributing structures are Orland Park Landmarks, per Section 5-110.
- Buildings 9 and 16 are the National Register of Historic Places (NRHP)

OOH District Boundary

Permitted Commercial Area

0 50 100 200 Feet

N W E S

MAP 1: OOH District Boundary Map with Contributing Structures

List of Contributing Structures with Photos

1. Orland Park School, 9960 W. 143rd Street. The center two-story brick portion of the school was built in 1922 and the gymnasium to the west was added in 1940. The distinctive stone walls of the gymnasium are made of Joliet limestone. This is the most substantial of buildings in the Old Orland area.

1. 9960 W. 143rd Street

2. Former Christ Lutheran Church, 9999 W. 143rd Street. Erected in 1898, this simple wood frame building is typical of many Gothic Revival rural churches of the period. It has not been altered significantly. The small building south of the church was built in 1922 as a school house.

2. 9999 W. 143rd Street

3. Former Residence, 9953 W. 143rd Street. This small, simple frame building was built around 1890. The original materials and building elements have been unaltered. This is a fine example of a National style building with Folk Victorian detailing in the district.

3. 9953 W. 143rd Street

4. Former Residence, 9925 W. 143rd Street. This two-story Italianate structure from the 1880's has some nice decorative elements. Except for later residing, this building appears to have had no significant alterations.

4. 9925 W. 143rd Street

5. Orland Park Library, 9917 W. 143rd Street. This commercial building with Tudor styling was built in 1937 and once served as Orland Park's first public library.

5. 9917 W. 143rd Street

6. Orland Park Hotel, 14306-10 Union Avenue. This frame commercial building was originally the Orland Park Hotel. The ornate Italianate trim dates to the early 1880's. Although the building has been resided and the fenestration of the first floor has been rebuilt, it is still the most ornate early structure in Orland Park.

6. 14306-10 Union

7. Loebe Bros. General Store, 14314 Union Avenue. This was the first general store in Orland Park. The building appears to be a series of buildings that were added onto each other. Most of them appear to date from the early 1880's to mid 1890's. The front is particularly well preserved.

7. 14314 Union Avenue

8. Loebe House, 9952 W. 144th Street. This large residence from about 1895 is an excellent example of the Queen Anne style. The house shows typical features of Queen Anne houses in the use of bay windows, patterned shingles along the sides and gables, and a tower to break the flat wall surfaces.

8. 9952 W. 144th Street

9. Twin Towers Sanctuary, 9967 144th Street. Designed by Chicago architect William Arthur Bennet and constructed in 1898, the twin octagonal towers make this the most imposing and visible landmark in Old Orland. This building was substantially renovated by the Old Orland Heritage Foundation. In 1987, the building was added to the National Register of Historic Places.

9. 9967 W. 144th Street (NRHP)

10. Orland State Bank, 14316 Beacon Avenue. Built in 1910, this well preserved brick building is a good example of Italianate commercial buildings once common in the Midwest.

10. 14316 Beacon Avenue

11. Commercial Emporium, 14320-24 Beacon Avenue. Built approximately in 1885, this is an unusual combination of Commercial, Italianate and National building style.

11. 14320-24 Beacon Avenue

12. Former Residence, 14330 Beacon Avenue. This well preserved frame building was likely constructed in the late 1880's or early 1890's. The wealth of Queen Anne decorations have survived since the house was built.

12. 14330 Beacon Avenue

13. Former Residence, 14315 Beacon Avenue. This two story Folk Victorian building dates back to the 1880's and is typical of many residences constructed during this period in Old Orland.

13. 14315 Beacon Avenue

14. Residence, 14339 Beacon Avenue. This single story residence in the National style was built in 1890. Many of the original building features have been restored.

14. 14339 Beacon Avenue

15. Residence, 14420 Second Avenue. Constructed in 1880, this house is believed to be the first residence built in Orland Park. The front bay windows and the roof that joins them were later additions at the turn of the 20th Century. The porch and garage building along Second Avenue were additions at the turn of the 21st Century.

15. 14420 Second Avenue

16. John Humphrey House, 9830 W. 144th Place. This stately two story Italianate frame residence was built in 1881 by the late Sir John Humphrey, a prominent early resident of the Orland area and Orland Park's first Mayor. The interior has been restored with authentic furnishings and is maintained by the Orland Historical Society. This building was added to the National Register of Historic Places in 2005.

16. 9830 W. 144th Place (NRHP)

More detailed information about these historic buildings is available from the Village of Orland Park.

Historic Architectural Styles in the District

The Old Orland Historic District has a collection of modest homes in a variety of styles, including National, Folk Victorian, Commercial and Commercial Italianate, Craftsman, Queen Anne, Gothic and Tudor Revival. The early buildings of the historic district were made of wood frame with wood siding and trim. Some later commercial buildings are of brick. The various architectural styles of buildings in the Historic District are described with examples below. While some buildings have elements of many other architectural styles, they were classified under the predominant style.

National (1835-1895)

National is the term given to indigenous forms of building construction. Some refer to National buildings as Vernacular style. Although buildings continued to be constructed according to the earlier traditional folk forms, the increased availability of lumber (mill-sawn lumber was available after 1850) led to some new shape innovations. Folk form, or vernacular buildings are typically of frame construction and covered with wood siding. Some may have details taken from high styles such as Greek Revival or Colonial Revival; others may have later high style modifications. Some of the many variants of the vernacular identified in the survey area are:

Four-over-Four: A side gable, two story, center entry house, two rooms deep and two rooms wide.

Example: 9830 W. 144th Place

Gable-Front: During the Greek Revival movement in the period between 1830 and 1850, the front-gabled shape was commonly used to echo the pedimented façade of typical Greek temples. This form was particularly common in New England and its popularity expanded along with the expansion of the railroad network and remained a dominant folk form until well into the 20th century. Part of its staying power reflected the fact that gable-front houses were well suited for narrow urban lots, which were found in many rapidly developing cities.

Examples: 14438 Second Avenue, 9953 W. 143rd Street, 14329 Beacon Avenue, 14420 First Avenue and 9856 W. 144th Place

Gabled L: Commonly known as Gable-Front-and-Wing, this house form also descended from styled Greek Revival houses and the gable-front form. This variant shows an additional side-gabled wing added at right angles to the gable-front plan to give a compound, gable-front-and-wing shape with uniform roof height. A shed-roofed porch was typically placed within the L made by the two wings.

Example: 9833 W. 144th Place

Hipped: Massed-plan folk house of nearly square plan are commonly built with hipped or pyramidal roofs. It may be one or two stories high. Hipped folk houses differ principally in roof pitch and in the size and placement of porches. Many one story houses have full or partial integral porches included under the principal roof.

Examples: 9999 W. 143rd Street at West Avenue and 9853 W. 144th Place

Side Gable: This house form, with a side gable and massed-plan (more than one room deep) was very popular after lightweight lumber became widely available by the railroads. Simpler methods of light roof framing led to these massed-plan houses which had larger and more flexible interior plans, therefore, eventually replacing the traditional one room deep Hall-and-Parlor and I-House forms.

Example: 14420 Second Avenue

Upright-and-Wing: This house form is similar to the Gabled L. It is usually a one and a half to two story front gable house with a one-to-one and a half story wing at right angles of lesser height. A porch was often placed in the area formed by the gable front and wing. Some Upright-and-Wing houses may have started out as a Front Gable to which a wing was added.

Examples: 9855 W. 144th Street and 9976 W. 144th Street

Craftsman (1905-1930)

Craftsman was the dominant style for smaller houses built across the country during the period between 1905 through the mid-1920's. By the end of the 1920's, the style was fading from popularity and few were built after 1930. Common characteristics include low-pitched, gabled or hipped roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or knee braces under gables; porches, full or partial width, with roof supported by tapered square columns, often of brick or stone material; dormers often with exposed rafter ends and knee braces; usually shed or gable roof; windows designed with a horizontal emphasis.

Examples: 14407 Beacon Avenue and 9955 W. 144th Street

Commercial Vernacular or Commercial/Storefront (1880-1900)

Early vernacular commercial buildings are referred to as Commercial Vernacular. These buildings are identified by their form, not their architectural style, although they may have some decorative features taken from architectural styles, often Italianate or Classical. These buildings are typically found in main street areas. Common characteristics include street facades abutting one another and sited at the lot line; false fronts visible at the roof line of the typically gable roof; buildings in relative scale with adjacent commercial vernacular buildings; typical three part facades: storefront, upper stories, and cornice or parapet; most often of wood with transoms above storefronts, and decorative cornices.

Examples: 14300 Beacon Avenue, 14320 Beacon Avenue, 14306 Union Avenue and 14314 Union Avenue

20th Century Commercial (1900-)

Later Commercial Vernacular buildings are referred to as 20th Century Commercial Style. These buildings are identified by their form and materials, not their architectural style, although they may have some decorative features taken from architectural styles. Common characteristics include facades of brick or stone with contrasting masonry ornament; street facades abutting one another and sited at the lot line; buildings in relative scale with adjacent commercial vernacular buildings.

Examples: 14316 Beacon Avenue and 9875 W. 143rd Street

Folk Victorian (1870-1910)

This style is defined by the presence of Victorian decorative detailing on simple folk house forms, and generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration. The primary areas for the application of this detailing are the porch and cornice line. Common characteristics include porches with spindle-work detailing or flat, jig-saw cut trim; turned balusters used both in porch railings and in friezes suspended from the porch ceiling; roof-wall junction may be either boxed or open; simple window surrounds with simple pediment above.

Examples: 14315 Beacon Avenue, 14330 Beacon, 14339 Beacon Avenue and 9852 W. 144th Place

Georgian Revival (1880-1955)

The Georgian Revival style is more commonly grouped under the Colonial Revival style, which includes Georgian, Adam and Dutch. Colonial Revival refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from post medieval English or Dutch Colonial prototypes. The principal areas of elaboration are entrances, cornices and windows. Common characteristics include an accentuated front door, normally with a decorative pediment supported by pilasters, or extended forward and supported by slender columns to form the entry porch; doors, commonly with overhead fanlights or sidelights; a façade normally showing symmetrically balanced windows and center door; windows with double-hung sashes, usually with multi-pane glazing in one or both sashes, and frequently in adjacent pairs.

Example: 9960 W. 143rd Street

Gothic Revival (1840-1880)

The Gothic Revival style, based on English precedents, was promoted as an ideal picturesque rural style, suitable for residential use. The style was losing popularity for residential designs by the late 1860's, but resurgence during the 1870's occurred when the style was applied to public and religious buildings. Common characteristics include a steeply pitched roof, usually with steep cross gables; roofs often topped with pinnacles; gables, commonly with decorated vergeboards; wall surfaces extend into a gable without a break; windows commonly extended into a gable, frequently having pointed-arch shape (Gothic arch); doors often with pointed-arch and/or heavy hood ornament.

Example: 9999 W. 143rd Street

Italianate (1840-1885)

A popular 19th century style, the Italianate was derived from the architecture of Italian villas and originated in England at the start of the Picturesque Movement. This style with its wide overhanging bracketed eaves was typically found on two and three story buildings. Common characteristics include cupolas; vertical proportions; wide eaves and intricate cornices; large brackets, sometimes paired; tall, curved or arched topped windows and doors with hooded molds; porches, both small entry and full width, of single story height; paired and single doors, commonly with large-pane glazing in the door itself.

