

SECTION 6-209: OLD ORLAND HISTORIC DISTRICT (OOH DISTRICT)

Entire Section Amended by Ord. 4131, 4/17/06

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 forests nearby.



Panoramic View of Orland Park in 1938



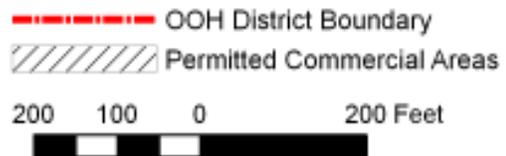
Historic images of the district from the 1900s

Map 1: OOH District Boundary Map showing Contributing Structures



Contributing Structures

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



*Buildings 9 and 16 are on the National Register of Historic Places.

**While not in the OOH District Boundary, Building 1 is considered a contributing structure and should be protected.

List of Contributing Structures with Photos

1. *Orland Park School, 9960 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.
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.
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.
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.
5. *Orland Park Library, 9917 W. 143rd Street* - This commercial building with typical Tudor-styling was built in 1937 and once served as Orland Park's first public library.
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.
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 1880s to mid 1890s. The front is particularly well preserved.
8. *Loebe House, 9952 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 up the flat wall surfaces.
9. *Twin Towers Sanctuary, 9967 144th Street* - Designed by Chicago architect William Arthur Bennett 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.
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.
11. *Commercial Emporium, 14320-24 Beacon Avenue* - This is an unusual combination of Commercial Italianate and a National style building.
12. *Former Residence, 14330 Beacon Avenue* - This well preserved frame building was likely constructed in the late 1880's or early 1890s. The wealth of Queen Anne decorations have survived since the house was built.
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.
14. *Residence, 14339 Beacon Avenue* - This single-story residence in the National style was built in 1890. Many of the original features of the building have been restored.
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.
16. *John Humphrey House, 9830 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.

More detailed information about these buildings is available from the Village.



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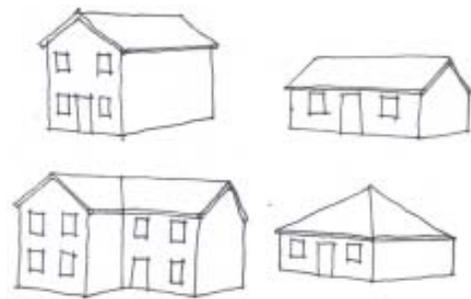
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Historic Architectural Styles in the District

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 144th Place (shown at upper left)



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 facade 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 (shown at left), 9953 143rd Street, 14329 Beacon Avenue, 14420 First Avenue and 9856 144th Place

Gabled L: 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. This form is also commonly known as Gable-Front-and-Wing. *Example: 9833 144th Place (shown at right)*



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 143rd Street at West Avenue and 9853 144th Place (shown at right)*



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 (shown at right)*



Upright-and-Wing: This house form is similar to the Gabled Ell. 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 144th Street and 9976 144th Street (shown at right)*





Craftsman (1905-1930) : Craftsman was the dominant style for smaller houses built across the country during the period between 1905 through the mid- 1920s. By the end of the 1920s, 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 gable; porches, full or partial width, with roof supported by tapered square columns, often of brick or stone material; dormers often have exposed rafter ends and knee braces; usually shed or gable roof; windows designed with a horizontal emphasis. *Examples: 14407 Beacon Avenue (shown at upper left) and 9955 144th Street*



Commercial Vernacular (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 front 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 the storefronts, and decorative cornices. *Examples: 14300 Beacon Avenue, 14320 Beacon Avenue, 14306 Union Avenue (shown at middle left) 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 (shown at bottom left on page VI-209-7) and 9875 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 spindlework 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 (shown at top right), 14330 Beacon Avenue (middle right), 14339 Beacon Avenue and 9852 144th Place*

Georgian Revival (1880-1955): The Georgian Revival 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 accentuated front door, normally with decorative pediment supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows 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.

