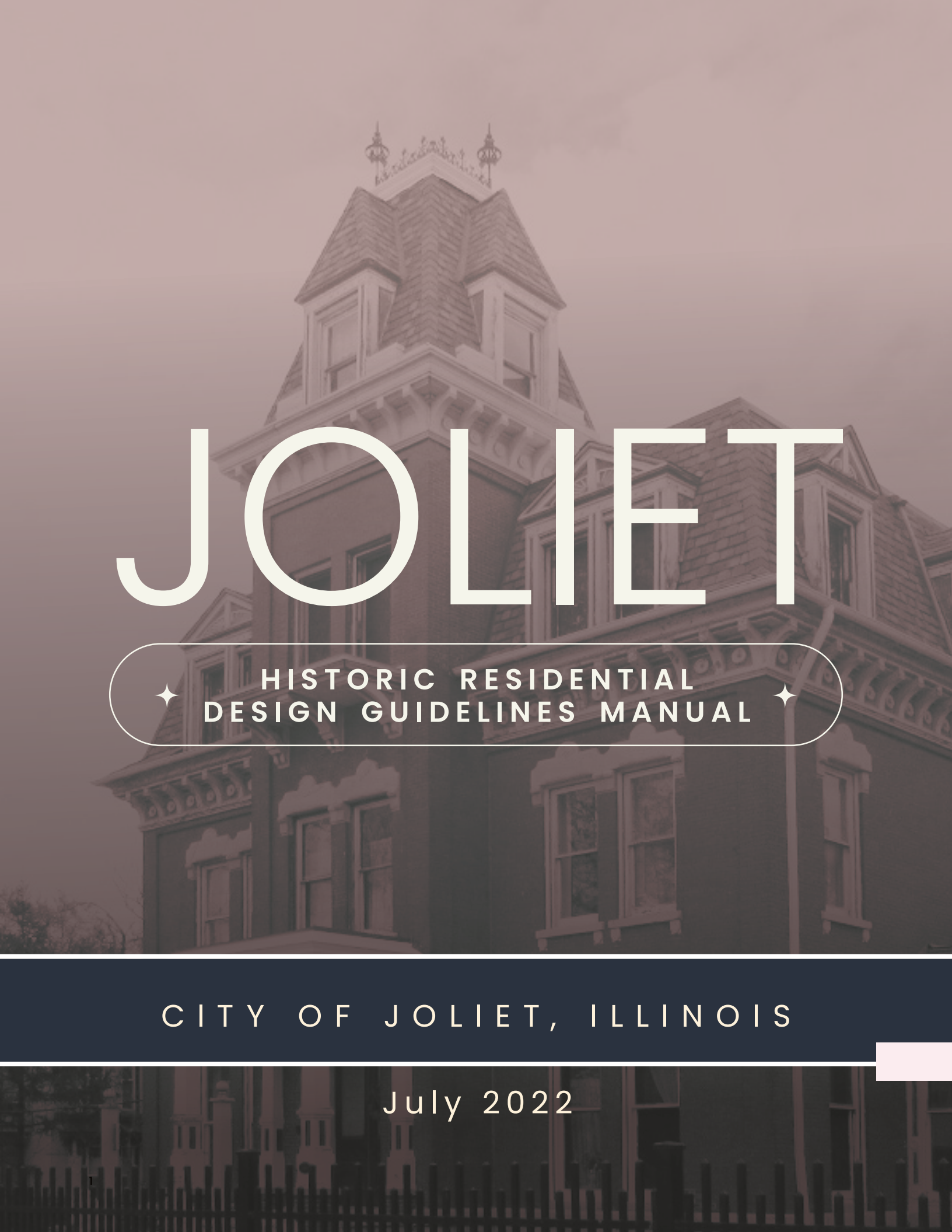


JOLIET

HISTORIC RESIDENTIAL DESIGN GUIDELINES MANUAL

CITY OF JOLIET, ILLINOIS

July 2022

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SECTION 1

INTRODUCTION





16 S. Eastern Avenue, c. 1889, Fisher House in the Queen Anne style, East Side National Register Historic District

Overview

The City of Joliet is distinguished by its rich history, historic architecture, and strong neighborhoods - a heritage linked to the stone and steel industries that powered Joliet's economy for over a century. Joliet's historic architecture, much of it built with the same stone and steel, reflects the city's rich history and contributes significantly to its character and identity. Preserving this architecture also provides many other benefits, including stabilizing and increasing property values, and promoting economic vitality and sustainability through historic property rehabilitation and reuse. It also enhances Joliet's authenticity, sense of place, and quality of life.

The ***Historic Residential Design Guidelines Manual*** serves as an important resource for the City of Joliet Historic Preservation Commission, Commission staff, the Joliet City Council, and most importantly, Joliet's residents and owners of historic properties. When consulted early in the process, the Historic Design Guidelines Manual will help to:

- Educate and advise owners of historic properties, residents, contractors, architects and design professionals, realtors, and other local stakeholders regarding Joliet's history and historic architecture, existing designated Landmarks, and Historic Districts, as well as appropriate maintenance, preservation, and rehabilitation procedures.
- Provide predictability and clarify the Certificate of Appropriateness review process for designated historic properties by the Historic Preservation Commission and City of Joliet staff.
- Encourage the compatible design of residential additions and new construction within Joliet's historic neighborhoods without compromising historic character.
- Provide a clear understanding of appropriate maintenance, preservation, and rehabilitation practices and procedures through the use of illustrations and photographs.

USING THE HISTORIC DESIGN GUIDELINES MANUAL

The ***Joliet Historic Design Guidelines Manual*** provides guidance for conducting general maintenance, preservation, and rehabilitation as well as the maintenance and preservation of landscaping and site features within Joliet's historic residential neighborhoods. The Manual also provides guidance and design direction for residential additions and new construction and outlines best practices and commonly accepted preservation and rehabilitation procedures for these types of projects, providing examples of appropriate and inappropriate actions. Appropriate actions and methods are ones that meet the standards and guidelines described within the ***Joliet Historic Residential Design Guidelines Manual***. Property owners, contractors, and design professionals should consider other ways to meet both the design guidelines and project needs where inappropriate actions affect the integrity and appearance of historic properties.

The ***U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (revised in 2017)*** — in particular, the Standards for Rehabilitation — serve as a base set of design standards for the ***Joliet Historic Residential Design Guidelines Manual***. The Standards for Rehabilitation acknowledges the need to alter or add to historic properties to accommodate changing uses while maintaining their integrity and historic character. The Illinois Historic Preservation Office (Illinois SHPO) and the National Park Service also use the Standards for Rehabilitation for the review of projects applying for historic preservation tax incentive programs. See Appendix A for a more complete description of the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. Review Appendix C for an overview of available preservation tax incentive programs.

The ***Joliet Historic Residential Design Guidelines Manual*** works in tandem with the Joliet Historic Preservation Ordinance as an educational tool for owners of historic properties, Joliet residents, the Joliet Historic Preservation Commission, and City of Joliet staff and elected officials. However, the Historic Preservation Ordinance shall take precedence in all matters. Consult Section 8-602: Definitions of the Joliet Historic Preservation Ordinance and the definitions at the end of Section 1 when interpreting words, terms, or phrases in the Manual.

The ***Joliet Historic Residential Design Guidelines Manual*** provides advice and is not a substitution for consulting with qualified contractors, architects, design professionals, and City of Joliet staff and the Historic Preservation Commission when planning rehabilitation work involving Joliet Local Landmarks and properties located within Local Historic Districts.

The U.S. Secretary of the Interior's Standards for Rehabilitation

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 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.

APPLICABILITY AND THE DESIGN REVIEW PROCESS

The main purpose of the Joliet Residential Historic Design Guidelines Manual is to help owners of designated historic properties perform work that is clearly appropriate and consistent with the purpose of the Joliet Historic Preservation Ordinance. Designated historic properties are those properties that are:

- Individually designated Joliet Local Landmarks.
- Located as a contributing and non-contributing property within a Joliet Local Historic District.
- Located within a Joliet Thematic Local Historic District.

Almost all work performed on a building's exterior, as well as new construction or demolition, requires the review and approval of the Historic Preservation Commission. The City of Joliet requires the submittal of a Certificate of Appropriateness (COA) application to the Commission, which describes the work a property owner or applicant will perform. A Certificate of Appropriateness is a certificate issued by the Commission authorizing the performance of the proposed work on designated historic properties. Any applicant may request a meeting with the Commission before applying and may consult with the Commission and/or City staff during the review of the application. In addition to obtaining a COA, all property owners must meet all applicable zoning and building code requirements. Receiving a COA does not guarantee a property owner's approval of other required building permits.

Certificate of Appropriateness Review Process

1. Obtain an application from the HPC's webpage or by contacting City staff.
2. Submit an application to City staff.
3. Staff conduct a completeness review of the application.
4. Staff determine if the application is eligible for **administrative approval** or if it requires **Historic Preservation Commission approval.**

A

Certificate of Appropriateness applications subject to administrative approval: This is for proposed alterations or construction for routine requests that are clearly appropriate and consistent with the purpose of the regulatory authority of the Historic Preservation Ordinance and adopted design guidelines and do not require review by the Historic Preservation Commission. Examples of work subject to administrative approval include work on the rear of the home that is not visible from the street, replacement of an asphalt roof, and like-for-like replacement of wood siding or features. Staff reviews and approves applications, although staff may request modifications. The City of Joliet will not require a public hearing.