Examples: 9925 W. 143rd Street and 14306 Union Avenue.

Prairie (1900-1925)

An American style of architecture that originated with the Prairie School, popular in the Midwest from about 1900 to 1930. Characteristics include broad, low-pitched roof, and hipped eaves usually with a very wide overhang; light colored stucco exterior walls, brick or concrete block; contrasting wood trim between stories; Sullivanesque ornamentation such as friezes and/or door surrounds; ribbon windows below roof overhang, emphasizing the horizontal plane.

Example: 9960 W. 143rd Street

Queen Anne (1880-1910)

The very popular style of the 1880's and 1890's has asymmetrical shapes characterized by projecting bays and prominent, compound roof shapes. A one story porch along the front sometimes wraps around the side. These buildings were clad in a variety of materials and with multiple textures including patterned shingles. Common characteristics include an abundance of decoration; varied and rich contrasting materials, shapes and textures; expansive, encircling porches; turrets or conical towers; pressed metal bays; irregular roofline with many dormers and chimneys; some may have half-timbering with windows grouped three or more.

Examples: 9952 W. 144th Street and 9967 W. 144th Street

Tudor Revival (1890-1940)

A popular romantic revival style from the first half of the 20th century, Tudor Revival was a romantic inspiration based on English medieval buildings. The style is recognized by the use of a steeply pitched side gable or hipped roof, with one or more front facing, asymmetrically placed gables. Common characteristics include walls of masonry, brick, stucco and half-timbering most commonly used in a mixture; mullions, transoms, and trim of stone are typical, as are rounded Tudor arch door openings; tall, narrow windows, double-hung or casement, often with leaded glass; multiple and overlapping dormers; multi-colored slate on the roof; massive chimneys, often stone or stucco with stone ornament.

Example: 9917 W. 143rd Street

A. Purpose

The purpose of the Old Orland Historic District (OOH) is to retain the commercial and residential character of the original core of Orland Park. It is also the purpose of this district to encourage the restoration and preservation of historically and architecturally significant structures that are an important part of the Village's heritage. To maintain the historic, semi-residential character of the district, commercial development is limited to certain streets: 143rd Street, Beacon Avenue between 143rd Street and 144th Place, Union Avenue between 143rd Street and Brook Avenue, and in the existing commercial portion of West Avenue between 143rd Street and 143rd Place. Uses within this area are therefore restricted to small retail businesses, offices and residential dwellings, all of which must be compatible in scale and ambiance with the district (see Map 1). The Certificate of Appropriateness review process was designed to ensure all development in the district meets these objectives.

B. Uses

The following uses may be established in the OOH District in accordance with the procedures and standards set forth in Section 5-101 through 5-104 for permitted uses and Section 5-105 for special uses in the Land Development Code. Although certain uses are listed as "permitted uses" within the district, a Certificate of Appropriateness must still be obtained, as described later in this section, and any other required development approval from the Village prior to construction, alteration or demolition. "Special Uses" must obtain a special use permit as well as any other required development approvals from the Village. The following applies to redevelopment in the Old Orland Historic District:

- In the non-commercial areas, existing residential buildings cannot be converted to mixed use buildings, or be used for office or commercial uses;
- In the commercial areas, mixed use and single use commercial/office buildings can replace existing residential buildings via a tear-down when a parcel is redeveloped, but require a special use permit.
- In the commercial areas, mixed use and single use commercial/office uses are permitted in existing residential buildings as a permitted use.

Table of Uses

Uses	Permitted / Special Use	Geography
1. Accessory Uses	See Section 6-302	Any Area
2. Residential Uses		
Multi-family residences without commercial	Permitted	Commercial Areas
Overnight accommodations up to 6 rental units, 30 day occupancy	Permitted	Commercial Areas
Residential units above retail or commercial establishments	Permitted	Commercial Areas
Single-family detached dwelling	Permitted	Any Area
Small residential care homes up to 6 residents	Permitted	Residential Areas
3. Commercial Uses		
(The maximum permitted square footage of commercial uses in Old Orland is 5,000 square feet.)		
Clinics and medical or dental offices	Permitted	Commercial Areas
Commercial retail establishments	Permitted	Commercial Areas
Day care homes	Permitted	Commercial Areas
Financial institutions	Permitted	Commercial Areas
Food concession	Permitted	Commercial Areas
Offices	Permitted	Commercial Areas
Personal service establishments	Permitted	Commercial Areas
Restaurants and outdoor seating for restaurants*	Special Use	Commercial Areas
**When located within 300 feet of a residential use*		
4. Civic and Institutional Uses		
Community centers, clubs and lodges	Special Use	Any Area
Government uses, including office, recreational uses, public parks and playgrounds	Permitted	Any Area
Museums, civic and cultural centers	Special Use	Any Area
Places of worship	Special Use	Any Area
Public schools	Special Use	Any Area
5. Transportation and Utilities		
Public transportation facilities such as bus shelters	Special Use	Commercial Areas
Utility substations	Special Use	Commercial Areas

C. Bulk Requirements

The following requirements apply to all properties in the OOH District.

1. **Lot Area and Width**
   The minimum lot area for each residential dwelling unit shall be 2,500 square feet. The minimum front lot width shall be twenty-five (25) feet, adding ten (10) feet for a corner lot, to a maximum of 50 feet for new construction. The minimum lot area for each nonresidential or mixed use development shall be 5,000 square feet. The minimum front lot width shall be fifty (50) feet, adding ten (10) feet for a corner lot, to a maximum of 125 feet for new construction.
2. **Height**
   The maximum building height in the Historic District is 37 feet to the top of the structure.
3. **Lot Coverage**
   For all residential developments, no more than 80% of the area of the lot may be impervious. The remaining 20% must be maintained as green space. For all non-residential or mixed use developments, at least 10% of the site shall be maintained as green space.
4. **Building Setbacks**
   The following setback standards shall apply in the OOH District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.
   a. Residential:
      1. Front: Eight (8) foot minimum and fifteen (15) foot maximum. The minimum may be reduced to the average of the front setback of the two adjacent lots if one or both of the setbacks of adjacent lots are smaller.
      2. Side: Five (5) foot minimum and fifteen (15) foot maximum.
      3. Corner Side: Ten (10) foot minimum and no maximum.
      4. Rear: Thirty (30) foot minimum and no maximum.
   b. Non-Residential and Mixed Use:
      1. Front: No minimum and five (5) foot maximum.
      2. Side: No minimum and five (5) foot maximum.
      3. Corner Side: Ten (10) foot minimum and no maximum.
      4. Rear: Twenty (20) foot minimum and no maximum.

D. Other Regulations

1. **Permitted Uses in the Right-of-Way and Setback Areas**
   Pedestrian oriented uses are allowed within the public right-of-way and in setback areas, including sidewalks, canopies, marquees, benches, projecting signs and landscaped gardens. No parking shall be permitted in the front setback for any use located in the OOH District.
2. **Parking Lot Setbacks**
   For existing lots, if there is insufficient area to provide a landscape buffer between the parking lot and sidewalk, a three (3) foot high decorative fence or a two (2) foot high masonry seating wall should be provided to separate the sidewalk from the parking area.
3. **Parking Requirements**
   All parking regulations apply as outlined in Section 6-306 of the Land Development Code. If there is insufficient area for Historic District businesses in new or existing buildings to

provide required parking on-site, parking opportunities demonstrated to exist either on-street or via shared parking nearby may be applied to meet the requirement. (Ord. 4738, 6/18/12)

4. **Loading**

   All loading regulations apply as outlined in Section 6-306 of the Land Development Code. For businesses in the Historic District that do not have sufficient land area on site to provide a designated loading space, loading may occur from a side street, from an alleyway or in a parking lot drive aisle, provided loading activities do not disrupt traffic flow for other uses.

5. **Landscaping**

   Buffer landscaping between like uses and between commercial uses and the street is not required in the Old Orland Historic District. All other landscaping regulations apply as outlined in Section 6-305 of the Land Development Code. If there is insufficient area to provide required landscaping on-site, petitioners are encouraged to provide landscape improvements in areas visible from the street, including movable benches, decorative planter boxes, hanging baskets et cetera. It is the responsibility of the property owner to maintain these improvements.

6. **Tree Preservation**

   Tree preservation requirements outlined in Section 6-305.1 of the Land Development Code for preserving and/or removing trees 4-inches in caliper and above apply to the OOH District. All healthy mature trees that contribute to the character of the Historic District should be maintained.

7. **Fences**

   For front yards and yards abutting a street, fences shall not exceed a height of 4-feet, must be 50% open, and be of picket construction. All other fences shall not exceed a height of 5-feet. Chain link fences are not permitted. Fences on property with contributing structures shall be of wood construction. Fencing on property with non-contributing structures or new construction can be vinyl. (Ord. 4738, 6/18/12)

8. **Garages**

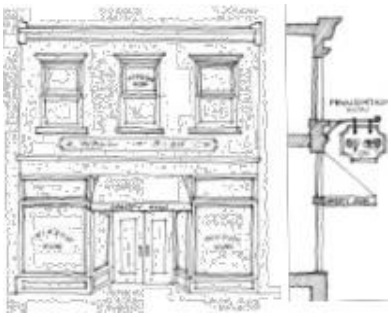
   New construction should continue the tradition of locating the garage at the rear of the lot, behind the principal building. Garages should be compatible in design, materials and roof form of the principal building. The maximum height permitted for a garage is sixteen (16) feet to the top of the structure. Additional height may be permitted for a specific roof form that reflects the principal building. Attached garages are allowed only on corner lots and only when mitigating for natural features such as topography or heritage trees. No living space is allowed above an attached garage. Attached garages must be built to a similar scale as detached garages, located at the rear of the principal building and maintain ornamental overhead doors when facing the right-of-way. Garages may have a maximum of two overhead doors or, when located on corner lots, three overhead doors and they must be ornamental doors when facing the right-of-way. (Amd. Ord. 4839, 9/16/13).

E. Signage

Signs in the OOH District shall be compatible with the architecture, scale and design of the building of which it is a part. Signs should not obscure or overwhelm architectural details. Building directories are encouraged for multi-tenanted buildings.

1. **Flat Wall Signs**

   Only one (1) sign shall be permitted per lot frontage on a public right-of-way. The maximum sign area shall be 7.5% of the area of the first two (2) stories of building elevation on which it is placed, or for a multi-tenant retail commercial building, each tenant may have a sign area not to exceed 7.5% of the area of its leased exterior storefront. Wall signs may not cover any part of a window or extend above the roof line.



2. **Canopies or Awnings**

   Canopies or awnings are considered to be wall signs and must be opaque and made of fabric. Lettering should be confined to the area of the awning perpendicular to the sidewalk. Avoid lettering on slants and curves. Lettering must not exceed twenty percent (20%) of the total canopy or awning area, subject to the other wall sign limitations, and be limited to placement above windows and doors.