Examples: 9960 143rd Street (shown at right)





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 1860s, but resurgence during the 1870s occurred in applying the style to public and religious buildings. Common characteristics include steeply pitched roof, usually with steep cross gables; roofs often topped with pinnacles; gables commonly have decorated vergeboards; wall surface extends into gable without break; windows commonly extend into gable, frequently having pointed-arch shape (Gothic arch); doors often have pointed-arch and/or heavy hood ornament.

Example: 9999 143rd Street (shown at upper left)



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. Often this style included a cupola. Common characteristics include 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 are common with large-pane glazing in the door itself. *Examples: 9925 143rd Street (shown at left) 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, usually hipped eaves 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 143rd Street (shown at bottom left)

Queen Anne (1880-1910): This very popular style of the 1880s and 1890s 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 144th Street (shown at top right) and 9967 144th Street (shown at middle right)*



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 143rd Street (shown at bottom right)*



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. 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.

1. Accessory Uses	See Section 6-302
2. Residential Uses	
Single-Family detached dwellings	Permitted Use
Overnight accommodations up to 6 rental units, 30 day occupancy	Permitted Use
Residential units above retail or commercial establishments	Permitted Use
Small residential care homes up to 6 residents	Permitted Use
3. Commercial Uses	
<i>(The maximum permitted square footage of commercial uses in Old Orland is 5,000 square feet.)</i>	
Clinics and medical or dental offices	Permitted Use
Commercial retail establishments	Permitted Use
Day care homes	Permitted Use
Financial institutions	Permitted Use
Food concession	Permitted Use
Offices	Permitted Use
Personal service establishments	Permitted Use
Restaurants and outdoor seating for restaurants*	Permitted Use
*When located within 300 feet of a residential use	Special Use
4. Civic and Institutional Uses	
Community Centers, Clubs and Lodges	Special Use
Government Uses, including office, recreational uses, public parks and playgrounds	Permitted Use
Museums, civic and cultural centers	Special Use
Places of worship	Special Use
Public School	Special Use
5. Transportation and Utilities	
Public transportation facilities such as bus shelters	Special Use
Utility substations	Special Use

C. Bulk Requirements

The following requirements apply to all property 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:
 - i. 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.
 - ii. Side: Five (5) foot minimum and fifteen (15) foot maximum.
 - iii. Corner Side: Ten (10) feet minimum and no maximum.
 - iv. Rear: Thirty (30) foot minimum and no maximum.
 - b. Nonresidential and Mixed Use:
 - i. Front: No minimum and five (5) feet maximum.
 - ii. Side: No minimum and five (5) feet maximum.
 - iii. Corner Side: Ten (10) feet minimum and no maximum.
 - iv. 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 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.

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 etcetera. 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 3-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.

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.

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.

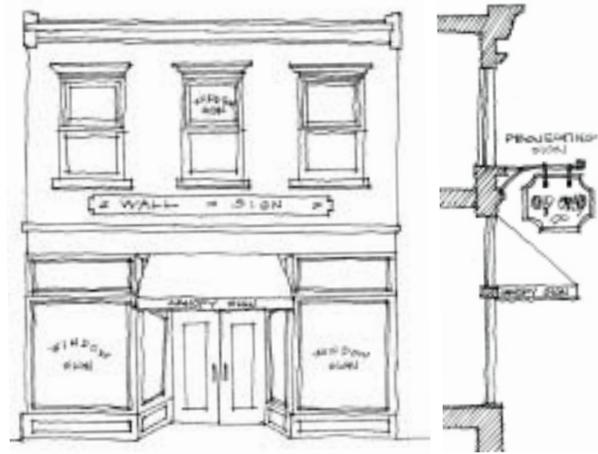
1. Flat Wall Signs: Only one (1) sign shall be permitted per lot frontage on a public right-of-way. The maximum sign area shall be 7.5% of the area of the first two (2) stories of building elevation on which it is placed, or for a multi-tenant retail commercial building, each tenant may have a sign area 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 (20) percent of the total canopy or awning area, subject to the other wall sign limitations, and be limited to placement above windows and doors.

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 (15) percent of the window area and lettering shall be painted. Sign area shall be calculated by drawing a box around each word.