B **Certificate of Appropriateness subject to Commission approval:** This is for proposed alterations or new construction that City staff does not find to be clearly appropriate and in accordance with the purpose of the regulatory authority of the Historic Preservation Ordinance. The City of Joliet will require a public hearing at a regular meeting of the Historic Preservation Commission. In this instance, the following process occurs:

1. Submit COA applications at least fifteen (15) business days prior to the next regularly scheduled meeting. This deadline is to ensure that the filing meets the public notice requirements. The City of Joliet Historic Preservation Commission's webpage lists the meeting schedule and all filing deadlines.
2. City staff will notify owners of record that live within 600 feet of the applicant's location via a letter concerning the proposed alteration or construction work. City staff will publish a notice of the hearing in a newspaper of general circulation.
3. Applicant attends Historic Preservation Commission meeting for the public hearing on the application. The applicant, as well as the architect and contractors, and all property owners may speak and participate at the public hearing. The Commission shall accept written comments as well as comments made during the public hearing from all other interested parties. City staff will maintain a record of the public hearing proceedings.
4. The Commission shall render a decision to issue, deny, or modify the requested COA based on the criteria set forth in the Historic Preservation Ordinance within thirty (30) days after the public hearing, although this typically happens at the conclusion of the hearing. The Commission's decision shall be in writing or recorded in the minutes of the Commission meeting.
5. Should there be a denial, the application shall not be resubmitted within the next twelve (12) months except upon the written request of an applicant indicating the incorporation of changes in plans and specifications as the Commission may recommend. An applicant may appeal a denial of a COA application or an unacceptable conditional or modified COA to the City Council according to the appeal process set forth in the Historic Preservation Ordinance.

The Commission's webpage provides additional information on the Certificate of Appropriateness review process, including what requires review and approval by the Commission.

JOLIET HISTORIC PRESERVATION COMMISSION

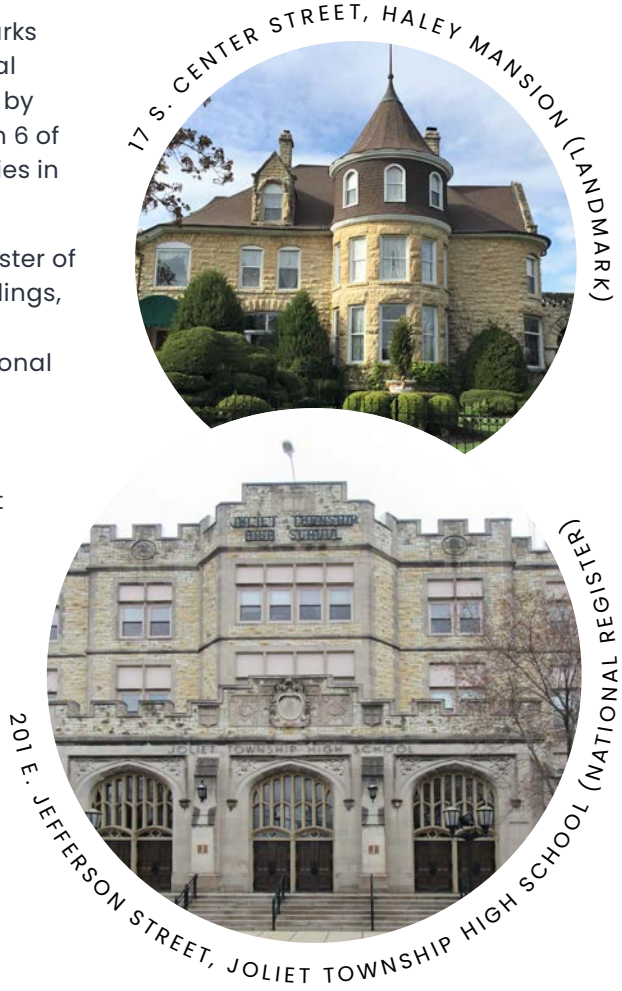
The Joliet Historic Preservation Commission (HPC) is an advisory body to the City of Joliet, established under the Historic Preservation Ordinance of 1990 with subsequent amendments. The role of the HPC is to nominate Local Landmarks and Local Historic Districts, review applications for Certificates of Appropriateness, provide community education regarding historic preservation activities, and assist owners of historic properties with technical advice about rehabilitation and funding sources.

The Joliet Historic Preservation Commission consists of 12 members appointed by the mayor. Commission members, who serve two-year terms, must demonstrate expertise in areas such as history, architecture, construction, planning, law, and historic preservation, among others. Nine of the 12 members are voting members and must reside in Joliet. The three non-voting members may reside outside of Joliet. The Joliet Department of Community Development provides the staff liaison to the Commission.

LOCALLY DESIGNATED HISTORIC PROPERTIES VERSUS THE NATIONAL REGISTER OF HISTORIC PLACES

In Joliet, properties may have one or more different designations. Only properties designated as Local Landmarks or located within Local Historic Districts are subject to design review by the Historic Preservation Commission.

- **Local Landmarks and Historic Districts:** Local Landmarks and Historic Districts are properties and areas of special architectural and/or historical significance designated by local City ordinance to be worthy of protection. Section 6 of this Manual lists all Local Landmarks as well as properties in the Local Historic Districts and Local Thematic Districts.
- **National Register of Historic Places:** The National Register of Historic Places (NRHP) is the nation's official list of buildings, structures, sites, districts, and objects of historical and architectural significance worthy of preservation. National Register designation is honorary and imposes no restrictions on the use, alteration, and disposition of property. There are currently three National Register Historic Districts (NRHD) in Joliet: Upper Bluff NRHD, East Side NRHD, Joliet Steel Works NRHD, and 10 buildings individually listed in the National Register. Section 6 of this Manual contains a full description of the three NRHD's and individually listed properties and their design characteristics.



CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

All Joliet Local Historic Districts and National Register Historic District include contributing and non-contributing properties. These classifications reference the property's ability to contribute to the overall historic and architectural character and significance of the district. They help to tell the story of the significance of the district. A majority of properties classified as contributing are necessary for the creation of a historic district. A contributing resource can include a building, site, structure, or object and must be at least 50 years old. Architectural integrity is also important when classifying a building as a contributing resource. A non-contributing resource is a building, site, structure, or object that lacks sufficient architectural integrity or is less than 50 years old. In special circumstances, a building, site, structure, or object of exceptional quality or architectural and historical significance that is less than 50 years old may contribute to the character of a district.

Additionally, both primary and secondary buildings on a lot may have individual contributing and non-contributing designations. For example, a house that is contributing to a historic district may have a garage that is non-contributing due to significant alterations or its age of construction. The Joliet Community Development Department maintains documentation of all historic resources within the City of Joliet and can provide information on the classification of your property upon request.

FINANCIAL INCENTIVES

There are several federal and state financial incentive programs available to owners of historic residential and commercial properties to encourage the preservation and reuse of historic buildings. Eligibility for most federal and state tax incentives requires that the property is listed in the National Register of Historic Places or is a certified local landmark or located within a local historic district. Projects in each of the programs must also meet the Secretary of the Interior's Standards for Rehabilitation. Contact City staff for further information on these incentives.

- The **Illinois Property Tax Assessment Freeze Program** provides a 25 percent freeze on the assessed market value for owner-occupied single-family houses that invest at least 25 percent of the assessed market value in the rehabilitation of the house.
- The **Federal Historic Preservation Tax Credit (Federal HPTC)** provides a 20 percent credit for the rehabilitation of income-producing historic properties. Eligibility is also subject to additional conditions and requirements.
- The **Illinois Historic Preservation Tax Credit (IL-HTC)** provides a 25 percent credit for the rehabilitation of income-producing historic properties. This program works in tandem with the Federal tax credit to make preservation projects on smaller buildings more feasible. Eligibility is also subject to additional conditions and requirements.



221 N. Broadway Street



501 W. Marion Street, Historic Landmark



613 Western Avenue, Historic Landmark



506 N. Prairie Avenue, Historic Landmark



960 Western Avenue, Historic Landmark

Benefits of Historic Preservation

- **Understanding Community Identity.** Historic buildings and places act as a symbol of a community's heritage, character, and sense of place. They tell the story of the community and connect the present to the past through the preservation and continuation of those stories.
- **Enhances Community Character.** Most people identify with prominent buildings or neighborhoods within their community as helping to define the city's character. The designation of Local Landmarks and Historic Districts, as well as appropriate renovations to older buildings, helps to maintain historic character.
- **Encourages High Quality Design.** Historic buildings often utilized quality materials and craftsmanship in their construction. When circumstances allow for new construction within a historic neighborhood, the stakes are higher to provide a building of quality design in order to maintain the character of the building and neighborhood.
- **Supports Neighborhood Revitalization.** Attractive, well-maintained historic neighborhoods will by their nature attract new residents wanting to live there and investors wanting to capitalize on the area's popularity. Often the rehabilitation of a long-vacant building can act as a catalyst for nearby projects. Property rehabilitation projects in a neighborhood can provide jobs for local residents and promote heritage tourism.
- **Promotes Sustainability.** Embodied energy includes all energy required to create a building, including the mining and processing of raw materials through manufacturing, transportation, and construction. Maintaining and reusing existing buildings reduces the energy consumption necessary for new construction. In addition, historic building materials are of high quality with longer lifespans than new materials. The preservation and reuse of older buildings and materials are inherently sustainable.

DEFINITIONS

The following are common terms and definitions used within the Joliet Historic Residential Design Guidelines Manual.