Wall and Window Signs

3. **Projecting Signs**

   Projecting signs cannot extend more than 3-feet into the public right-of-way. The bottom of the sign must be at least 7-feet from the ground. The maximum size of such sign shall be ten (10) square feet. Such signs shall not be internally illuminated.

4. **Window Signs**

   Window signs may cover no more than fifteen percent (15%) of the window area and lettering shall be painted. Sign area shall be calculated by drawing a box around each word.

Freestanding Sign

5. **Freestanding Signs**

   Permanent freestanding signs shall only be permitted on lots forty (40) or more feet in width. The maximum sign face area shall be twenty (20) square feet with a maximum height of five (5) feet. Message boards are not permitted.

F. Architectural Design Standards

1. **Applicability**

There are sixteen (16) buildings designated as "Contributing Structures" in Old Orland, two of which are listed on the National Register of Historic Places. These buildings are identified in Map 1 of this section. (While not in the District, Building 1 is considered a contributing structure and should be protected). Remaining buildings in the OOH District are classified as "Non-Contributing" or "New Construction".

a. Buildings on the National Register of Historic Places. Buildings listed on the National Register of Historic Places must comply with the United States Secretary of the Interior's Standards for Rehabilitation and design standards outlined in this section to maintain and improve the accuracy and integrity of the interior and exterior of the building. These are eligible for matching funds from the Façade Improvement Program.

b. All Contributing Structures and Additions to Contributing Structures. All Contributing structures and additions to Contributing Structures must comply with the Design Standards outlined in this section in order to maintain and improve the accuracy and integrity of the exterior of the building only. These are eligible for matching funds from the Façade Improvement Program.

c. All Non-Contributing Structures, Additions to Non-Contributing Structures and New Construction. All Non-Contributing Structures, additions to Non- Contributing Structures and New Construction are strongly encouraged to follow the Design Standards outlined in this section. If the Design Standards are met, these structures may be eligible for Low Interest Loans and matching funds from the Façade Improvement Program.

2. General Design Standards

The following are based both on the United States Secretary of the Interior's Standards for Rehabilitation and on local preservation objectives for the OOH District. These standards will be used to evaluate applications for Certificates of Appropriateness.

a. **Compatible Use with Minimal Alterations**

Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment.

b. **Relationship to Streets and Open Spaces**

The unique character of streets and open spaces in the Historic District shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property and contribute to the character of the Historic District should be avoided.

c. **Distinctive Architectural Features**

The distinguishing original qualities or character of the District including buildings, structures or sites and their environment shall not be destroyed. Avoid the removal or alteration of any historic material or distinctive architectural features. Distinctive stylistic features or examples of skilled

craftsmanship which characterize a building, structure or site shall be preserved.

d. **Historic Appropriateness**

All buildings, structures and sites shall be recognized as products of their own time. Avoid alterations that have no historical basis and which seek to create an earlier appearance.

e. **Past Alterations**

Changes that 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.

f. **Deteriorated Architectural Features**

These shall be repaired rather than replaced. If the severity of deterioration requires replacement, new material should match the historic 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 than on conjectural designs or availability or architectural elements on other buildings or structures.

g. **Chemical of Physical Treatment**

Chemical or physical treatment, such as sandblasting, that cause damage to historic materials shall not be used. Surface cleaning or structures, if appropriate, shall be undertaken using the gentlest means possible.

h. **Archaeological Resources**

Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

i. **Contemporary Design**

Contemporary design for alterations and additions to existing buildings and construction of new buildings within the District shall not be discouraged when such alterations and new construction 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 and the District.

j. **Structural Integrity**

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.

k. **Replacement of Existing Features**

Architectural elements shall be repaired with original materials rather than replaced. Replacement should be considered only when features have severely deteriorated. New material should match the existing material. If the material being replaced is not original to the structure, original materials shall be used to improve the overall integrity of the structure.

l. Additions and New Construction

Appropriate locations of an addition are at the rear or sides of the building. These should be connected to the property in a way that does not alter, obscure, damage, or destroy any significant features, and has a minimal impact on the exterior walls. Additions should complement the original building in size, scale, massing and design. These should not be taller or wider than the original building. Design features including the roof shape, materials, color, location of windows and doors, cornice heights et cetera should be consistent with the original building.

New construction should be compatible with the architectural styles of the District. Replication of a specific architectural style can create a false historic appearance and should be avoided. Contemporary designs are acceptable when compatible in size, scale, color, material , and character of the District.

Building additions and new construction are encouraged to be compatible with the proportions predominant in the District: rectangular, vertically oriented massing with gable ends facing the street.

3. Specific Design Standards

a. Windows

Predominant Style

Wood, double hung sash windows, with both single and multiple divided lights are common in the historic buildings. The most common light configuration is a simple one-over-one.

Some buildings have ornamental Queen Anne windows with large lower sash and leaded or stained glass fixed sash above. Queen Anne windows have been identified in Folk Victorian, Queen Anne and National style

Replacement Windows

Use wood windows, specifically on the front facades. Metal windows can be used for secondary facades if they are painted to match wood windows. Retain the location and size of original window openings. Retain or simplify divisions of glass, and retain transoms.

New Windows

Simple double-hung wood windows with vertical proportions are appropriate for the District. Wood is preferred; if metal is used, it should be painted to match any existing windows.

Storm Windows and/or Screens

Painted wood is preferred. Painted metal may be used for additions. The division in the storm window should align with the divisions of the window.

Shutters

Avoid using shutters unless they were original to the building. If shutters are used, they should be half the width of the window opening and be hinged rather than screwed to the siding.

Sashes

Wood sashes are preferred. Clad wood and painted metal may be used for additions. Sash can have either single light or multiple divided lights. Storm windows and screens of wood or painted metal with divisions in alignment of the divisions of the window.

Not Permitted

i. Dividing each sash into more than six lights;
ii. Synthetic trim to cover existing trim and synthetic siding which conceals the original wood window frame;
iii. Glass block windows;
iv. Horizontally proportioned windows;
v. Snap-in-muntins and applied muntins;
vi. High-gloss metal finishes;
vii. Unique contemporary shapes or casements;
viii. Mirrored, reflective or tinted glass.

b. Exterior Doors

Predominant Style

Typically the historic houses in the District had wood doors of four or five panels.

Large glass lights in doors are not typical in the District.

There are examples of wood paneled doors with vertically oriented, divided lights in the upper panels of the door.

Sidelights on residential buildings are not typical for the District but are seen on a few commercial buildings.

Transoms above front doors are seen throughout the District, although many have been obscured with plywood or siding.

Replacement Doors

Use wood doors, specifically on the front facades. Metal doors can be used for secondary facades if they are painted to match wood doors.

New Doors

Doors should be wood with the appropriate paneling to the architectural style with transoms or lights in the door as appropriate.

Storm Doors or Screen Doors

Should be wood with full size screen or glass, or paneled lower half with screen or rectangular glass light above. Any metal should be painted.

Not Permitted

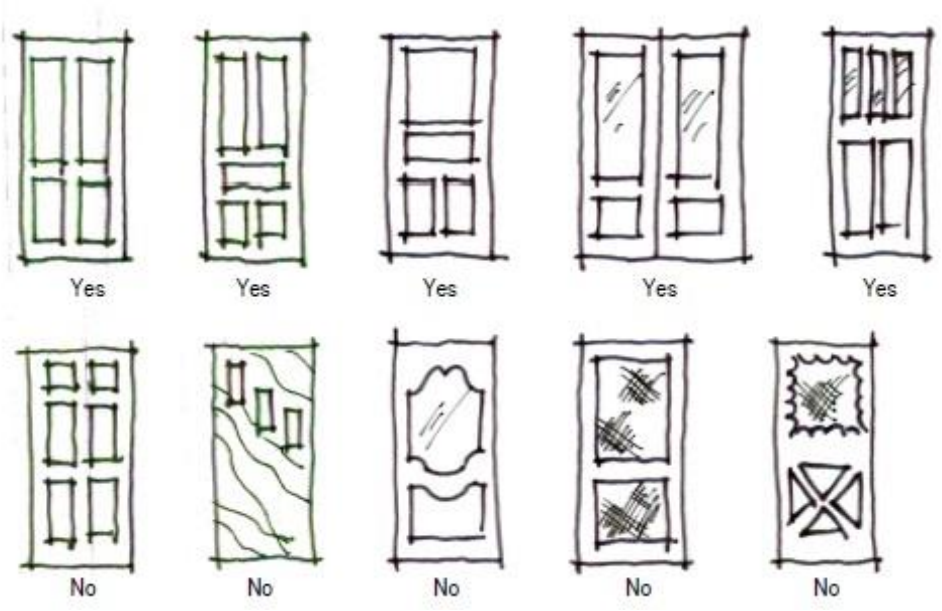
i. Metal doors with embossed paneling;

ii. Doors with large oval glass light;

iii. Six panel Colonial style doors and contemporary flush doors;

iv. High-gloss metal storm doors and storm doors with a flush lower panel;

v. Sidelights are generally not typical on residential buildings.



c. Porches and Door Overhangs

Predominant Style

Porches and door overhangs are typical of many of the existing buildings in the District.

Existing porches are of wood, with stone or brick piers or foundations.

Detailing for the porches vary with architectural style.

Front door overhangs are also seen in the District, which are typically supported by wall braces.

Wood porches and door overhangs are very common in the District. These add greatly to the pedestrian scale and character of the street facades, and are strongly encouraged for all new construction.

Existing Porches and Overhangs

Existing porches and overhangs should be maintained. If replacement is necessary, wood components and wood siding closely matching the original style should be used.

New Porches and Door Overhangs

New porches and over hangs are encouraged for all additions and new buildings. Wood components and wood siding are appropriate and should be painted. Porches on additions or new construction are encouraged to be open and of a compatible scale and material. If new porches are enclosed, these should be screened or have double-hung windows. Front door overhangs with wall braces are appropriate.

Not Permitted

i. Enclosing an existing porch detracts from the character of the main facades. Original porches have to remain open and should not be enclosed;
ii. Removing or concealing distinctive porch features when installing screens or windows;
iii. Re-cladding porches with synthetic siding;
iv. Eliminating significant detailing on porches;
v. Two story porches or overhangs, mansard roof elements, and overhangs without vertical supports.

d. Exterior Stairs

Predominant Style

Exterior stairs are not part of the typical historic vocabulary of the District, and are more common with later additions or modifications.

As the uses of buildings have changed, several buildings have been modified to add exterior stairs to the upper floor. Exterior stairs are inconsistent with the character of the District and are generally discouraged in the District.

For existing buildings or additions, if exterior stairs to the upper floor have to be provided, these should be:

1. Located to the rear of the building where possible.
2. Painted to match the color of the building and screened from view.
3. For new construction, exterior stairs are not allowed.

e. Roofs, Skylights, Gutters and Chimneys

Predominant Style

Original roofs were covered in wood shingles or painted tin sheathing.

Today, many of these roofs have been replaced with asphalt shingles.

Gutters were typically half round in profile on the original buildings.

Most buildings in the District have simple brick chimneys.

Replacement roofing, gutters and chimneys should match the historic in the existing building in material and configuration, or should be compatible.