5. Freestanding Signs: Permanent freestanding signs shall only be permitted on lots with 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) square feet. Message boards are not permitted.



Wall and Window Sign



Projecting Sign



Freestanding Sign

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 Facade 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 Facade 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 Facade 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.

Compatible Use with minimal alteration: 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.

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 alteration of features and spaces that characterize a property and contribute to the character of the Historic District should be avoided.

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.

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.

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.

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 of architectural elements on other buildings or structures.

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

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

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.

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.

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.

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 etcetera 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.

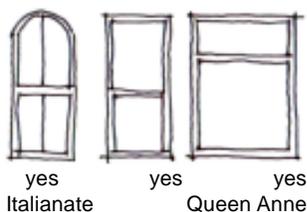
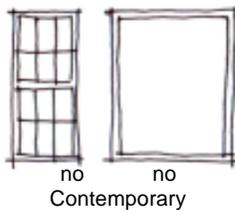
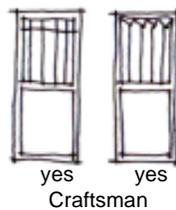
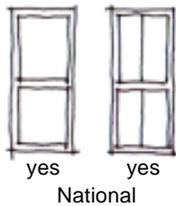
3. Specific Design Standards

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 houses.



Replacement Windows

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

New Windows

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

Storm windows and/or screens

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

Shutters

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

Sashes

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

Not Permitted

1. Dividing each sash into more than six lights.
2. Synthetic trim to cover existing trim and synthetic siding which conceals the original wood window frame.
3. Glass block windows.
4. Horizontally proportioned windows.
5. Snap-in-muntins and applied muntins.
6. High-gloss metal finishes.
7. Unique contemporary shapes or casements.
8. 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

1. Use wood doors, specifically on the front facades.
2. Metal doors can be used for secondary facades if they are painted to match wood doors.
3. Retain transoms and lights.

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

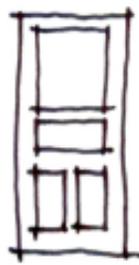
1. Metal doors with embossed paneling.
2. Doors with large oval glass light.
3. Six panel Colonial style doors and contemporary flush doors.
4. High-gloss metal storm doors and storm doors with a flush lower panel.
5. Sidelights are generally not typical on residential buildings.



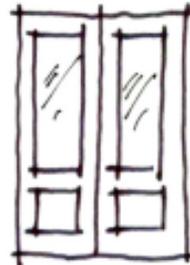
yes



yes



yes



yes



yes



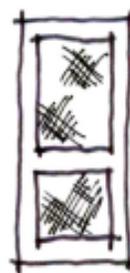
no



no



no



no



no

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

1. New porches and overhangs are encouraged for all additions and new buildings.
2. Wood components and wood siding are appropriate and should be painted.
3. 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.
4. Front door overhangs with wall braces are appropriate.

Not Permitted

1. Enclosing an existing porch detracts from the character of the main facades. Original porches have to remain open and should not be enclosed.
2. Removing or concealing distinctive porch features when installing screens or windows.
3. Recladding porches with synthetic siding.
4. Eliminating significant detailing on porches.
5. 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.

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 in the original buildings.

Most buildings in the district have simple brick chimneys.

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

Roofs, Skylights, Chimneys and Gutters

1. New or replacement roofs of wood or asphalt shingles are appropriate.
2. Wood shingles should be machine cut. Asphalt shingles should be simple, flat and smooth, and in an appropriate color.
3. Painted metal roofs in terne coated steel is allowed.
4. Skylights are not permitted on contributing structures as they are historically inappropriate. Skylights are acceptable on non-contributing structures provided that these are flush with the roof surface and on the rear or side facades. For new construction or additions, skylights can protrude provided that these have the appropriate scale; however, skylights with convex or bubble shapes, or other unusual contemporary shapes should be avoided.
5. 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.
6. Gutters were typically half round in profile. Gutters should be of a compatible profile; compatible material includes painted metal.