***Abut*:** To be contiguous and adjacent.

***ADA*:** Americans with Disabilities Act of 1990.

***Adjacent*:** To be next to, touch upon, or share a common property line.

***Alteration*:** Any act or process which changes one or more of the exterior features of the property.

***Arch*:** A curved or pointed opening sometimes structural, sometimes decorative.

***Awning*:** A projecting roof-like structure sheltering a door or window.

***Balcony*:** A projecting platform above a building's ground level with rails.

***Baluster*:** A single, vertical wood or metal support, closely spaced together with other balusters in a porch or balcony railing.

***Balustrade*:** A railing system consisting of a row of balusters supporting a top rail, and often includes a bottom rail.

***Bargeboard*:** A carved wood board located at the projecting edge of a gable, sometimes simple and geometric but typically elaborately scrolled and fanciful.

***Battened Door*:** A wood door constructed of vertical boards, usually held together using horizontal wood boards (battens) placed on the interior. Alternatively, narrow vertical strips of wood (battens) covering the edges of the adjacent boards hold the vertical boards together on the exterior.

***Bay*:** Part of a building marked off by vertical elements, such as columns, which may extend outward from the plane of a façade.

***Bay Window*:** A window, either bowed, canted or square-sided in plan, projecting outward from a building's main walls, typically one-story in height but sometimes taller.

***Belt Course*:** A horizontal band of wood, brick, or stone that extends across the primary façade but usually encircles the building, providing a visual separation between floors.

***Block*:** Property abutting one side of a street and lying between the two nearest intersecting streets, (crossing or terminating), or between the nearest such street and railroad right-of-way, un-subdivided acreage, river, or live stream; or between any of the foregoing and any other barrier to the continuity of development.

***Bracket*:** A wood or stone decorative support beneath a projecting floor, window, cornice, or eave.

***Brick*:** A solid unit made of fired clay, usually of different sizes but rectangular in shape.

***Bulkhead*:** A structure covering a stairwell or other opening, to provide adequate headroom.

***Canopy*:** A metal or cloth projection over a doorway or commercial storefront.

***Canted*:** A portion or feature of a building angled from the main façade wall, such as a tower, building wing, or bay window.

***Cantilever*:** A beam, truss, roof, or wall surface extending horizontally beyond its vertical support.

Casement Window: A window sash that opens along its length on hinges fixed to the sides of the opening.

Channel Letters: Channel letters are custom-made metal or plastic letters mounted to the face of a building for exterior signage.

Character: The design qualities and features that distinguish a building, neighborhood, or historic district development project.

Chimney: A ventilation structure made of masonry, clay, or metal that exhausts gases or smoke produced by a boiler, stove, furnace, incinerator, or fireplace from human living areas.

Clipped Gable or Jerkinhead Roof: A roof type in which the gable top cuts back at the peak and slopes downward creating a flattened version of a gable roof.

Clerestory: A horizontal upward extension of enclosed space below or above the main roofline and having a series of windows or window ribbons for additional light and sometimes ventilation.

Column: A supporting pillar consisting of a base, a shaft, and a capital. Most commonly, the shaft is cylindrical, but some columns display a square, rather than circular cross-section.

Commission: The Joliet Historic Preservation Commission.

Concrete: A building material made by mixing cement or mortar with water and various aggregates such as sand, gravel, or pebbles.

Construction: Any act or process which requires a building permit.

Contributing: A building, site, structure, or object within a historic district representing the district's period of significance that retains a high level of historical and architectural integrity.

Coping: The protective uppermost course of a wall or parapet, usually in the form of a masonry cap.

Cornice: Any crowning projection found at the roofline of a commercial or residential building.

Display Window: A window of a commercial storefront facing a sidewalk and street and used to display merchandise.

Dormer: A window projection in a sloping roof, usually that of a bedroom window. There are several types of dormers, including hipped, shed, gabled, and pedimented.

Double-Hung Window: A window with two sashes set in vertical frames.

Eave: Part of a sloping roof that overhangs or extends from the wall.

Entablature: In Classical architecture, a wide horizontal band supported by columns.

Exterior Features: The architectural character, the general composition, and the general arrangement of the outer surfaces of an improvement, including the kind, color, and texture of building materials and the type and character of windows, doors, light fixtures, signs, fences, and appurtenant elements.

Exterior Insulated Finish Systems (EIFS): A building exterior wall cladding system that provides an insulated finished surface and waterproofing intended to simulate the texture and appearance of actual stucco.

Façade: Any one of the external faces or walls of a building.

Fascia: Horizontal member or board that covers the rafter ends along the edge of the roof.

Fenestration: Arrangement of windows in a façade or building.

***Flat Roof*:** A roof that has no pitch, or only enough pitch so that water can drain, the pitch is usually less than 10 degrees.

***Gable*:** Part of the upper section of a wall between the edges of a sloping roof.

***Gable Roof*:** A double sloping roof with a ridge and gables at each end.

***Gambrel Roof*:** A usually symmetrical roof with two sloping sides on each side of the central ridge. The two slopes have different pitches with the upper slope having a shorter, lower pitch and the lower slope a longer but steeper pitch.

***Glazing*:** A pane of glass within a window frame.

***Hipped Roof*:** A roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.

***Historic District*:** An area or neighborhood defined as a historic district by the Joliet City Council or the National Park Service that contains definable geographic boundaries and more than one building, object, site, or structure considered significant historically, architecturally, archaeologically, and culturally.

***Historic Landmark*:** An individual building, object, site, structure, or prehistoric site defined by the Joliet City Council or the National Park Service as having historic, architectural, archaeological, or cultural significance.

***Impervious Surfaces*:** An impervious surface is one that does not allow water to pass through; it may be a road, parking lot, driveway, patio, and private sidewalk covering the natural land surface.

***Improvement*:** Any building, structure, bridge, work of art, place, parking facility, fence, gate, wall, landscaping, or other object constituting a physical addition to real property, or any part of such addition.

***In-Kind Replacement*:** Replacing a feature of a building with materials of the same characteristics, such as material, texture, and color.

***Integrity*:** A condition of a property that retains enough of its historic character and visual appearance to be recognizable to the period when the property achieved significance.

***Lintel*:** A horizontal support of wood, brick, stone, concrete, or steel across the top of a window or door opening.

***Mansard Roof*:** A roof having a dual-pitch, hipped form with a steep lower slope and a shallow upper slope.

***Masonry*:** Masonry describes all stone, brick, and concrete units, whether used for decorative or structural purposes.

***Massing*:** The overall bulk, size, physical volume, or magnitude of a building.

***Metal*:** Malleable materials such as iron, cast iron, copper, stainless steel, and aluminum.

***Modillion*:** A horizontal unit, often in the form of a scroll, located on the underside of a projecting cornice.

***Mortar*:** A mixture of cement, lime, sand, or other aggregates with water and used in plastering and bricklaying.

***Mullion*:** A vertical element located between adjacent windows or doors. Window mullions separate windows that are located within the same window opening.

***Multi-Pane or Multi-Light Window*:** A sash with multiple panes of glass or “lights” separated by **narrow muntins.**

***Muntin*:** One of several thin and narrow wood strips used to separate panes of glass within a window.

Non-Contributing: A building, site, structure, or object within a historic district that may be less than 50 years of age, constructed outside a historic district's period of significance, or has significant alterations compromising its architectural integrity.

Ordinance: The Joliet Historic Preservation Ordinance (Ordinance No. 9296).

Orientation: A building set in relation to its surroundings and environment, often placed with the main building elevation facing the street or public right-of-way.

Parapet: A low wall or protective railing that defines the edge of a roof or balcony.

Pediment: A triangular gable usually found above an entrance portico or in a porch directly above a building's main entrance.

Parkway Lawn: A publicly owned landscaped area between the street and the sidewalk.

Porch: A covered platform, usually having a separate roof, at an entrance to a building.

Porte Cochere: A covered entrance for motor vehicles to pick up and drop off passengers.

Portico: A covered entrance porch supported on at least one side by columns.

Primary or Principal Building: A building that accommodates or houses the primary permitted use.

Primary Elevation or Facade: That portion of a wall of a building visible from and oriented to a street or public right-of-way.

Public Right-of-Way: An area or strip of land owned publicly that may include a street, walkway, railroad, utility line, drainage channel, or other similar uses.

Pyramidal Roof: A pyramid-shaped roof with four sides of equal slope and shape.

Rafter: One of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof. Exposed rafters supporting roofs or porches are rafter tails.

Repointing: The act of repairing the masonry joints with mortar or cement.

Ridgeline: The top horizontal member of a roof where the sloping surfaces meet.

Rusticated: Roughened stonework or concrete blocks to give greater articulation to each block.

Sash: Part of the window that encloses glass, or a pattern of window glazing, that is either fixed or operable.

Scale: A proportioning of a building's major components and materials to one another and to neighboring buildings.

Screening: Open spaces, landscaped areas, fences, and walls used to physically separate or screen one property from another to reduce noise, lights, nuisances, or to shield land uses of higher intensity to a lower one.

Secondary Elevation: The portion of a building that does not comprise the primary façade or elevation.

Setback: The open space between the property line of the lot, sidewalk, or street to a building's main elevation.

Shed Roof: A roof containing only one sloping plane.

Side-Gabled Roof: A gable whose face is on one side of a house, perpendicular to the façade

Shingles: Used as siding and roof materials, shingles are units of wood, asphalt material, slate, tile, concrete, asbestos cement, or other material cut to stock lengths, widths, and thickness and applied in an overlapping fashion.