Roofs, Skylights, Gutters and Chimneys

New or replacement roofs of wood or asphalt shingles are appropriate. Wood shingles should be machine cut. Asphalt shingles should be simple, flat and smooth, and in an appropriate color. Painted metal roofs in terne coated steel is allowed.

Skylights are not permitted on Contributing Structures as they are historically inappropriate. Skylights are acceptable on non-contributing structures provided that these have the appropriate scale; however, skylights with convex or bubble shapes, or other unusual contemporary shapes should be avoided.

Gutters were typically half round in profile. Gutters should be of a compatible profile; compatible material includes painted metal. For new or replacement chimneys, brick chimneys with a simple profile should be used. Brick and original profiles should be matched if possible for replacements.

Not Permitted

i. For new and replacement roofs, the following should be avoided: hand split wood shakes, asphalt shingles with rough, thick texture made to replicate shakes, clay or synthetic tile, slate, synthetic slate and asphalt shingles in the color of new wood.
ii. Existing brick chimneys should not be clad in siding or stucco.

f. Siding, Brick and Trim

Predominant Style

The wood frame buildings were typically sided with horizontal wood clapboard.

Many of these buildings are now sided with composition board, asbestos board, rough sawn plywood siding, or synthetic (aluminum or vinyl) siding.

Wood trim is generally found on the cornices, porches, door and window frames.

Except for early 20th Century commercial buildings, brick facades are not typical of most of the older buildings in the District.

Narrow wood clapboard siding with painted wood trim is appropriate for the District. Brick is not typical and can be found in some commercial buildings. Original siding should be uncovered where possible and restored.

For replacements or additions, materials for siding, brick and trim should match and be compatible in character, color and texture with the original.

Siding

Narrow wood clapboard siding with 4-inch exposure or wide wood clapboard siding with 8-inch exposure is appropriate for the District. Light paint colors should be used for the siding that will not conceal the shadow lines of the narrow clapboards and the decorative trim.

Brick

There are some examples of contributing commercial buildings with brick facades. These brick buildings often have sills, lintels and upper level ornament of brick or limestone. Brick should be used in limited amounts for replacement or additions to masonry buildings. Where used, this should match the original in size, texture, color and variation.

Trim

Painted wood trim is preferred, with simple flat trim for doors and windows.

Not Permitted

i. Synthetic sidings on Contributing Structures as they are not historically appropriate. For non-contributing structures, synthetic siding such as aluminum or vinyl are discouraged;
ii. Re-pointing with mortar matched to the brick rather than to the original mortar;
iii. Applying mortar beyond the joints onto the face of the brick or stone itself;
iv. Stucco facades;
v. Concealing decorative trim with synthetic siding and trim;
vi. Removing original decorative trim elements or replacing them with profiles of another style;
vii. Detailing with trim inappropriate to the historic style of the building;
viii. Sandblasting or abrasive treatments;
ix. Stone facing materials and concrete blocks.

g. Storefronts

Predominant Style

The Old Orland Historic District has three commercial building types: Commercial Vernacular or Storefront, 20th Century Commercial, and residential buildings converted to commercial uses.

The Storefront type is characterized by a false front façade, which is a front wall that extends above the roof and/or beyond the sides of the building to create a more imposing façade.

The typically gabled roof can be seen behind the cornice of the false front. In the District, these buildings are of wood. The facades are sited at the lot line and are composed of a storefront at ground level, and an upper story that is topped with a cornice or parapet. These buildings often have decorative features in the Italianate style.

Storefronts are a significant architectural feature of historic commercial buildings and their preservation is an important strategy for retaining and preserving the character of commercial buildings in the District.

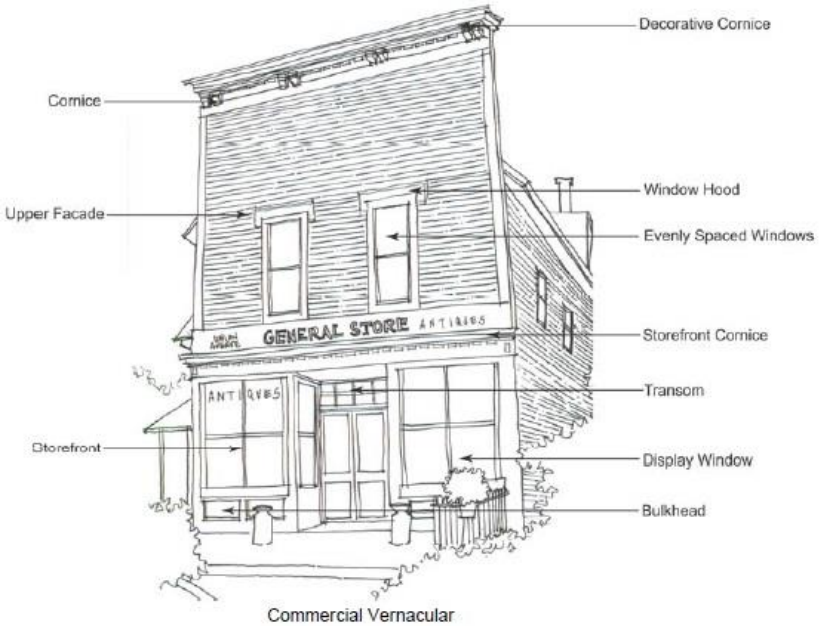
General design guidelines for windows, doors, roofs, chimneys, gutters, porches, materials et cetera as outlined in previous sections will apply to storefront designs in the District. The following specific guidelines for storefronts will also apply.

All Storefronts

All storefronts should be compatible in design, size, scale, color, material and character of the historic elements of each building. Changes should reflect the building's architecture based on evidence of the original. Important elements of storefronts include: display windows and transoms, entrance and awning.

For a Commercial Building with an Existing Storefront

For a storefront that is original or typical of the time period, it should be retained and restored if needed. For a storefront that is non-original or non-typical of the time period, rehabilitation is recommended. If no historic evidence exists, storefront features shall be compatible with other original storefronts in the District.



Commercial Vernacular

20th Century Commercial buildings are also defined by their form but are typically masonry with storefront at ground level and an upper story that is topped with a cornice. These buildings may also have decorative features of other architectural styles. In the District, these buildings are of brick with stone decorative details and have a flat roof typically hidden behind a low parapet wall.

Commercial buildings converted from an original residential use should respect the design, character and scale of the original buildings.

For New Commercial Buildings with Storefronts

Incorporate a design compatible with the size and scale of the existing storefronts.

For Conversions from Residential to Commercial

The original windows should be retained without modifying openings. All work on these buildings should refer to the design guidelines in this section.

Storefront Windows and Entrances

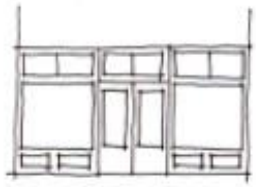
Entrances should be located based on historic precedent and recessed from the storefront. Storefront windows should be of clear and transparent glass. If a lower ceiling is desired in the interior, the dropped ceiling should maintain at least a 24-inch setback from the façade of the storefront to maintain the visual integrity of the display windows and transoms.

Not Permitted

i. Removal of original storefronts;
ii. Introduction of contemporary storefronts with large expanses of glass, glass block, or high-gloss metal frames.
iii. Imitations of earlier historical styles with mansard roofs, wood shakes, inoperable shutters, coach lanterns or Colonial type multiple lights.
iv. Construction that includes interior dropped ceilings that block the storefront windows or door.

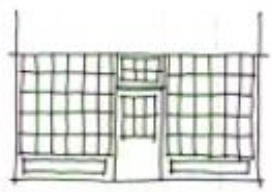
20th Century Commercial

Commercial Vernacular



Yes

Residential Conversion



No

Good Examples of Storefront Designs in Old Orland

14330 Beacon Avenue

14316 Beacon Avenue

14314 Union Avenue

9911-19 Union Avenue

14319 Beacon Avenue

14320 Beacon Avenue

G. Review Process for Certificates of Appropriateness

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

Table 6-209.G.1: *Review and Approval Process for Contributing Structures and Landmarks*

	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Table 6-209.G.2: *Review and Approval Process for Non-Contributing Structures and New Construction*

	Public Hearing	Plan Commission	Committee of Trustees	Board of Trustees	Administrative Review
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

Contributing Structures: Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of this section.

Landmarks: Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code, which reinforces the historic, cultural or architectural significance of Orland Park.

Non-Contributing Structure: Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

New Construction: The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

Major Change: Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to: New Construction or additions, including new decks visible from the right-of-way, porches, driveways etc.; Demolition of any contributing structure or any part of a contributing structure; Relocation of buildings; Significant alteration/ removal of historical or architectural features. (Ord. 4738,

6/18/12). All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the following tables.

Minor Change: Changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

Routine Maintenance: Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

Determination of Type of Change: Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions. (Ord. 4940 - 11/3/14)

H. Certificate of Appropriateness

The Certificate of Appropriateness review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District. The process for Certificates or Appropriateness is outlined in Section 5-101 of the Land Development Code (5-101.C and 5-101.D) and shall follow the requirements outlined in Section 5-110 of the Land Development Code pertaining to Landmarks. (Ord. 4940 - 11/3/14)

Demolition Standards and Permits

1. **Criteria for Demolition**

   A demolition permit from the Village is required for any proposal to demolish, partially demolish, or relocate any landmark or contributing structure within the Old Orland Historic District.

   a. **For Contributing Structures and Landmarks**

      A Certificate of Appropriateness for Demolitions must be granted prior to the issuance of the demolition permit. The process for obtaining a Certificate of Appropriateness for Demolition is outlined in - and shall follow - Sections 5-101 and 5-110 of the Land Development Code.

   b. **For Non-Contributing Structures**

      A Certificate of Appropriateness for Demolitions is not required, and petitioners may apply directly to the Development Services Department for a demolition permit.

   c. **Exceptions**

      The petitioner may procure a demolition permit directly from the Village for landmarks or contributing structures if the following conditions apply:

1. The building is an immediate danger to the health, safety or welfare of the occupants or that of the general public; and/ or
2. The building is structurally unstable and cannot be safely occupied.

Both conditions must be confirmed by the Development Services Department prior to the issuance of the permit.

2. Demolition Standards

a. **For All Proposals Requiring a Certificate of Appropriateness for Demolition**

The petitioner must respond in writing to all of the following Demolition Standards and submit to the Development Services Department with the completed Certificate of Appropriateness application:

1. That the building or structure is not structurally sound;
2. That the property in question cannot yield a reasonable return if the building or structure were retained; and
3. That the cost of repair of the building or structure exceeds the value of the land and the building, thus creating an economic hardship for the owner.
4. That a historic landmark survey has been conducted and documents the historical and architectural significant of the building or site per Section 5-110.E.2.c.

b. **The Petitioner is Responsible**

The petitioner is responsible for submitting adequate documentation for each of the responses, as determined by the Development Services Department. (Ord. 4940 - 11/3/14)

J. Pre-Concept Meeting and Certificate of Appropriateness Training

1. Pre-Concept Meeting

Prior to applying for a Certificate of Appropriateness, a property owner in the historic district or of a landmark building must meet with the Development Services Department to discuss project scope, the appropriateness of any changes to a site or a building and the impending application of a petition.