Not Permitted

1. 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.
2. Existing brick chimneys should not be clad with 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

1. Narrow wood clapboard siding with 4" exposure is appropriate for the district.
2. 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

1. 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.
2. 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

1. Synthetic sidings on contributing structures as they are not historically appropriate. For non-contributing structures, synthetic siding such as aluminum or vinyl are discouraged.
2. Repointing with mortar matched to the brick rather than to the original mortar.
3. Applying mortar beyond the joints onto the face of the brick or stone itself.
4. Stucco facades.
5. Concealing decorative trim with synthetic siding and trim.
6. Removing original decorative trim elements or replacing them with profiles with another style.
7. Detailing with trim inappropriate to the historic style of the building.
8. Sandblasting or abrasive treatments.
9. Stone facing materials and concrete blocks.

g. Storefronts

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.

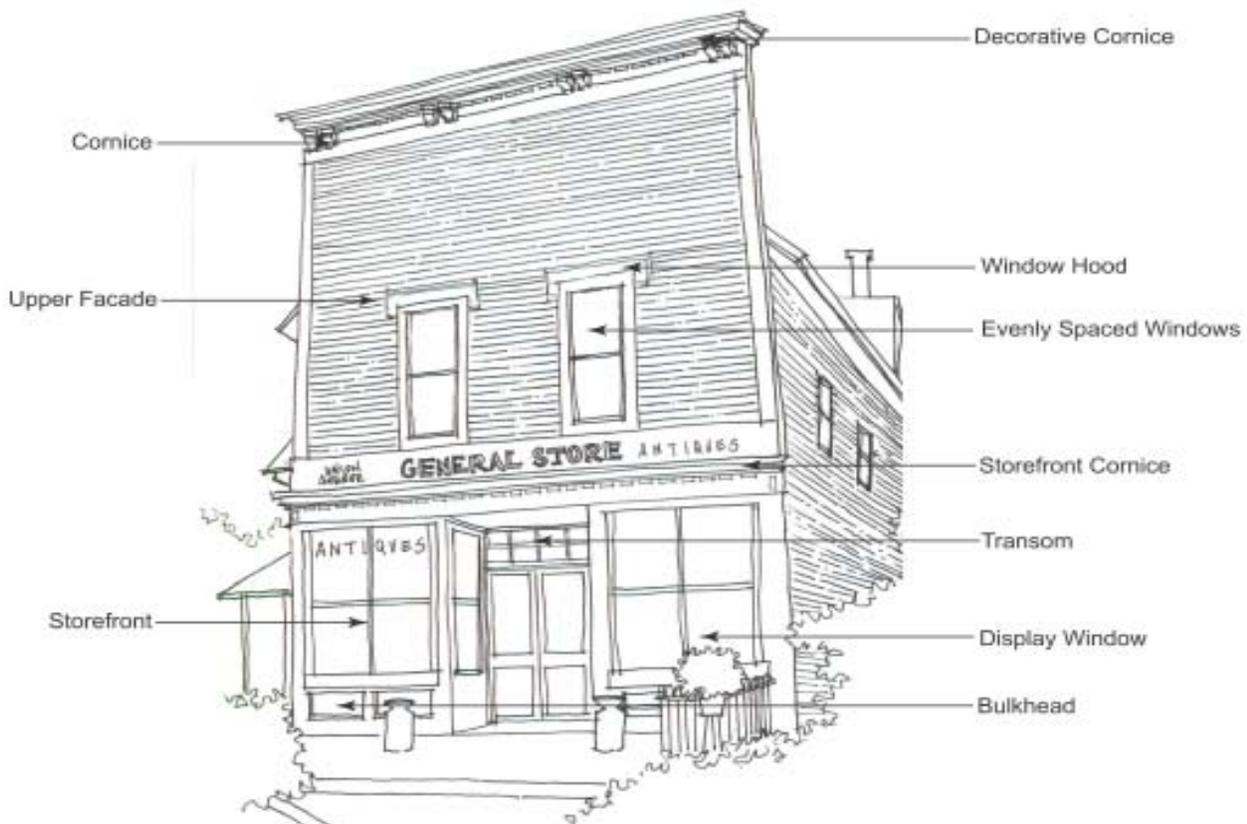
Predominant Style

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 facade, which is a front wall that extends above the roof and/or beyond the sides of the building to create a more imposing facade. 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.