Shutters: Exterior window coverings made of louvered wood and in the form of two hinged panels located on each side of a window.

Sidelights: A framed area of fixed glass alongside a door or window.

Siding: The exterior material used to cover the walls of wood-framed buildings. Siding may be made of natural materials while others may be synthetic such as vinyl, aluminum, or fiber cement to resemble a variety of authentic wood siding types.

Siding Reveal: A portion of the exposed space between rows of clapboard or shingle siding.

Soffit: The underside of an overhanging element, such as roof eaves.

Spall: To break off or crack into smaller pieces; typically refers to masonry.

Spindle: Slender, elaborately turned wood dowels or rods used as decorative porch trim.

Structure: Any wall, fence, sign, utility fixture, steps, or accessory element to a building.

Stucco: A cement-based mixture of sand and limestone used as a siding material.

Swag: An ornamental element representing a garland of ribbons, folds of fabric, or a festoon of flowers.

Terra Cotta: Molded or shaped clay, fired in a kiln at a high temperature. Unglazed terra cotta is usually reddish-brown in color, otherwise, terra cotta may come in multiple shades of color used to ornament exterior building surfaces.

Thematic Historic District: A district comprised of properties that may not be contiguous which are related through a common theme, architectural style, or property type.

Transom: A window above a door, whether rectangular or arched.

Urban Conservation District: An area defined geographically by the Joliet City Council identifiable as a traditional Joliet neighborhood, commercial area, or public activity center characterized by solid housing or commercial buildings that are not necessarily significant or homogeneous in architectural design and currently threatened with deterioration, demolition, or disharmonious alteration.

Window Apron: Decorative trim beneath a window.

Window Hood: A wood or stone piece of ornate design or carving placed above an arched or curved window opening.

Window Jamb: The vertical sides of a window frame.

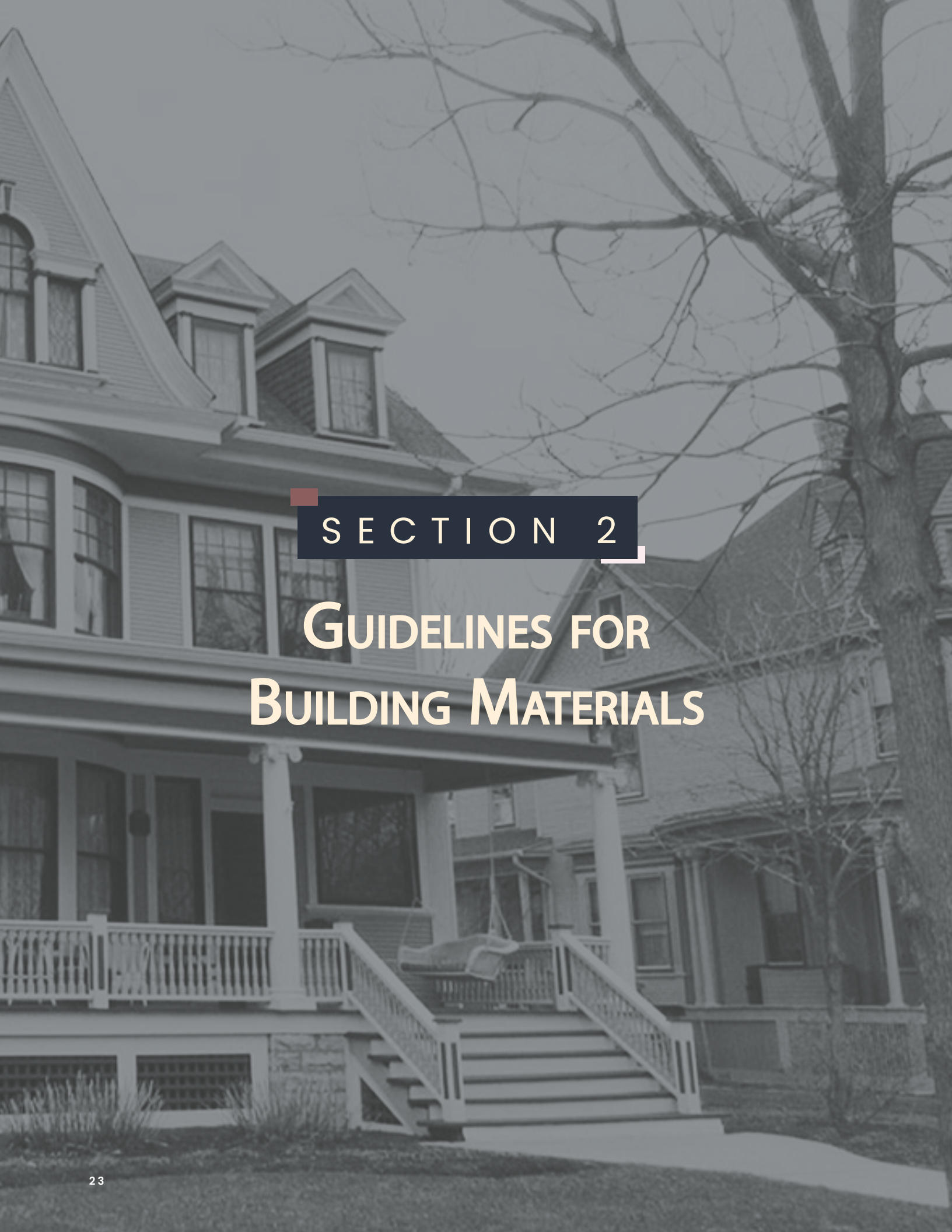
Window Sill: A shelf-like piece or ledge at the bottom of the window, constructed in masonry or wood, serving as structural support to the window.

Window Stile: The vertical sides of a window sash.

Veranda: A covered roof or porch on the building exterior, sometimes located on a second story.

Vernacular: A term often used to describe buildings not designed by an architect that do not have stylistic embellishment or that exhibit basic characteristics of a particular style.





SECTION 2

Guidelines for Building Materials


623
JOLLIET



604 Western Avenue Upper Bluff Local Historic District

Overview

Section 2 of the Historic Residential Design Guidelines Manual focuses on the proper procedures for the maintenance and preservation of building materials such as wood, stucco, masonry, and metal, as well as architectural features including roofs, dormers, doors, windows, and porches. In addition, Section 2 includes guidelines for the preservation of garages and coach houses, as well as procedures for painting and paint color selection.

These guidelines follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties* with a focus on the Standards for Rehabilitation and its recommended preservation, maintenance, repair, and replacement procedures necessary to maintain the integrity and character of Joliet's historic residential buildings.

The guidelines are not a substitute for consulting with qualified contractors, architects, landscape architects, design professionals, and the City of Joliet when planning a building rehabilitation project. The guidelines provide guidance and recommendations for meeting local preservation standards and identify when property owners should seek professional consultation. It is the responsibility of the property owner to obtain required building permits, including a Certificate of Appropriateness from the City of Joliet Department of Community Development. Consult with City staff for additional information on permitting requirements.

The following guidelines provide recommendations for appropriate preservation and rehabilitation procedures. Refer to Section 5: Architecture and Historic Properties for information on Joliet's building types and architectural styles and Section 6: Joliet Historic Properties and Districts for an overview of significant architectural features found in Joliet's historic districts and neighborhoods.

PRESERVATION BEST PRACTICES

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation regarding the preservation of building materials and architectural features, property owners and design professionals should follow these best practices in project planning:

- ***Conduct Regular Maintenance For The Long-Term Preservation Of Historic Buildings.*** Annually inspect the condition of exterior building materials and surfaces to determine maintenance needs. Conduct maintenance on a regular basis to extend the lifespan of historic materials and avoid the need for material replacement.
- ***Repair Rather Than Replace Historic Building Materials.*** Repair deteriorated historic materials rather than replacing them with new materials. Repairing historic materials will retain the authenticity and historic character of the building.
- ***Replace Deteriorated Historic Building Materials, When Necessary, Using In-Kind Materials.*** When repair is not an option, replace deteriorated historic materials using in-kind materials matching in appearance. Replacement may only be necessary in certain areas where deterioration occurs. Refrain from full-scale replacement to avoid altering the historic character of the building.
- ***Preserve Architectural Features and Do Not Remove or Cover With Artificial Materials.*** Many of Joliet's historic residential buildings include architectural features which are significant to defining their historic character, including dormers, eave brackets, chimneys, multiple siding patterns or materials, and others. Removing these features or covering them with artificial materials, such as vinyl siding, can have a negative impact on the historic character of the building.
- ***Place Additions To Historic Buildings Where Not Visible From The Street.*** When an addition to a historic residential building is necessary to meet the current needs of the property owner, place the addition on a side or rear elevation to minimize visibility from the street. In most cases, a properly scaled, designed, and placed addition can expand the interior living space while maintaining the exterior historic character of the property.
- ***Consult A Professional When Planning A Significant Project.*** In some instances, professional assistance is necessary to ensure that a project will meet all relevant guidelines, codes, and regulations. Building contractors, architects, landscape architects, and design professionals can provide the expertise required to retain the historic character of the building while meeting the needs of the property owner.

RESIDENTIAL MAINTENANCE AND PRESERVATION GUIDELINES

This section outlines the appropriate procedures for the maintenance and preservation of historic materials used in the construction of Joliet's historic residential properties, including wood, masonry, metal, and stucco. Most historic homes in Joliet incorporate wood, brick, and stone, either as structural materials or as exterior cladding. Horizontal wood clapboard siding is a common exterior siding material, as are brick, and stucco. Stucco wall surfaces and stone foundations, both as a structural material and exterior cladding, or a combination of such materials, are common for many Joliet historic homes.