2. Certificate of Appropriateness Training

Beginning January 1, 2015, as part of the process to complete a petition for a Certificate of Appropriateness, a petitioner for a Certificate of Appropriateness shall complete a one (1) hour training session covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings with the Development Services Department. The Certificate of Appropriateness training shall serve to inform petitioners of the applicable codes, requirements and policies of the Village related to its historic preservation program.

a. **Certificate of Training**

At the completion of the COA training, a certificate of training shall be issued stating training completion that shall be signed as a binding acknowledgment by the petitioner to faithfully execute the proposed project according to the codes, requirements and policies of the Village of Orland Park's historic preservation program and to abide by the decisions of the Village Board of Trustees.

b. **Period of Good-Standing**

One (1) hour of Certificate of Appropriateness training shall keep a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects, improvements etc. may be undertaken by the petitioner using the one (1) training hour.

c. **Certificate Maintenance**

Certificates of training may be renewed and kept in good-standing for a second calendar year without attending a training session by completing and passing a Certificate of Appropriateness training test established by the Development Services Department. At a minimum, a petitioner shall complete a training session once every two years.

d. **Compliance**

Compliance with Certificate of Appropriateness Training is intended to avoid costly inappropriate material, design or other changes that do not fit the character or concur with the historic integrity of a site, building or district. Failure to comply with the codes, requirements and policies of the Village shall result in the removal of any inappropriate materials, designs or other changes made during the course of an approved project at the petitioner's expense. The Development Services Department shall notify a petitioner via certified mail when work is non-compliant and upon notification the petitioner shall have one (1) week to remove non-compliant materials, designs or other changes. Upon the discretion of the Development Services Department, if the non-compliance is not rectified within five (5) business days, a citation may be issued to the petitioner, who shall be fined not less than $100 and not more than $500 per day of non-compliance. (Ord. 4940 - 11/3/14)

Chapter 3

History of Old Orland

The Old Orland Historic District is a quaint, turn of the century collection of small shops, historic churches, and charming houses. Although more modern development has virtually surrounded it, Old Orland retains its unique neighborhood character and special sense of place, and it remains a tangible artifact of Orland Park's history and a link to its past.

In 1879, the Wabash, St. Louis and Pacific Railroad was laid through Orland Township on their way to connecting Chicago to St. Louis. A new station called "Sedgewick" was established at approximately Union Avenue and 143rd Street, just west of La Grange Road. The railroad and the new station invited development in the area around it. The first houses were built by 1881 and within a few years there were several businesses and almost one hundred residents. In 1892, the settlement was legally incorporated as the "Village of Orland Park", replacing the original settlement's name based on the train station "Sedgewick". The reason for the name change and the origin of the new name is not clear.

Growth of the new village was rapid during the first few years, but the early building boom was followed by a period of stability that lasted for most of the first half of the 20th century. As late as 1950, Orland Park had fewer than 800 residents and the Village had not expanded much beyond its original boundaries.

During the 1950s and 1960s, rapid residential and commercial development began east of the original Village boundaries along the La Grange Road corridor. Within a few decades the center of town shifted away from Old Orland to the La Grange Road corridor, and Orland Park was transformed from a small, traditional Midwest town to a post-war suburb of more than 40,000 inhabitants.

In 1986, the Village of Orland Park acknowledged the historic and cultural value of Old Orland by designating the area as a historic district and adopting architectural review guidelines for that district. The Village also appointed seven members to the Historic Preservation Review Commission and endowed them the responsibility of reviewing alterations to existing buildings and construction of new buildings to ensure that new development is compatible with the historic character of the area.

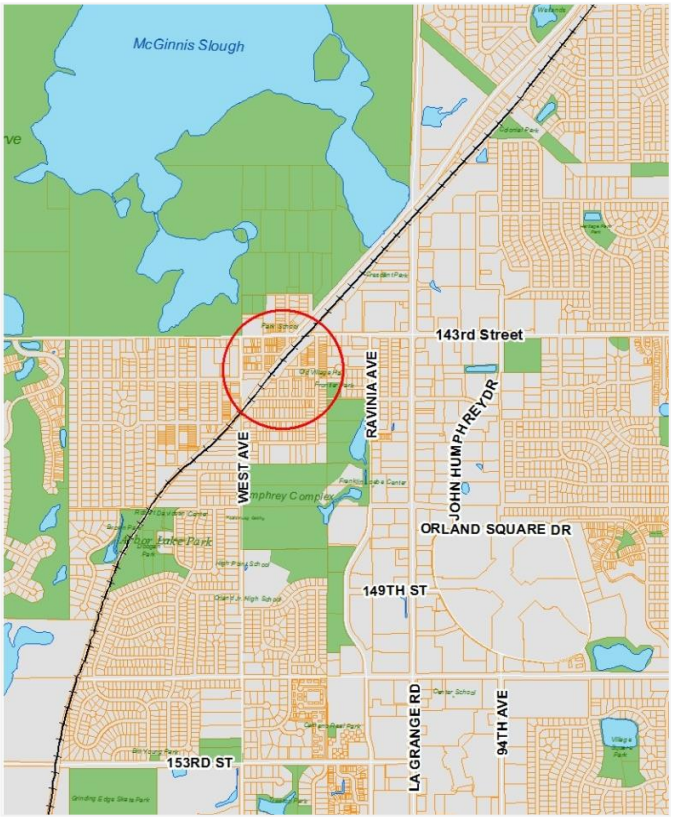
Old Orland Historic District Boundaries

The Old Orland Historic District comprises an irregularly shaped area bounded approximately by 143rd Street on the north, the rear lot lines of the properties facing along the east side of Beacon Avenue on the east, the rear lot lines of the properties facing along the south side of 144th Place on the south, and West Avenue on the west. The Norfolk Southern Railroad (previously the Wabash, St. Louis and Pacific RR) bisects the district on a northeasterly diagonal with unincorporated land that includes the old Metra commuter parking lot that is planned as a potential future neighborhood park ("Beacon Park").

These boundaries encompass the area that retains the highest number of contributing structures, landmarks and streetscapes compatible with the commercial core, the focus of the historic district. The commercial core comprises two distinct areas, separated by the railroad tracks, along 143rd Street: Union Avenue and Beacon Avenue.

Unlike historic districts in other communities, the Old Orland Historic District (OOH) is also the zoning district with the development regulations for this area of town. Section 6-209 of the Land Development Code is entitled "Old Orland Historic District" and encompasses all of the regulations and guidelines for the district.

An area location map and a map of the Old Orland Historic District zoning with locations of the sixteen (16) contributing structures are included below.



Location Map

Old Orland is nestled between the McGinnis Slough Forest Preserve and Orland Park's Humphrey Woods, west of the La Grange Road corridor, among other old and vibrant neighborhoods.

MAP 1: OOH District Boundary Map with Contributing Structures

Contributing Structures

1. 9960 W. 143rd Street*
2. 9999 W. 143rd Street
3. 9953 W. 143rd Street
4. 9925 W. 143rd Street
5. 9917 W. 143rd Street
6. 14306-10 Union Avenue
7. 14314 Union Avenue
8. 9952 W. 144th Street
9. 9967 W. 144th Street (NRHP)
10. 14316 Beacon Avenue
11. 14320-24 Beacon Avenue
12. 14330 Beacon Avenue
13. 14315 Beacon Avenue
14. 14339 Beacon Avenue
15. 14420 Second Avenue
16. 9830 W. 144th Place (NRHP)

- While not in the OOH District boundary, Building 1 is considered a contributing structure, and should be protected.
- All contributing structures are Orland Park Landmarks, per Section 5-110.
- Buildings 9 and 16 are the National Register of Historic Places (NRHP)

OOH District Boundary

Permitted Commercial Area

0 50 100 200 Feet

Appendix

Historic Preservation Terms

Architecture is a fundamental component of historic preservation. Understanding the vocabulary of architecture is an important part of successfully preserving historic buildings for their diverse qualities. Knowing the terms and how to use them will help the commission members, builders, architects, petitioners/ applicants and staff better understand comments, concerns and suggestions.

The following is a glossary of architectural vocabulary terms compiled by the Chicago Architecture Foundation from *A Visual Dictionary of Architecture* by Francis D.K. Ching.

Glossary

Acanthus – an ornament, as on the Corinthian capital, patterned after the large, toothed leaves of a Mediterranean plant of the same name

Acroteria – a pedestal for sculpture at the point or lower corners of a pediment

Arcade – a series of arches carried on piers or columns

Arch – a curved structure for spanning an opening (related to *voussoirs*, keystone, compound arch)

Architrave – the lowest division of entablature, resting directly on the column capital and supporting the frieze

Ashlar – a square building stone with fine smooth edges that uses very thin mortar joints

Balloon frame construction – a wooden building frame having studs that rise the full height of the frame, with joists nailed to the studs and supported by sills (contrast with platform frame construction; typical wooden homes constructed today use platform frames, not balloon frames)

Base – the lower-most portion of a column, usually distinctively treated and considered as an architectural unit

Bay – a major spatial division, usually one of a series, marked by principal vertical supports

Bay window – a window or series of windows projecting outward from the main wall of the building

Beam – a horizontal structural member, supports loads that are applied perpendicular to its length (e.g. wide flange, I beam, HP Shape, W shape, S shape)

Brick – a masonry unit of clay, formed into a rectangular shape while still wet and hardened by drying in the sun or firing in a kiln (related: header, stretcher, courses, bond)

Caisson – a watertight enclosure inside which construction work is done underwater or in sludgy soil. The caisson is driven down to solid earth, emptied of its contents, creating a dry space for working. Concrete is then poured into the tube to create foundation OR a caisson can be the term used for the pier itself (especially over 2 feet in diameter)

Cantilever – a projecting beam supported only at one fixed end

Capital – the distinctively treated upper end of a column crowning the shaft and taking the weight of the entablature or architrave

Chicago window – a window occupying the full width of a bay, divided into one large center fixed piece of glass and flanked on each side by a narrow double or single-hung sash window

Cladding – the outer skin or facing attached to a building's frame to provide protection from the weather, usually non-load bearing

Classical architecture – the architecture of ancient Greece and Rome, on which the Italian Renaissance and subsequent styles, as the Baroque and Classical Revival, based their development

Colonnade – a series of regularly spaced columns supporting an entablature and usually one side of a roof structure

Column – a vertical structural member, supports compressive loads applied at the ends OR a vertical member, circular in plan, used ornamentally

Column and beam construction – wall construction using a framework of vertical posts and horizontal beams to carry floor and roof loads (a.k.a. post and beam construction or post and lintel construction)

Common brick – brick made for general building purposes and not specially treated for color and texture (compare with face brick)

Compression – a force that shortens or pushes together a material or member

Concrete – an artificial stone-like building material made by mixing cement, aggregate (sand or gravel) and water, becoming permanently hard when dry (cement is one ingredient of concrete)

Coping – a finishing or protective cap or course to an exterior wall, usually sloped or curved to shed water