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.



Storefronts (*contd.*)

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

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:

1. For a storefront that is original or typical of the time period, it should be retained and restored if needed.
2. 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.

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:

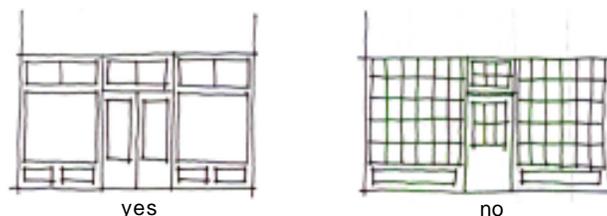
The original windows should be retained without modifying openings. All work on these buildings should refer to the design guidelines in this section.

Storefront windows and entrances:

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

Not Permitted:

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



Good Examples of Storefront Designs in Old Orland



14330 Beacon Avenue



14316 Beacon Avenue



14314 Union Avenue



9911-9919 Union Avenue



14319 Beacon Avenue



14320 Beacon Avenue

G. Review Process for Certificates of Appropriateness

The table below outlines the Certificate of Appropriateness review and approval process for the three categories of buildings in the OOH District, and is 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

BUILDING TYPE	TYPE OF CHANGE	C OF A REVIEW PROCESS	C OF A FOR DEMOLITION REVIEW PROCESS
CONTRIBUTING STRUCTURES	MAJOR CHANGE	REQUIRES HPRC & VILLAGE BOARD APPROVAL	REQUIRED
	MINOR CHANGE	REQUIRES HPRC & VILLAGE BOARD APPROVAL	
	ROUTINE MAINTENANCE	REQUIRES ONLY ADMINISTRATIVE APPROVAL <i>(Refer to Step 8 in Table 6-209.H.1)</i>	
NON-CONTRIBUTING STRUCTURES	MAJOR CHANGE	REQUIRES HPRC & VILLAGE BOARD APPROVAL	NOT REQUIRED
	MINOR CHANGE OR ROUTINE MAINTENANCE	REQUIRES ONLY ADMINISTRATIVE APPROVAL <i>(Refer to Step 8 in Table 6-209.H.1)</i>	
NEW CONSTRUCTION		REQUIRES HPRC & VILLAGE BOARD APPROVAL	NOT APPLICABLE

Contributing Structure: 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.

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 structure or any part of a structure
- Relocation of buildings
- Significant alteration/removal of historical or architectural features

All changes considered "Major" by the Director of Planning shall require a Public Notice prior to the Historic Preservation Review 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 the alteration, addition, or removal of exterior architectural elements, such as doors, windows, fences, skylights, siding, exterior stairs, roofs, tuckpointing 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, driveways 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 Director of Planning on a case by case basis, applying the above definitions.

H. Certificate of Appropriateness

Purpose

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. A second process covers Certificates of Appropriateness for Demolitions (refer to and can be found on the next page).

Table 6-209.H.1: Certificate of Appropriateness Review Process

Steps	Process
1	Pre Application Meeting with Staff to help petitioners understand applicable Codes and Design Guidelines for the Old Orland Historic District.
2	Submit complete application for a Certificate of Appropriateness The application includes forms for building permits and demolition permits.
3	Review by Staff and the Village’s Historic Preservation Consultant Any site work that impacts the impervious coverage of the site will require Engineering Review.
4	Public Notification All changes considered “Major” by the Director of Planning shall require a Public Notice prior to the Historic Preservation Review Commission meeting. Notices shall be sent by the applicant via certified mail to all adjacent property owners, including owners of properties across the street, at least fifteen (15) days prior to review of the Certificate of Appropriateness by the Historic Preservation Review Commission.
5	Historic Preservation Review Commission The Historic Preservation Review Commission meets once a month (see schedule in the Application form) to review proposals for compliance with the Design Standards for the Old Orland Historic District. A completed application will be heard by the Commission at one of the next two (2) regularly scheduled meetings. The Commission will recommend to the Village Board approval, approval with conditions, or denial of the proposal.
6	Board of Trustees Upon receipt of the recommendation of the Historic Preservation Review Commission, the Board of Trustees, at one of its next two (2) regularly scheduled meetings, shall consider the recommendations of the Commission and approve, approve with conditions, or deny the Certificate of Appropriateness.
7	Building Permit For projects that have received Board approval or approval with conditions, Building Permits can be issued provided conditions of approval are met.
8	Administrative Approvals Petitioners proposing projects that qualify for an Administrative Review (minor projects and / or routine maintenance items only) must follow steps 1 through 3 above. If the project meets applicable requirements of the Land Development Code and the Design Standards noted herein, following the approval of the Director of Planning, the petitioner may proceed to obtain permits for the proposed work from the Village.