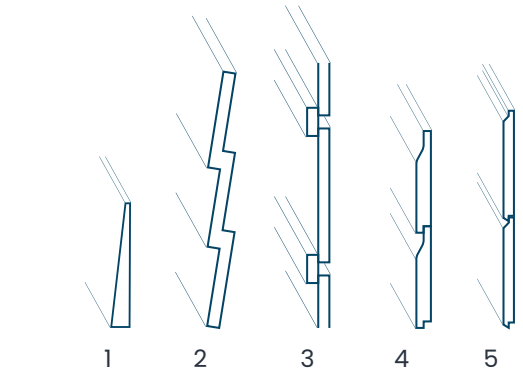
WOOD

Wood frame construction is common in most historic homes in Joliet, along with the use of exterior horizontal wood clapboard siding. A wide range of architectural styles in Joliet use exterior wood clapboard siding, horizontal narrow boards, including early Greek Revival and Vernacular homes, examples of late 19th century Italianate and Queen Anne dwellings, and early 20th century homes such as Craftsman Bungalow and Colonial Revival. Wood is also a common material for architectural features such as shingling patterns, brackets, dentils, bays, and dormers. Other forms of wood siding include beveled, board and batten, simple-drop, and shiplap (see Figure 2.1).

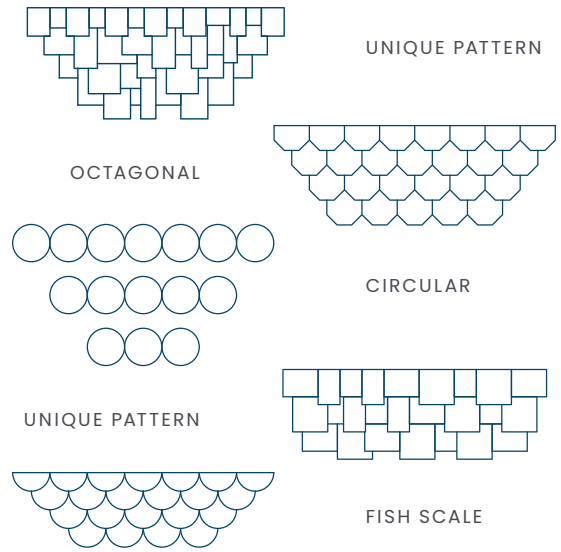
Maintenance Considerations

The maintenance and repair of wood siding and other architectural features is important to prevent deterioration caused by exposure to the elements. Sunlight, water, snow and ice, hail, insects, and vegetation can cause damage to exterior wood surfaces if not properly maintained. To avoid long-term deterioration and the need for future siding replacement, provide regular maintenance such as siding repair and repainting. This will preserve the structural integrity and historic character of wood siding and exterior architectural features.

Fig 2.1: Wood Siding



1- BEVELED
2- CLAPBOARD
3- BOARD AND BATTEN
4- SIMPLE DROP
5- SHIPLAP



Guidelines for Maintenance and Rehabilitation

2.1: Wood Siding Inspections – Document the condition of exterior wood siding, wood shingles, and other wood elements annually, noting where maintenance, repair, replacement, and repainting are necessary.

2.2: Wood Material Preservation – Conduct regular maintenance and repair of exterior wood materials, including siding and other architectural features, as necessary for the long-term preservation of the material. Ensure that all surfaces are clean, free of vegetation and rot. Repaint areas with peeling paint.

2.2.1: Retain historic wood materials that are in good condition.

2.2.2: Do not cover historic wood materials with artificial siding or other modern materials, such as vinyl and aluminum, fiber cement board siding, asphalt siding, metal siding, or masonry veneer.

2.2.3 Expose original and historic wood siding materials by removing artificial siding or other modern coverings. Repair and repaint newly exposed siding where necessary.

APPROPRIATE



(616 Buell Avenue) Remove artificial siding whenever possible to expose the original wood siding.

2.3: Wood Material Cleaning – Use gentle cleaning methods, such as soap or mild household cleaners, to avoid damaging historic wood materials.

2.3.1: Do not sandblast, power wash, or use rotary strippers on historic wood siding as they will damage the exterior surfaces, allowing water infiltration leading to deterioration and replacement.

2.3.2: In most cases, sanding, and paint removal down to the original wood surface, are not necessary, as new paint will adhere effectively to previously painted surfaces. Remove the outer layer of paint using gentle methods to prepare the siding for cleaning and repainting. Ensure that earlier painted surfaces are adhering properly prior to repainting.

2.3.3: Remove mold using white vinegar, oxygen bleach, or a commercial fungicide or mildewcide mixed with water.

2.3.4: Use oxygen bleach or denatured alcohol mixed with water to remove stains from wood.

2.3.5: Where blistering, peeling, and cracking are visible on original wood surfaces, remove all paint layers prior to cleaning and repainting.

APPROPRIATE



Replace only deteriorated wood siding using the Dutchman repair method. (Source: City of New Orleans)

2.4 Wood Siding Repair – Use commercial wood epoxies to repair deterioration to original wood siding to avoid replacement.

2.4.1: For larger areas of deterioration where wood epoxies will not suffice, replace only the deteriorated sections with in-kind

NOT APPROPRIATE



Do not cover historic wood siding with artificial materials. (Source: Village of Oak Park)

materials using the "Dutchman" method, cutting the deteriorated area out and installing new wood. Make sure the new wood matches the original material, as well the size, shape, profile, and texture.

2.4.2: Do not remove architectural features when repairing deteriorated wood surfaces.

2.5 Wood Siding Replacement – Only consider the replacement of original wood siding when it is no longer feasible to repair the siding due to the extent of the deterioration.

2.5.1: When repair of wood siding is not feasible, replace using in-kind materials matching the original size, shape, profile, and texture.

2.5.2: If replacement of the original wood siding with in-kind materials is not feasible, use a compatible substitute material that matches the visual appearance of the original.

2.5.3: Do not remove architectural features when replacing original wood siding.

STUCCO

Stucco is a common material used in early 20th century dwellings, such as American Foursquare, Craftsman, and Tudor Revival homes, and is a character-defining feature of many of Joliet's historic residential dwellings. Adding stucco to the exterior of 19th century wood-frame homes often provided an appearance considered modern for the period. A mixture of water, sand, and lime creates the traditional Portland cement-based coating material applied to the exterior wall. Stucco is non-structural and was historically an inexpensive material. Stucco finishes include a variety of textures created by hand, sprayed on, or by using a trowel. Adding stone dust or pigment to the stucco mixture or painting the hardened surface creates color.

APPROPRIATE



(308 N. Raynor Avenue) Stucco is a common material used on craftsman bungalows.

Maintenance Considerations

Stucco is a strong material that can last decades if properly maintained. Regular maintenance and cleaning will preserve the stucco over the long term and prevent damage to stucco surfaces caused by dirt and vegetation. Cracks in stucco surfaces could indicate a variety of conditions, such as improper mixing or inaccurate mix proportions when originally prepared, as well as seasonal changes in weather or the settling of the house. Consider contacting a professional craftsperson or plasterer in situations where extensive stucco repair is necessary.

APPROPRIATE



(612 Western Avenue) Color stucco by adding stone dust or pigment to the mixture.

Guidelines for Maintenance and Rehabilitation

***2.6*: *Stucco Inspections* –** Document annually the condition of exterior stucco wall surfaces, including stucco architectural elements, noting where maintenance, repair, and replastering are necessary. Prioritize areas with small cracks to prevent water infiltration.

***2.7*: *Stucco Material Preservation* –** Preserve original stucco siding in place. Do not use modern or artificial materials, including Exterior Insulation Finishing Systems (EIFS), commonly known as Dryvit, to cover original stucco surfaces.

***2.8*: *Stucco Material Cleaning* –** Clean stucco surfaces using the gentlest means possible, such as soap and water with soft bristle brushes. Do not use abrasive cleaning methods such as chemicals, sandblasting, or high-pressure water as they can damage stucco surfaces.

APPROPRIATE



(617 Western Avenue) Preserve original stucco siding in place.

2.9*: *Stucco Repair. Repair small cracks in stucco surfaces with a coat of paint, which is oftentimes sufficient. Where the damage is more extensive, expose the underlying lath or wood surface by removing the damaged stucco and patching with new stucco matching the original texture and color. When control joints are absent, install new joints to minimize cracking.

2.9.1: For stucco surfaces not previously painted, contain repairs to well-defined areas as patches can be difficult to conceal. For repairs to highly visible surfaces, consider replacing the stucco on the entire wall or architectural feature.

MASONRY

Masonry is a common construction material used in many of Joliet's older and historic buildings, including brick, limestone, and decorative concrete block. Bricks are rectangular blocks of formed clay hardened through a heating process using large ovens known as kilns. The resulting bricks are extremely hard, making them useful as construction materials. Many of Joliet's older and historic buildings utilize brick for exterior walls, porch piers and posts, and chimneys, particularly in Bungalows and American Foursquares, as well as Craftsman, Colonial Revival, and Ranch homes. Bricks often appear in different colors and an assortment of surface patterns and horizontal and vertical coursings within a wall depending on a dwelling's architectural style. The width, color, and profile of mortar joints are also character-defining features of a brick façade.