Corbelled brick/ corbelling – a brick or stone projecting from within a wall, usually to support a weight; an overlapping arrangement of bricks or stones in which each course steps upward and outward from the vertical face of a wall

Cor-ten steel – a trade-marked steel, now used as a generic term, on which oxidation (rust) over time is designed to seal the surface and protect it from deterioration (i.e. weathering steel and used by railroads)

Cornice – the uppermost part of a classical entablature; the crowning member of a wall; an ornamental strip of molding along an exterior wall, not necessarily at the top

Course – a continuous horizontal row of bricks or blocks in a wall, bound with mortar

Curtain wall – an exterior wall supported completely by the structural frame of a building, and carrying no loads, other than its own weight and wind loads

Dentils – a series of closely spaced, small, rectangular blocks forming a molding

Dome – a vaulted structure having a circular plan and usually the form of a portion of a sphere

Dormer window – a projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver

Drawings

- **Sketch** – a simple, hastily executed drawing, made as a preliminary study
- **Site plan** – shows the form, location, orientation and landscape features of the site surrounding the building
- **Plan** – shows the structure seen from directly above, with the roof removed
- **Elevation** – shows the structure only from the sides (interior or exterior) as a direct projection to a vertical plane with no depth
- **Section** – shows the structure as it would appear if cut through, used to show interior arrangement of walls and floors
- **Construction drawing** – shows precise dimensions, drawings, and notes used to construct the building
- **Perspective drawing** – shows three-dimensional objects and spatial relationships on a two-dimensional paper as they might appear to the eye
- **Rendering** – usually shows perspective, color, materials, shade and shadow, used for the purposes of presentation and persuasion

Eaves – the overhanging lower edge of a roof; open eaves are when the overhanging lower edge of a roof is not enclosed, so the joists in the roof are visible (opposite is boxed eaves)

Egg and dart – an ornamental molding consisting of a closely set, alternating series of oval and pointed forms

Engaged column – a column built so as to be truly or seemingly bonded to the wall on which it stands

Entablature – the entire horizontal section of classical order that rests on the columns (usually composed of a cornice, frieze and architrave)

Eyebrow window – a low dormer having a roof that is an upwardly curving continuation of the main roof plane

Face brick – brick made of special clays for facing a wall, often treated to produce the desired color and surface texture (compare with common brick)

False front – a façade (or gable front) falsifying the size or importance of a building

Fanlight – a semicircular or semi-elliptical window over a doorway or another window

Flat arch – an arch having a horizontal inner line, with *voussoirs* radiating from a center point below (a.k.a. jack arch or gauged arch)

Flute/ fluting – a rounded channel or grove, carved vertically along the shaft of a classical column

Formwork – the temporary structure required to support newly placed concrete, including the forms and all necessary supporting members, bracing and hardware

Foundation – the lowest part of a building, partly or completely below the surface of the ground, designed to support and anchor the structure and transmit its loads directly to the earth (see also mat foundation, pile foundation)

Footing – the part of a foundation bearing directly on the supporting soil, set below the frost line

Frame or skeleton frame – a skeletal structure using relatively slender structural members designed to give shape and support to a building

Frieze – the middle part of the entablature between the cornice and architrave, often decorated with low-relief sculpture

Girder – a large principal beam designed to support loads at isolated points along its length

Greek key pattern – a decorative design contained within a band or border, consisting of repeating often geometric designs

Guilloche – an ornamental border formed of two or more interlaced bands around a series of circular voids (pronounced gee-YOSH)

Header – a brick or other masonry unit laid horizontally in a wall with the shorter end exposed or parallel to the surface of the wall

Hood molding – a projecting molding over the arch of a window or door

Iron (cast) – a hard, brittle iron based alloy cast in a sand mold and then machined to make many building products

Iron (wrought) – a tough, relatively soft iron that is readily forged and welded

Joists – any of a series of small, parallel beams for supporting floors, ceilings or flat roofs

Keystone – the wedge-shaped, often embellished *voussoir* at the crown of an arch, serving to lock all the other *voussoirs* in place

Lintel – a beam supporting the weight above a door or window opening

Load bearing construction – a building made with walls capable of supporting an imposed load, as from the floor or roof of a building (contrast with non-load bearing wall or skeletal construction)

Load – any of the forces to which a structure is subjected

> **Live load** – any moving or movable load on a structure, resulting from people, furniture, snow, water or moving equipment
>
> **Dead load** – the non-moving load on a structure, resulting from the self-weight of the structure, the weight of the building elements, fixtures, non-moving equipment permanently attached (other loads include wind, thermal etc.)

Machicolation – a projecting gallery or parapet at the top of a wall (like crenellation) supported by corbelled arches or bricks.

Mullion – a vertical member between the lights of a window

Muntin – a grooved member for holding the edges of windowpanes within a sash

Masonry – building units such as stone, brick or concrete block usually with the use of mortar as a bonding agent

Order/ classical – any of five styles of classical architecture (Doric, Ionic, Corinthian, Tuscan and Composite) characterized by the type and arrangement of columns and entablatures

Palladian window – a window in the form of a round-headed archway flanked on either side by narrower compartments, the side compartments are capped with entablatures

Parapet – a low, protective wall at the edge of a terrace, balcony or roof

Pediment – a wide low pitched gable on top of a colonnade or a major division of a façade

Pier – a cast-in-place concrete foundation formed by boring with a large auger or excavating by hand a shaft in the earth, then filling the shaft with concrete OR a vertical supporting structure, such as a section of wall between two openings

Pilaster – a shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column

Pillar – an upright, relatively slender shaft or structure, usually of brick or stone, used as a building support or alone as a monument

Pile / pile foundation – a long slender column of wood, steel, or reinforced concrete, driven or hammered pile vertically into the earth to form part of a foundation system

Piloti – any of a series of columns supporting a building above an open ground level (French for stilts)

Platform frame construction – a wooden building frame having studs only one story high, with each story resting on the top plates of the story below or on the foundation wall sill plates (contrast with balloon frame construction)

Post – a stiff vertical support, usually a wooden column in timber framing

Post-tensioned concrete – to pre-stress a concrete beam by tensioning the reinforcing steel strands inside the concrete after the concrete has set

Pre-cast concrete – a concrete member that is cast and cured in a place other than where it is to be installed in a structure

Quoins – stones of a different material, texture, color, size or projection placed at the corners of a masonry wall (used for visual, not structural, effect)

Rafter – any of a series of small parallel beams for supporting the sheathing and covering of a pitched roof

Reinforcing bar (rebar) – a steel bar placed inside still wet concrete for reinforcing

Reinforced concrete – concrete in which steel reinforcement is embedded in such a manner that the two materials act together in resisting forces

Rustication – masonry having a rough, raised or irregular surface texture and wide joints. Usually used along the bottom courses of a building

Roman brick – a brick that is longer in length, and shorter in height than a typical brick

Roof – the external upper covering of a building, including the frame for supporting the roofing material

- **Gable roof** – a roof sloping downward in two parts from a central ridge, so as to form a gable at each end (cross gables are two gables crossing at 90 degrees)
- **Shed roof** – a roof having a single slope
- **Hip roof** – a roof having sloping ends and sides meeting at an inclined projecting angle
- **Gambrel roof** – a ridged roof divided on each side into a shallower slope above a steeper one
- **Conical roof** – a roof with a circular base rising as a cone to a point
- **Mansard roof** – a roof having on each side a steeper lower part and shallower upper part
- **Jerkinhead roof** – a roof having a hipped end truncating in a gable (a.k.a. clipped gable or hipped gable)

Sash – the fixed or movable framework of a window or door in which panes of glass are set

Sidelight – a window at the side of a door or another window

Sill – the horizontal member beneath a door or window opening

Six over six – a term used to describe the arrangement of panes in a window (e.g. two over two, one over one etc.)

Shaft – the central part of a column between the capital and the base

Soldier course – a brick laid vertically with the longer face edge exposed

Stretcher – a brick or other masonry unit laid horizontally in a wall with the longer edge exposed or parallel to the wall surface

Skeletal construction or skeletal frame – a system of construction using a framework of columns and beams to transmit building loads down to the foundation (contrast with load bearing construction)

Spandrel – a panel or panel-like area in a multi-story frame building, between the sill of a window on one level and the head of a window immediately below

Stainless steel – a steel made with nickel, chromium, or manganese added, so as to be highly resistant to rust and corrosion

Steel – an iron-based alloy (mixed, fused substance) with carbon, oxygen and other metals. It is extremely strong in both tension and compression, hard and elastic

String course (belt course) – a horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the floor area

Studs – any of a series of slender, upright members of wood or metal forming the structural frame of a wall or partition

Terra cotta – a hard, fired clay reddish brown in color when unglazed used for architectural facings and ornaments, tile units and pottery

Tension – a force that stretches or pulls apart the material or member

Transom window – a window directly above a doorway

Truss – a structural frame based on the geometric rigidity of the triangle

Turret – a small tower forming part of a larger structure, frequently beginning some distance above the ground

Vault – an arched structure of stone, brick or reinforced concrete forming a ceiling or roof over a hall or room

Voussoir – any of the wedge shaped units in a masonry arch or vault

Windows – an opening in a wall to let in light and air, usually filled with glass

Casement window – a window hinged along the side that opens like a door

Double-hung window – a window having two vertically sliding ashes (frames), each in separate tracks and closing a different part of the window

Single-hung window – a window having two sashes, of which only one is movable

Awning window – a window having one or more sashes swinging outward on hinges generally attached to the top of the frame

Hopper window – a window having one or more sashes swinging inward on hinges generally attached to the bottom of the frame

Ribbon window – a horizontal band of windows, separated only by mullions (a.k.a. grouped casement windows)

Historic Preservation Assistance

A List of Local, State and Federal Assistance Programs for Historic Preservation

There are a variety of local, state and federal programs available to assist property owners in local historic preservation efforts. An overview of various programs are included in this chapter. It is important to note the following list is not comprehensive - additional assistance may be available and some programs listed may be inactive.

Additional preservation information and resources are available at:

- ✓ **Landmarks Illinois**
  http://www.landmarks.org/incentives.htm

- ✓ **Illinois Historic Preservation Agency (IHPA)**
  https://www.illinois.gov/ihpa/Preserve/Pages/Funding.aspx

Local Assistance

- ✓ **Appearance Improvement Program (AIG)** – A financial assistance grant available to all commercial and landmark properties in the Village of Orland Park to help fund storefront and façade improvements. AIG will match 50% of the project costs up to $20,000 per project. Grant funds may be used to cover architectural design fees, licensed contractor fees, procurement of materials and construction.

- ✓ **Cook County Class L Property Tax Incentive** – A property tax abatement program that provides a reduced property tax rate over 10 years for rehabilitating a landmark building in a commercial or industrial use. A minimum investment of at least 50% of the building's assessed value (land subtracted from the total assessed value), as determined by the County Assessor, is required.

- ✓ **Preservation Easement Donation** – A one-time charitable federal income tax deduction equal to the appraised value of the preservation easement placed on the historic façade of the landmark building. A preservation easement is a legal agreement which assigns the right to review and approve alterations to a qualified non-profit organization for the purpose of preserving the property in perpetuity. Landmarks Illinois accepts easement donations.