I. 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 structure within the Old Orland Historic District.

- a. **For Contributing Structures only**, a Certificate of Appropriateness for Demolitions (process outlined in Table 3 of this section) must be granted prior to the issuance of the Demolition Permit.
- b. **For Non-Contributing Structures**, a Certificate of Appropriateness for Demolitions is not required, and petitioners may apply directly to the Building Division for a demolition permit.
- c. **Exceptions:** The petitioner may procure a Demolition Permit directly from the Village, and not be required to follow the procedure outlined below, for the following conditions:
 - i. The building is an immediate danger to the health, safety or welfare of the occupants or that of the general public, and/or
 - ii. The building is structurally unstable and cannot be safely occupied.

Both conditions must be confirmed by staff 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 Planning Department with the completed Certificate of Appropriateness application:
 - i. That the building or structure is not structurally sound;
 - ii. That the property in question cannot yield a reasonable return if the building or structure were retained; and
 - iii. 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.
- b. The petitioner is responsible for submitting adequate documentation for each of the responses, as determined by the Director of Planning.

J. Certificate of Appropriateness for Demolitions

Table 6-209.J.1: Certificate of Appropriateness for Demolition Review Process

Steps	Process
1	Pre Application Meeting with Staff to help petitioners understand applicable Codes
2	Submit complete application for a Certificate of Appropriateness and Response to Demolition Standards. The application includes forms for building permits and demolition permits. The petitioner must submit photographic documentation of the interior and the exterior of the building with the application.
3	Review by Staff and the Village’s Historic Preservation Consultant
4	Public Notification Demolition shall require a Public Notice prior to the Historic Preservation Review Commission meeting. Notices shall be sent by the applicant via certified mail to all adjacent property owners, including owners of properties across the street, at least fifteen (15) days prior to review of the Certificate of Appropriateness by the Historic Preservation Review Commission.
5	Historic Preservation Review Commission A completed application will be heard by the Historic Preservation Review Commission at one of the next two (2) regularly scheduled meetings. The Commission will recommend to the Village Board approval, approval with conditions, or denial of the proposal. If a recommendation for denial is made, the application shall be on hold for a period not to exceed ninety (90) days from the date the Historic Preservation Review Commission recommendation was made. Within the ninety (90) days, the Village will explore alternatives to demolition. If an alternative is not found, the Commission shall recommend that the Village Board issue a Certificate of Appropriateness for Demolition of the structure in question.
6	Board of Trustees Upon receipt of the recommendation of the Historic Preservation Review Commission, the Board of Trustees, at one of its next two (2) regularly scheduled meetings, shall consider the recommendations of the Commission and approve, approve with conditions, or deny the Certificate of Appropriateness for Demolition.
7	Demolition Permit For demolitions that have received Board approval or approval with conditions of a Certificate of Appropriateness for Demolition, Demolition Permits can be issued provided conditions of approval are met.
8	Site Work After obtaining a Demolition Permit, following demolition of the structure, the owner shall: <ul style="list-style-type: none"> • Remove all traces of previous construction, including foundation • Grade, level, sod, and seed the lot to prevent erosion and improve drainage • Repair (at the owner’s expense) any damage to public rights-of-way that may have occurred during the demolition process; and • Meet other conditions necessary to minimize the adverse impact of the demolition.