Many of Joliet's earliest homes used stone as exterior cladding cut into smooth or rough exterior surfaces. In some cases, stone is associated with a particular architectural style or building type, such as Romanesque Revival, Tudor Revival, and Mid-19th century vernacular building types. Many Tudor Revival homes include stone chimneys as well as alternating surfaces of stone and brick.

Concrete is a mixture of cement, sand, gravel, and water hardened into hollow blocks, and is a common structural material used in mid-20th century homes, although decorative concrete block, formed with a rough exterior, is also an exterior material used in some earlier homes.

Joliet-Lemont limestone (see sidebar) is also a primary building material for structural exterior walls, foundations, chimneys, porch piers and posts, and exterior architectural features such as cornices, turrets,

JOLIET-LEMONT LIMESTONE

The discovery of several large deposits of dolomite, known locally as limestone, near the Des Plaines River in Joliet and nearby Lemont during the settlement of northern Illinois in the mid-1800s created a booming stone industry. Known as Joliet-Lemont limestone, larger homes, commercial buildings, industrial buildings, and institutional buildings featured the material for foundations and structural walls. Joliet-Lemont limestone is a major character-defining element of Joliet's historic buildings and neighborhoods. Prominent buildings constructed with Joliet-Lemont limestone include the c. 1890 Joliet Steel Works Administration Building, the 1912 Union Station, the 1901 Joliet Township High School, the c. 1851 Cassedey House, the c. 1890 Barnes House, and the 1929 Dorn House.

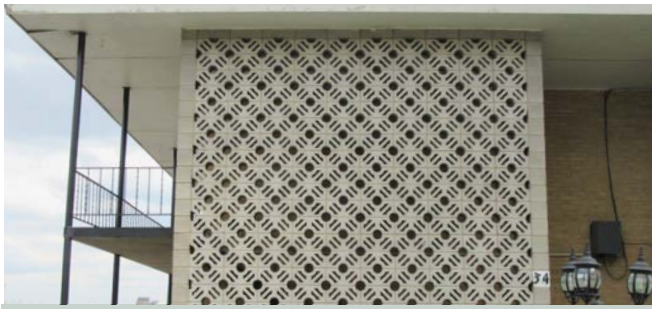
window headers, hoods, and sills. The material is common in Joliet's Queen Anne, Italianate, Gothic Revival, Greek Revival, and Romanesque Revival homes and buildings.

Maintenance Considerations

The use of masonry materials, which also includes concrete block and architectural terra cotta, provides durability and is a long-lasting material with proper maintenance. In most cases, the cleaning and repair of masonry materials, including mortar joints, requires the expertise of a professional craftsperson or mason.



(520 N. Hickory Street) The c. 1850 Wagner House, constructed of Joliet-Lemont limestone.



(34 N. Broadway Street) This concrete breezeblock wall is a character-defining feature of this Mid-Century building.



(813 Buell Avenue) The stone, brick, and stucco materials are significant character-defining features of this Bungalow.

Guidelines for Maintenance and Rehabilitation

***2.10*: *Masonry Inspections* –** Document annually the condition of exterior masonry materials, including walls, mortar joints, and architectural features, noting where maintenance, repair, and repointing are necessary. Prioritize mortar joint cracks or missing mortar joints to prevent water infiltration to walls and foundations.

***2.11*: *Masonry Material Preservation and Repair* –** Preserve original masonry materials in place when in good condition. When masonry units are damaged or deteriorated, use salvaged bricks or stone matching the size, color, and texture of the original where possible.

2.11.1: If possible, only repair areas of damaged masonry using salvaged or matching materials.

***2.12*: *Masonry Cleaning* –** Clean exterior masonry surfaces using the gentlest means possible. Soaking or washing using water and detergents, as well as steam cleaning with water, are appropriate methods to remove dirt, mold, stains, and other matter from masonry surfaces. In instances where staining or dirt is minimal, cleaning is not necessary. Use water misting to scrub away soot and smoke. Non-ionic detergents are best for removing oil and metallic stains.

2.12.1: Do not sandblast or use high-pressure water cleaning on exterior masonry surfaces as they can permanently damage historic materials.

2.12.2: Consult a professional to remove paint from brick or stone surfaces using chemical removers, as high-pressure cleaning methods exceeding 300 pounds per square inch (psi) can permanently damage exterior masonry surfaces. Prior to using a chemical paint remover, conduct a test patch in an area with limited visibility to ensure the masonry is not damaged.

2.12.3: Avoid damaging historic masonry materials when removing graffiti by determining the appropriate chemical cleaner to use, as different masonry materials, such as smooth or rough stone, brick, and concrete, react differently to chemical cleaners. Conduct a test to determine the most appropriate and effective product. Prior to graffiti removal, determine the appropriate weather conditions necessary for the product.



(215 N. Ottawa Street) Wire cut brick detail showing mortar joints.

***2.13*: *Masonry Repointing*:** Repoint deteriorated or missing mortar joints, which hold brick, stone, and concrete blocks together. Appropriate repointing methods require the removal of the deteriorated mortar joints prior to the application of new mortar. New mortar joints should match the original in material composition, profile, width, and color.

2.13.1: Soft mortars are appropriate for most buildings constructed prior to 1920 and should match the original mortar composition. When the original composition is not clear, the use of a common historic compound mixture of one part lime and two parts sand is appropriate. Do not replace historic soft mortar mixtures with concrete, also

APPROPRIATE



(420 Whitney Terrace) Preserve original masonry materials like this extruded "weeping" mortar joint.

known as Portland cement, unless used originally. The use of concrete as a mortar can result in damage to the masonry material such as cracking and spalling. Match the profile of the mortar joint when viewed from the side to maintain the historic appearance of the building.

2.13.2: Remove the damaged mortar joints to a depth of two or three times the width for a strong mortar bond.

2.13.3: Prior to repointing, conduct a test patch in an area with limited visibility from the street to determine proper strength, color, and profile.

2.13.4: Engage masons experienced in the preservation and repair of historic masonry.

METAL

In most historic residential buildings, historic metal architectural features include porch railings and columns, windows, doors, gutters, roof flashing, ornamentation, and fences. Historic metals include cast and wrought iron, steel, lead, zinc, copper, tin, and aluminum. Historic metal, when properly maintained, can last for centuries. In Joliet, commercial storefronts, gutters, steel casement windows, and ornamental residential fences are the most common historic metal features.

Maintenance Considerations

Maintaining historic metal surfaces typically involves the cleaning and removal of rust, as well as the repair of external damage. Repainting historic metal is appropriate when already painted. Consult a professional contractor knowledgeable in historic or architectural metal, if necessary, when repairing damaged metal surfaces.

Guidelines for Maintenance and Rehabilitation

2.14: Metal Inspections – Document annually or semi-annually the condition of all exterior metal materials, including architectural features, noting where maintenance, repair, or rehabilitation is necessary.

2.15: Metal Preservation – Retain and preserve historic metal materials and architectural features in good condition. Only replace damaged or significantly deteriorated metal when repair is not feasible using in-kind or a compatible material matching the profile, form, and appearance as closely as possible.

2.16: Metal Rust – Remove rust from historic metal by scrubbing rusted areas using white vinegar and baking soda. Applying salt and lime juice is an appropriate alternative. Following the removal of rusted areas, the loss of metal material may be sufficient to consult a professional for repair or replacement.

APPROPRIATE



(20 S. Eastern Avenue) Preserve original metal architectural features such as this copper onion shaped dome.

2.17: Metal Cleaning – Clean historic metal surfaces using the gentlest means possible. Softer metals such as tin, zinc, lead, copper, and aluminum are susceptible to abrasive cleaning methods. Determine appropriate

cleaning methods before proceeding by preparing a test panel. Use a wire brush to remove flaking paint. Do not sandblast historic metal surfaces to avoid damaging and destroying the metal. Low-pressure cleaning of harder metals such as cast iron may be employed using smooth sand, walnut shell, or glass bead shot peening. Consider engaging a qualified professional for appropriate sandblasting procedures.



(309 N. Eastern Avenue) Repaint previously painted metal surfaces as a proper maintenance approach.

ARCHITECTURAL FEATURES

Joliet's historic resources exhibit a wide range of architectural styles from the mid-19th century through the mid-20th century, resulting in a myriad of common architectural features. The most common roof forms include gabled and hipped roofs, often in combination. Dormers are common on early 20th century roofs, including Bungalows and Foursquares, while turrets and bays are a significant characteristic found on late 19th century homes, including Queen Anne and Romanesque Revival styles. Most homes in Joliet include an open front porch, although some porches were later enclosed. Stone foundations are extremely common through the early 20th century. Finally, most of Joliet's historic homes include wood double-hung windows, while some include wood or steel casement windows.

ROOFS AND CHIMNEYS

One of the most distinctive visual elements of a historic building is the roof, including its shape, materials, and architectural features. Common roof shapes in Joliet's historic neighborhoods include front and side-gabled, hipped, mansard, cross-gabled, flat with parapet, or a combination of gabled and hipped (see Figure 2.2). Some Queen Anne and Romanesque Revival homes include a tower or turret. The pitch of the roof, or the angle of the slope, varies based on the building type or architectural style. Most Bungalows tend to have a low-pitched roof, while some Queen Anne and Colonial Revival houses have a high-pitched roof. The historic roofing material is significant to a roof's appearance, and in Joliet includes slate, wood shingles, and clay tile.