- ✓ **Preservation Heritage Fund Grants** – A program that provides monetary assistance to preserve or protect significant structures or sites in Illinois that are under threat of demolition, imminent deterioration, or are of such architectural importance that their preservation will benefit the public and Illinois community. Grant funds can be used to stabilize deteriorated buildings, perform feasibility and engineering studies, conduct surveys, or obtain legal services. The program is administered by Landmarks Illinois.

State Assistance

- ✓ **State Property Tax Assessment Freeze Program** – A program administered by IHPA to be used for owner-occupied, residential buildings (single family homes, condominiums, cooperatives, or multi-family building up to 6 units). The program freezes property tax assessments over a 12-year period after rehabilitation of the property. There is a minimum investment of 25% the property's market value, as determined by the County Assessor.

- ✓ **Illinois Transportation Enhancement Program (ITEP)** – An Illinois Department of Transportation program that provides funding for community-based projects that expand travel choices and enhance transportation experience by improving the cultural, historic, aesthetic and environmental aspects of

transportation infrastructure. Projects must qualify as one of 12 eligible categories, must relate to surface transportation, and may receive up to 80% reimbursement for costs.

- ✓ **Certified Local Government Grants** – IHPA administered grants for Certified Local Governments, which can be used for a range of activities including historic resource inventory surveys, projects that involve planning, National Register listing, public outreach, and education.
- ✓ **Public Museums Grant Program** – An Illinois Department of Natural Resources grant program that provides operating and capital project funds to museums operated by or located on land owned by a unit of government.
- ✓ **Tourist Attraction Grant Program** – An Illinois Department of Commerce and Community Affairs grant for the development and promotion of tourism opportunities in the state. The grant includes a category for historic sites.
- ✓ **Illinois Clean Energy Community Foundation Grants** – An Illinois Clean Energy Community Foundation program which provided a variety of grants for public and non-profit organization to upgrade energy efficiency and lighting as well as other construction and renovation projects.

Federal Assistance

- ✓ **Rehabilitation Investment Tax Credit** – A federal tax credit for income producing properties to reduce the amount of federal taxes owed by historic property owners whose buildings have been rehabilitated to meet certain criteria.
- ✓ **10% Rehabilitation Tax Credit for Non-Historic Buildings** – A federal income tax credit equal to 10% of the construction costs for rehabilitating an income producing, non-residential building constructed prior to 1936. Landmarks and contributing structures are ineligible for this credit. It is administered by the Internal Revenue Service (IRS).
- ✓ **20% Rehabilitation Tax Credit** –A federal income tax credit equal to 20% of the construction costs for rehabilitating an income producing, non-residential building or a residential rental building. It is administered jointly by the IHPA, the National Park Service and the IRS.
- ✓ **50% Disabled Access Tax Credit** – A federal tax credit for the rehabilitation of buildings that house small business that pay or incur expenses and have less than less $1 million in gross receipts or less than 30 full time employees. The program reduces the building owners' federal income taxes by 50% of the amount spent to make a business handicap accessible, to a maximum of $5,000 of credit per year. Access improvements must meet current ADA standards. .
- ✓ **Architectural and Transportation Barrier Removal Deduction** – A federal tax deduction for removing barriers and make a facility more accessible for the disabled and elderly, up to a maximum deduction of $15,000 per year.
- ✓ **203(K) Rehabilitation Loan Program** – A U.S. Department of Housing and Urban Development program that allows a qualifying private owner to borrow a single, long-term mortgage loan to finance both the acquisition and rehabilitation of an older home.
- ✓ **New Markets Tax Credits** – A program that provides a credit to an investor that totals 39% of the cost of the investment and is claimed over a 7 year credit allowance period. The U.S. Treasury's Community Development Financial Institutions Fund allocates the program, which permits taxpayers to receive a credit (typically 5% to 6% of the amount invested in a distressed area) against Federal income taxes for making qualified equity investments in designated Community Development Entities.

Petition for Certificate of Appropriateness

The attached Certificate of Appropriateness petition is for viewing purposes only. Petition forms can be obtained from the Development Services Department and are available on the Village's website. All applications must be accompanied by the items detailed on the application. Incomplete applications will not be accepted.

V I L L A G E O F O R L A N D P A R K

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT

PETITION FOR CERTIFICATE OF APPROPRIATENESS

All information requested on this form MUST be provided. A petition will be considered incomplete if any information is missing. Following planning approval, a building permit is required.

PROJECT NAME			
PETITIONER INFORMATION			
NAME		**TITLE**	
ADDRESS		**CITY/STATE/ZIP**	
PHONE	**FAX**	**EMAIL**	
RELATIONSHIP TO OWNER			
PROPERTY OWNER'S INFORMATION			
NAME		**PHONE**	
ADDRESS		**CITY/STATE/ZIP**	
PROJECT INFORMATION			
PROPERTY ADDRESS			
P.I.N. NUMBER		**AREA OF PARCEL**	**sf acres**
CURRENT USE OF SITE		**EASEMENT**	

PROJECT TEAM	**NAME**	**PHONE/FAX**	**EMAIL**
DEVELOPER			
ARCHITECT			
OTHER			

IMPROVEMENTS INCLUDE (CHECK ALL THAT APPLY)			
❑ **NEW CONSTRUCTION**	❑ **ALTERATION**	❑ **DEMOLITION**	❑ **REMOVAL**

DESCRIPTION OF PROPOSED IMPROVEMENTS:

_____

_____

_____

_____

Signature of Petitioner _____ **Date** _____

Notary Signature _____ **Date** _____ **(Notary Seal)**

Petition Must Be Notarized

CERTIFICATE OF TRAINING (TO BE SIGNED AFTER COMPLETION)		
DATE COMPLETED	❑ **ISSUED**	❑ **RENEWAL**

I certify that I completed a one (1) hour Certificate of Appropriateness training session with Development Services Department staff covering the Village's historic preservation codes, requirements and policies related to the Old Orland Historic District or to Landmark buildings. I agree to faithfully execute any proposed projects according to the codes, requirements and policies of the Village's historic preservation program and to abide by any conditions stated in the COA. Failure to comply may result in project delays, fines, or other penalties.

Signature of Petitioner _____ **Date** _____

FOR VILLAGE USE ONLY	**PROJECT NO.**		**ASSIGNED TO**	
	DATE COMPLETED		**DEPARTMENT APPROVAL**	
APPROVALS NEEDED:	**PRE-CONCEPT MEETING**	**ADMINISTRATIVE**	**PLAN COMMISSION**	**VILLAGE BOARD**

See Reverse Side for Submittal Requirements

VILLAGE OF ORLAND PARK, DEVELOPMENT SERVICES DEPARTMENT			
SUBMITTAL REQUIREMENTS FOR CERTIFICATE OF APPROPRIATENESS			
REVIEW PROCESS		**SUBMITTAL REQUIREMENTS**	**Submittal Information**
1	**Pre-Concept Meeting(s)** with staff from Planning	Conceptual Building Elevations Conceptual Site Plan Aerials or other drawings showing location and adjacent conditions	*Materials are for discussion only, do not need to be submitted*
2 & 3	**Submittal of Completed Petition Form and required materials for Planning Division Review** ***Submit to:*** **Development Services Department, Planning Division**	Completed Petition Form	*See reverse side*
		Proof of ownership of property (i.e. title policy, deed, trust agreement)	PDF File & 1 copy*
		Plat of survey	PDF File & 1 copy*
		Architectural drawings of proposed improvements Building elevations (if applicable) Engineering drawings Site plan Photographs (existing site/building conditions) Specifications & Cut Sheets (if applicable) Sample of Materials and/or colors (if applicable)	PDF File & 1 copy*

*All copies submitted to the Planning Division are to be folded.

Certificate of Appropriateness Overview

The Certificate of Appropriateness (COA) review process is designed to protect historic properties from insensitive alterations and to ensure new buildings are compatible in design with older buildings in the Old Orland Historic District**.** Per the Village of Orland Park's *Land Development Code,* a COA must be obtained before the construction, alteration, demolition, or removal of any structure within the District.

Prior to applying for a COA, petitioners must meet with Development Services Department staff to discuss the proposed project and complete a one (1) credit hour training session covering the Village's historic preservation codes, requirements and policies. The credit hour of training can be earned by reading the Historic Preservation Resident Handbook and signing a Certificate of Appropriateness Training affidavit. The affidavit is a binding acknowledgement by the petitioner to faithfully execute the proposed project according to the historic preservation requirements, codes, and guidelines in addition to abiding by the conditions stated in the COA. One (1) credit hour of training places a petitioner in good-standing with the Village's historic preservation program for one (1) calendar year, in which time any number of approved projects or improvements may be undertaken by the petitioner.

Depending on the scope of work, a COA may either be administratively reviewed and approved by the Development Services Department or taken before the Plan Commission for an advisory recommendation. For applications requiring additional approval, the Plan Commission reviews the proposed work and advises the Village Board whether the project is appropriate to the historic character of the District. Based on the Plan Commission recommendation, the Village Board decides whether to issue the COA. Plan Commission meetings are generally held on the second and fourth Tuesday of each month. The Committee and Board of Trustee meetings are generally held on the first and third Mondays of each month.

All work must be performed as specified in the conditions of the COA. Proposed changes or modifications to the work must be reviewed by the Village before those changes can be made. Failure to comply with the Village codes, requirements and policies shall result in the removal of any inappropriate materials, designs or other changes at the petitioner's expense and/or additional penalties or fines.

If you have any questions about the historic review process, please contact the Development Services Department at (708) 403-5300.

Review Process for Certificate of Appropriateness

The tables below outline the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District and landmarks and are followed by descriptions of the terms used. Once the required review and approval is obtained, building permits must be procured from the Village before the proposed work begins.

Review and Approval Process for Contributing Structures and Landmarks					
	Public Hearing	**Plan Commission**	**Committee of Trustees**	**Board of Trustees**	**Administrative Review**
Major Change (All)	X	X	X	X	
Minor Change (Landmarks)		X	X	X	
Minor Change (Contributing Structures)					X
Routine Maintenance					X
COA for Demolition	X	X	X	X	

Review and Approval Process for Non-Contributing Structures and New Construction					
	Public Hearing	**Plan Commission**	**Committee of Trustees**	**Board of Trustees**	**Administrative Review**
Major Change (All)					X
Minor Change (All)					X
Routine Maintenance					X
COA for Demolition (All)					Not Required
New Construction (Freestanding Residential)					X

Contributing Structures: Any building that reinforces the historic, cultural or architectural significance of the Historic District, and retains a significant portion of its architectural or design integrity. Contributing Structures in the Old Orland Historic District are identified in Map 1 of the Land Development Code Section 6-209.

Landmarks: Any building listed on the Local Register of Significant Places in Section 5-110 of the Land Development Code that reinforces the historic, cultural or architectural significance of Orland Park, and retains a significant portion of its architectural or design integrity.

Non-Contributing Structure: Any building that does not reinforce the historic, cultural or architectural significance of the Historic District.

New Construction: The construction of a freestanding structure on any developable lot, including new construction that involves additions to existing buildings.