Chimneys are a common architectural feature found on most historic homes in Joliet. Brick is the most common historic chimney material, though stone or stucco cladding is common in some architectural styles, such as Craftsman and Tudor Revival. Chimney locations vary and include along the central ridgeline, along a roof slope, or attached to the side or front exterior wall.

Maintenance Considerations

Regardless of the roof shape, its purpose is to protect a building from the elements. Maintaining roof materials and elements is key to preserving the building. Inspect roofs, dormers, chimneys, and other roof elements annually to determine if maintenance or repair is necessary. The type of roofing material will determine the need for repair or replacement, as the lifespan of each material varies. Slate and tile roofs will last decades longer than wood or asphalt shingles with proper maintenance. In all cases, an experienced roofing contractor is usually necessary when repairing historic roofing materials. Consult a mason for the repair of brick and stone chimneys.



(15 S. Eastern Avenue) Mansard roof with front chimney.



(418 Madeline Street) Hip and Gable roof with center chimney.



(611 Campbell Street, Guy Meaker House) Cross gable roof with front exterior chimney.



(614 Western Avenue) Hipped roof with exterior chimney.



(508 Western Avenue)

Guidelines for Maintenance and Rehabilitation

***2.18*: *Roof and Chimney Inspections* –** Conduct annual inspections of the roof, chimneys, and other architectural features to determine the need for maintenance or repair.

***2.19*: *Roof and Chimney Preservation* –** Retain and preserve historic roofs, including the shape, slope, materials, and other architectural features such as soffits, fascia, and brackets. When materials are too deteriorated to repair, or when installing missing features, use in-kind or similar materials that match the appearance of the original.

2.19.1: Do not alter the shape or slope of the roof or other architectural features.

2.19.2: To avoid water infiltration, clean and repair gutters and downspouts regularly. When replacing deteriorated gutter systems, match the original or historic appearance, including shape, color, and finish.

2.19.3: When repairing historic roofs, consider using salvaged materials, when possible, to match the historic material. Prioritize areas that are visible from the street.

2.19.4: Maintain and repair significant architectural roof features such as chimneys, cupolas, finials, and widow's walks when present. Do not remove or alter these significant architectural roof features.

NOT APPROPRIATE



Do not alter the shape or roof slope of the roof or other architectural features.

APPROPRIATE



(206 N. Broadway Street) Maintain and repair roof cupolas and finials wherever present.

***2.20*: *Roof and Chimney Repair and Replacement* –** Replace historic roofing or chimney materials too deteriorated to repair with materials that match the originals in texture, scale, color, profile, and style. Consult a professional roofing contractor or masonfor installation.

2.20.1: Consider using alternative roof materials in locations that are not visible from the street, such as rear roof slopes, flat roofs, and roofs screened by parapets.

2.20.2: Where flashing or coping on roofs and chimneys have deteriorated beyond repair, replace using similar or in-kind materials. Metal is the most appropriate flashing material rather than caulking or other systems.

APPROPRIATE

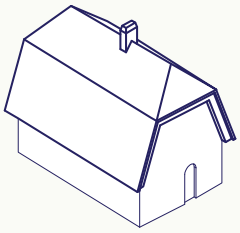


(509 Buell Avenue) New roofing materials should match original in texture, scale, color, profile and style.

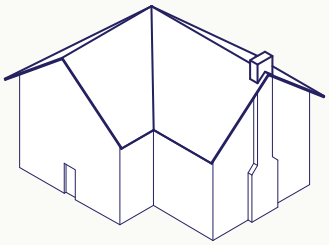
2.20.3: Maintain and repair roof parapets, including stucco, wood, brick, and stone, using the appropriate methods outlined for materials in previous sections.

2.20.4: Refer to the masonry guidelines in a previous section when cleaning, repointing, and repairing chimneys. When a chimney is too deteriorated to repair, rebuild using salvaged brick or stone where possible and match the original in appearance and height.

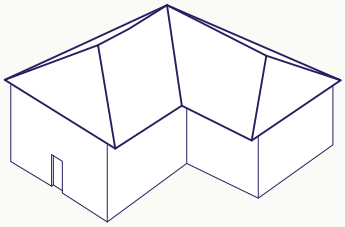
Fig 2.2: Roof forms



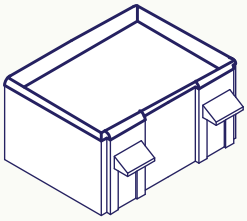
CLIPPED GABLE - JERKINHEAD



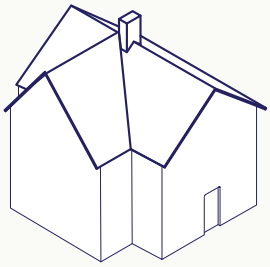
CROSS GABLE



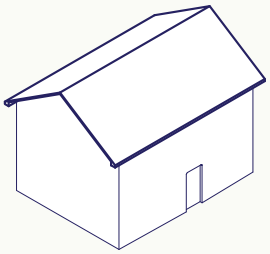
CROSS HIP



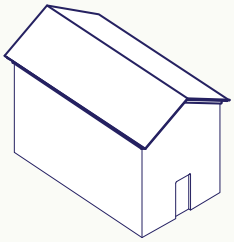
FLAT ROOF WITH PARAPET



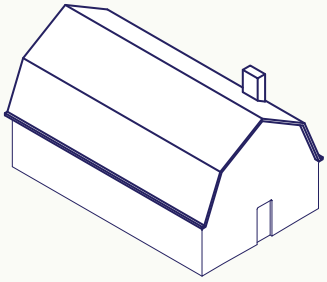
GABLED ELL



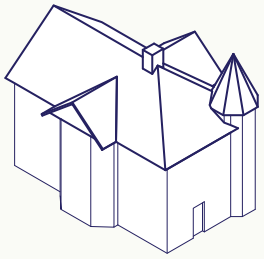
SIDE GABLE



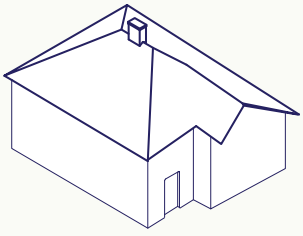
GABLE FRONT



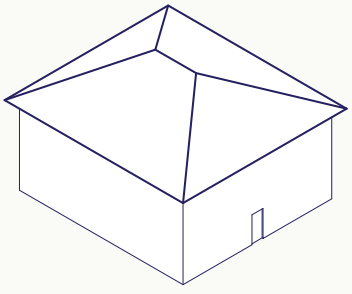
GAMBREL



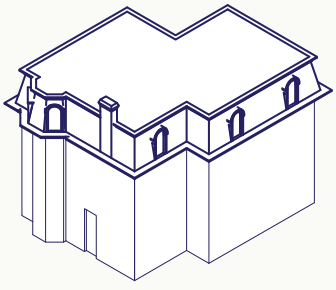
HIPPED AND GABLES WITH TURRET



HIP AND GABLE



HIPPED



MANSARD

DORMERS, SOFFITS, AND FASCIA

Dormers project from the roof slope to provide additional space, light, and ventilation to attics and upper floors. A dormer is comprised of front and side walls, one or more windows, and a roof, typically matching the shape, slope, and materials of the main roof. Dormer siding also often complements the main siding on the house. In Joliet, dormers are an important characteristic in a variety of architectural styles and building types, including Craftsman Bungalows, Colonial Revival, Tudor Revival, Queen Anne, and American Foursquare homes (see Figure 2.3).

Soffits and fascia boards comprise the roof eaves. The lower horizontal surface of the eaves is the soffit, often clad in wood siding or stucco. Soffits often include vents for air infiltration. The fascia is the outer vertical surface of the eaves typically clad in wood and concealed by the gutter system.

Maintenance Considerations

Typical materials used in the construction and cladding of dormers include wood, masonry, and stucco. Dormer maintenance normally involves repainting wood, patching stucco, and repointing masonry, as well as roof and window repair. Refer to the appropriate maintenance methods outlined for materials in previous sections, as well as for windows discussed in a later section.

Guidelines for Maintenance and Rehabilitation

***2.21*: *Dormer, Soffit, and Fascia Inspections* –** Conduct inspections for dormers, soffits, and fascia on an annual or semi-annual basis to determine maintenance and repair needs.

***2.22*: *Dormer, Soffit, and Fascia Preservation* –** Maintain and preserve original and historic dormers, soffits, and fascia as important elements of historic roofs.

2.22.1: Do not alter the shape of a dormer roof.

2.22.1: Refer to the appropriate repair methods outlined for materials in previous sections, as well as for windows, for guidance on repairing dormers, soffits, and fascia.

2.22.2: Do not cover historic soffit and fascia materials or dormer siding with artificial cladding, including aluminum and vinyl siding.

***2.23*: *Dormer, Soffit, and Fascia Repair and Replacement* –** Repair and replace significantly deteriorated dormer, soffit, or fascia materials with in-kind materials matching the siding profile, texture, and color of the original or historic dormer.

2.23.1: Consider installing small soffit vents to provide attic ventilation in areas minimally visible from the street. Match the color of the existing soffit in the vent material.

APPROPRIATE



(900 N. Raynor Avenue) Maintain, repair, and preserve original dormers, including materials, shape, and trim.

DOORS

Residential doors, openings, and surrounds are principal character-defining features of a historic residential dwelling. The design and materials of historic doors typically reference the building type or architectural style. Most historic residential doors in Joliet are wood, with full- or partial-height glazing, multiple lights, and raised or recessed panels. Bungalows, and Queen Anne, Colonial Revival, and American Foursquare homes, among others, exhibit these historic door types. Wood doors with flat surfaces and small window openings are common in mid-20th century homes. Reference the architectural style of the building when selecting a new door.