Major Change: Substantial change to the exterior appearance of a structure, or any change to the impervious coverage on the site, including but not limited to:

- New construction or additions, including new decks, porches, driveways etc.
- Demolition of any contributing structure or any part of a contributing structure
- Relocation of buildings
- Significant alteration/ removal of historical or architectural features

All changes considered "Major" by the Development Services Department shall require a Public Notice prior to the Plan Commission meeting, as defined in the tables.

Minor Change: Changes that do not have a substantial impact on the exterior appearance of the structure or site, including alteration, addition or removal of exterior architectural elements such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuck-pointing etc.

Routine Maintenance: Includes repair or replacement of exterior elements where there is no change in the design, materials, or appearance of the structure or property such as gutters and downspouts, drive-ways etc. Landscape changes for gardens, planting beds, new trees, outdoor lighting for single family homes etc. will be considered as routine maintenance.

Determination of Type of Change: Any proposed changes to existing buildings and sites in the Old Orland Historic District will be considered a Major Change, a Minor Change or Routine Maintenance per the determination of the Development Services Department on a case by case basis, applying the above definitions.

V I L L A G E O F O R L A N D P A R K

Village of Orland Park, Development Services Department

PC: Plan Commission Meeting

C/B: Committee/Board of Trustees

OL: Open Lands Fund Commission

H: Holiday

CR: Community Relations Committee

Deadline for Public Hearing Notice to be issued by the Planning Division for the Plan Commission meeting is 21 days prior to meeting.

February 2015						
S	M	T	W	T	F	S
1	2 C/B	3	4	5	6	7
8	9	10 PC CR	11	12	13	14
15	16 C/B	17	18	19	20	21
22	23	24 PC	25	26	27	28

March 2015						
S	M	T	W	T	F	S
1	2 C/B	3	4	5	6	7
8	9	10 PC	11	12 OL	13	14
15	16 C/B	17	18	19	20	21
22	23	24 PC	25	26	27	28
29	30	31				

April 2015						
S	M	T	W	T	F	S
			1	2	3	4
5	6 C/B	7	8	9	10	11
12	13	14 PC	15	16	17	18
19	20 C/B	21	22	23	24	25
26	27	28 PC	29	30		

May 2015						
S	M	T	W	T	F	S
					1	2
3	4 C/B	5	6	7	8 OL	9
10	11	12 PC	13	14	15	16
17	18 C/B	19	20	21	22	23
24	25 H	26 PC	27	28	29	30
31						

June 2015						
S	M	T	W	T	F	S
	1 C/B	2	3	4	5	6
7	8	9 PC CR	10	11	12	13
14	15 C/B	16	17	18	19	20
21	22	23 PC	24	25	26	27
28	29	30				

July 2015						
S	M	T	W	T	F	S
			1	2	3 H	4
5	6 C/B	7	8	9 OL	10	11
12	13	14 PC	15	16	17	18
19	20 C/B	21	22	23	24	25
26	27	28 PC	29	30	31	

August 2015						
S	M	T	W	T	F	S
						1
2	3 C/B	4	5	6	7	8
9	10	11 PC	12	13	14	15
16	17 C/B	18	19	20	21	22
23	24	25 PC	26	27	28	29
30	31					

September 2015						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7 H	8 C/B	9 PC	10 OL	11	12
13	14	15	16	17	18	19
20	21 C/B	22 PC	23	24	25	26
27	28	29	30			

October 2015						
S	M	T	W	T	F	S
				1	2	3
4	5 C/B	6	7	8	9	10
11	12	13 PC CR	14	15	16	17
18	19 C/B	20	21	22	23	24
25	26	27 PC	28	29	30	31

November 2015						
S	M	T	W	T	F	S
1	2 C/B	3	4	5	6	7
8	9	10 PC	11	12 OL	13	14
15	16 C/B	17	18	19	20	21
22	23	24 PC	25	26 H	27	28
29	30					

December 2015						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7 C/B	8 PC	9	10	11	12
13	14	15	16	17	18	19
20	21 C/B	22 PC	23	24 H	25 H	26
27	28	29	30	31 H		

January 2016						
S	M	T	W	T	F	S
					1 H	2
3	4 C/B	5	6	7	8	9
10	11	12 PC	13	14 OL	15	16
17	18 C/B	19	20	21	22	23
24	25	26 PC	27	28	29	30
31						

The Secretary of the Interior's Standards for Rehabilitation

The U.S. Secretary of the Interior's Standards for Historic Preservation Projects were initially developed for use in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the U.S. Secretary Standards for Rehabilitation are widely accepted as the basis for sound preservation practices. The Standards allow buildings to be changed to meet contemporary needs, while ensuring that those features that make buildings historically and architecturally distinctive are preserved.

The Standards ***Guidelines for Rehabilitating Historic Buildings*,** Guidelines on Sustainability for Rehabilitating Historic Buildings, and other treatment standards and guidelines are available online at http://www.nps.gov/tps/standards.htm

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 alteration 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, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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.

Preservation Briefs

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These publications, provided by the National Park Service, help building owners, residents, professionals, and organizations recognize and resolve common problems prior to work. A variety of recommended methods and approaches for ensuring rehabilitation is consistent with a building's historic character are featured. The briefs listed below are available online at http://www.nps.gov/tps/how-to-preserve/briefs.htm

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

Preservation Tech Notes

Preservation Tech Notes provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. The following case studies and solutions are available online at http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

Doors

1. Historic **Garage and Carriage Doors**: Rehabilitation Solutions. Bonnie Halda, AIA. 1989.

Exterior Woodwork

1. Proper **Painting and Surface Preparation**. Sharon Park, AIA. 1986.
2. Paint Removal from **Wood Siding**. Alan O'Bright. 1986.
3. **Log Crown Repair** and Selective Replacement Using Epoxy and Fiberglass Reinforcing Bars. Harrison Goodall. 1989.
4. Protecting Woodwork Against Decay Using **Borate Preservatives**. Ron Sheetz and Charles Fisher. 1993.

Finishes

1. **Process-Painting Decals** as a Substitute for Hand-Stencilled Ceiling Medallions. Sharon Park, FAIA. 1990.

Historic Glass

1. Repair and Reproduction of **Prismatic Glass Transoms**. Chad Randl. 2002.
2. Repair and Rehabilitation of Historic **Sidewalk Vault Lights**. Cas Stachelberg and Chad Randl. 2003.

Historic Interior Spaces

1. Preserving Historic **Corridors in Open Office Plans**. Christina Henry. 1985.
2. Preserving Historic **Office Building Corridors**. Thomas Keohan. 1989.
3. Preserving Historic **Corridor Doors and Glazing** in High-Rise Buildings. Chad Randl. 2001.

Masonry

1. **Substitute Materials**: Replacing Deteriorated Serpentine Stone with Pre-Cast Concrete. Robert M. Powers. 1988.
2. Stabilization and Repair of a Historic **Terra Cotta Cornice**. Jeffrey Levine and Donna Harris. 1991.
3. Water Soak **Cleaning of Limestone**. Robert M. Powers. 1992.
4. Non-destructive **Evaluation Techniques** for Masonry Construction. Marilyn E. Kaplan, Marie Ennis and Edmund P. Meade. 1997.

Mechanical Systems

1. Replicating Historic **Elevator Enclosures**. Marilyn Kaplan, AIA. 1989.

Metals

1. Conserving **Outdoor Bronze Sculpture**. Dennis Montagna. 1989.
2. Restoring **Metal Roof Cornices**. Richard Pieper. 1990.
3. In-kind Replacement of Historic **Stamped-Metal Exterior Siding**. Rebecca A. Shiffer. 1991.
4. Rehabilitating a Historic **Iron Bridge**. Joseph P. Saldibar, III. 1997.
5. Rehabilitating a Historic **Truss Bridge** Using a Fiber-Reinforced Plastic Deck. Chad Randl. 2003.
6. Repair and Reproduction of **Metal Canopies and Marquees** with Glass Pendants. Lauren Van Damme and Charles E. Fisher. 2006.

Museum Collections

1. **Museum Collection Storage** in a Historic Building Using a Prefabricated Structure. Don Cumberland, Jr. 1985.
2. Reducing Visible and **Ultraviolet Light Damage** to Interior Wood Finishes. Ron Sheetz and Charles Fisher. 1990.

Site

1. **Restoring Vine Coverage** to Historic Buildings. Karen Day. 1991.

Temporary Protection

1. Temporary Protection of Historic **Stairways**. Charles Fisher. 1985.
2. Specifying Temporary Protection of Historic **Interiors During Construction** and Repair. Dale H. Frens. 1993.
3. Protecting A **Historic Structure** during Adjacent Construction. Chad Randl. 2001.

Windows

1. Planning Approaches to **Window Preservation**. Charles Fisher. 1984.
2. Installing Insulating Glass in Existing **Steel Windows**. Charles Fisher. 1984.
3. Exterior Storm Windows: **Casement Design Wooden Storm Sash**. Wayne Trissler and Charles Fisher. 1984.
4. Replacement **Wooden Frames and Sash**. William Feist. 1984.
5. Interior **Metal Storm Windows**. Laura Muckenfuss and Charles Fisher. 1984.
6. Replacement Wooden Sash and Frames With **Insulating Glass and Integral Muntins**. Charles Parrott. 1984.
7. **Window Awnings**. Laura Muckenfuss and Charles Fisher. 1984.
8. **Thermal Retrofit** of Historic Wooden Sash Using Interior Piggyback Storm Panels. Sharon Park, AIA. 1984.
9. Interior Storm Windows: **Magnetic Seal**. Charles Fisher. 1984.
10. **Temporary Window Vents** in Unoccupied Historic Buildings. Charles Fisher and Thomas Vitanza. 1985.
11. **Installing Insulating Glass** in Existing Wooden Sash Incorporating the Historic Glass. Charles Fisher. 1985.
12. Aluminum **Replacements for Steel Industrial Sash**. Charles E. Fisher. 1986.
13. Aluminum Replacement Windows with **Sealed Insulating Glass and Trapezoidal Muntin Grids**. Charles Parrott. 1985.
14. Reinforcing **Deteriorated Wooden Windows**. Paul Stumes, P.Eng 1986.
15. **Interior Storms** for Steel Casement Windows. Charles E. Fisher and Christina Henry. 1986.
16. Repairing and Upgrading **Multi-Light Wooden Mill Windows**. Christopher W. Closs. 1986.
17. Repair and Retrofitting **Industrial Steel Windows**. Robert M. Powers. 1989.
18. **Aluminum Replacement Windows** With True Divided Lights, Interior Piggyback Storm Panels, and Exposed Historic Wooden Frames. Charles Parrott. 1991
19. Repairing **Steel Casement Windows**. Chad Randl. 2002.
20. **Aluminum Replacement Windows for Steel Projecting Units** with True Divided Lights and Matching Profiles. Chad Randl. 2003.
21. **Replacement Wood Sash** Utilizing True Divided Lights and an Interior Piggyback Energy Panel. Charles E. Fisher. 2008.
22. Maintenance and Repair of Historic **Aluminum Windows**. Kaaren R. Staveteig. 2008.