Maintenance Considerations

Historic wood doors, openings, and surrounds, including sidelights and transom windows, require ongoing maintenance to extend their lifespan. Repair deteriorated areas using in-kind materials and remove peeling paint prior to repainting. Reference the previous section on wood maintenance and repair for further guidance. Consult a professional contractor for larger repair or replacement projects.

Guidelines for Maintenance and Rehabilitation

***2.24*: Door Inspections –** Document annually the condition of doors, door openings, and surrounds on all elevations to determine maintenance and repair needs.

***2.25*: Door and Door Opening Preservation –** Reference the building's architectural style and other available documentation when maintaining and repairing original or historic doors, door openings, and surrounds. Do not remove original or historic doors or alter the original opening.

***2.26*: Door Energy Efficiency –** Install weatherstripping when necessary to reduce air infiltration and heat loss.

***2.27*: Door Repair –** Repair rather than replace deteriorated doors, surrounds, and hardware. Epoxies are available for the repair of damaged wood sections.

***2.28*: Door Replacement –** If the repair of historic doors and surrounds is not feasible, replace using in-kind materials matching the original appearance, size, and profile as well as glazing and hardware where possible. Retain original openings and do not reduce or enlarge to fit a replacement door. Reference the architectural style of the house when selecting a replacement door.

***2.29*: New Doors and Door Openings –** Place new door openings where they are not visible from the street, typically on side or rear facades. Openings in new additions facing the street should be compatible with the architectural style and period of the building.

2.29.1: Do not install new door openings in areas where no door previously existed.

2.29.2: Install new doors that reflect the architectural style of the building.

APPROPRIATE



(900 Caton Avenue) Entrances with sidelights and transom windows are significant features of a home.

APPROPRIATE



(900 Western Avenue) Maintain and repair original doors, openings, and sidelights.

2.29.3: When building safety codes or other factors require the installation of a new door opening, place the opening where it is not visible from the street, typically on the side or rear façade.

2.30: Storm and Screen Doors – Retain and repair historic storm and screen doors when feasible. When installing new storm or screen doors, use wood or aluminum doors with full-light glazing to retain visibility of the historic door when possible. Do not damage the historic door during the installation of a storm or screen door.

2.30.1: When selecting a storm or screen door, reference the architectural style of the building for compatibility in appearance and materials.

2.30.2: Select new storm and screen doors that fit the original door opening and do not alter the opening to fit a new storm or screen door.

APPROPRIATE



(900 Sherwood Place) Select new storm and screen doors that fit the original opening.

WINDOWS AND WINDOW OPENINGS

Windows, window openings, lintels, and sills are significant character-defining features of a historic residential building. Historic window materials, size, muntin patterns, and other architectural details typically reference the architectural style of a building. The craftsmanship and high-quality materials found in historic windows, typically wood or metal, make them worthy of preservation. Historic window configurations include double-hung, casement, fixed, awning, Palladian, and others (see Figure 2.4). Window sashes may also include muntins, also known as divided lights, in various patterns as well as decorative or stained glass, and the pattern is often associated with a particular architectural style. Windows with a 6-over-6 muntin pattern (six divided lights in the top sash and six in the bottom sash) are typical in a Colonial Revival home, where a 3-over-1 muntin pattern is associated with Craftsman Bungalows (see Figure 2.5). In some styles, the window arrangement, or fenestration, on the front façade is more formal than the side or rear facades.

APPROPRIATE



(401 Bridge Street) Retain and preserve historic wood and steel windows.

APPROPRIATE

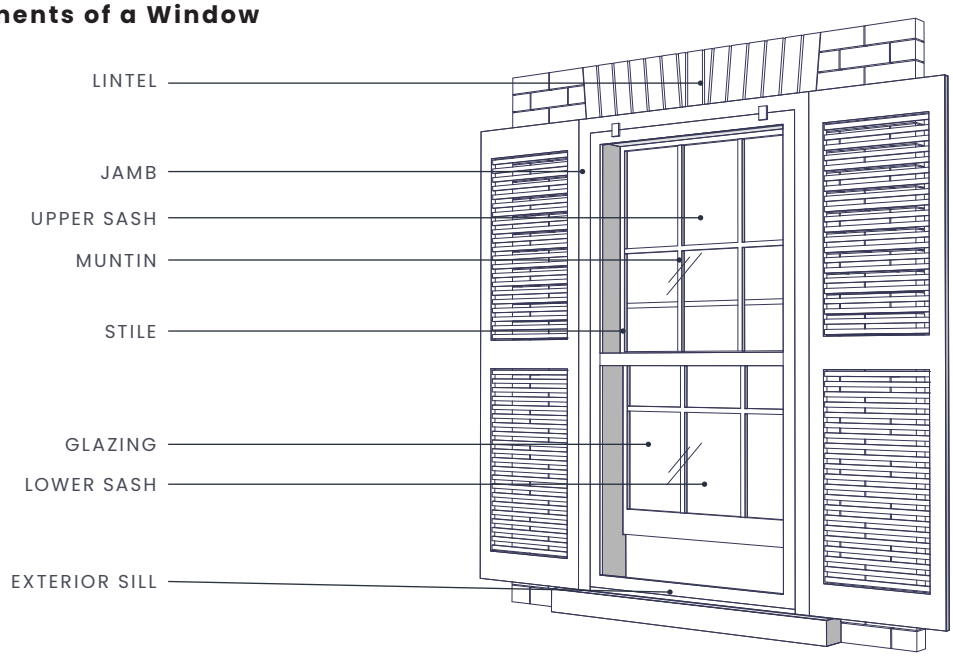


Repair original windows by scraping and repainting where needed. (Source: Indiana Landmarks)

Maintenance Considerations

The long-term preservation of historic windows involves regular maintenance and repair. For wood windows, remove flaking and peeling paint and repaint when necessary to protect the underlying wood from the elements. Install weather-stripping to reduce air infiltration as well as heat loss, and replace individually cracked or broken panes of glass, also known as glazing, when needed. Steel and other metal windows require repainting and rust removal to prevent long-term damage and loss of material. For more significant repair needs, contact a qualified window repair contractor.

Fig 2.3: Elements of a Window



Guidelines for Maintenance and Rehabilitation

***2.31*: *Window Inspections* –** Document annually the condition of historic windows, trim, and sills, and note issues with air infiltration or heat loss.

***2.32*: *Window Preservation* –** Maintain and repair original or historic wood and metal windows, window openings, glazing, and muntins.

2.32.1: Do not remove original or historic windows or alter the original opening.

2.32.2: Save money by preserving and repairing historic wood windows. See Material Longevity Case Study on page 43.



6-light casement

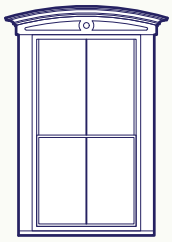
***2.33*: *Window Repair* –** Repair and maintain original and historic windows by removing flaking and peeling paint and repainting, as well as replacing broken panes of glass, known as glazing, when necessary. Repair deteriorated wood sections using epoxies or by replacing individual pieces with matching materials.

2.33.1: For removing peeling paint, repainting, and repairing broken glazing, remove the window sash from its opening when necessary for easy access. If removing paint down to the wood surface, use a suitable primer paint before painting. To avoid damage to wood surfaces and glazing units, do not use a heat gun while repairing or removing paint from a window.

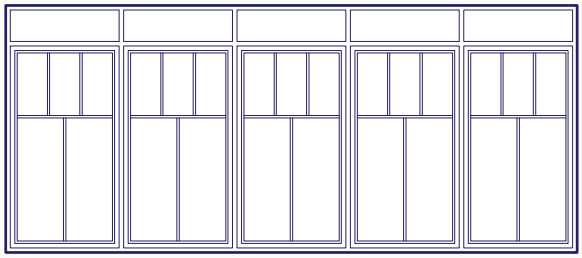
2.33.2: Use epoxies to patch and consolidate areas of deterioration on wood windows prior to repainting.

2.33.3: Replace individual parts with in-kind materials using the "Dutchman" method when larger sections

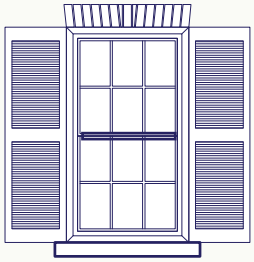
Fig 2.4: Window Types



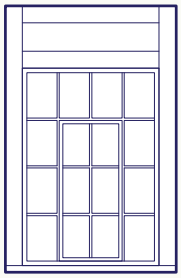
2-OVER-2 DOUBLE-HUNG



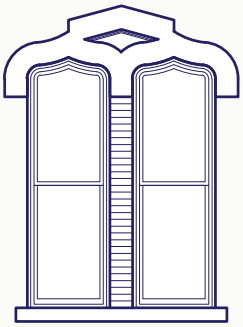
5-LIGHT CASEMENTS



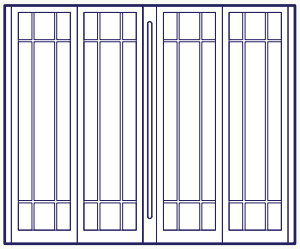
6-OVER-6 DOUBLE-HUNG



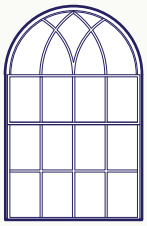
6-LIGHT CASEMENTS



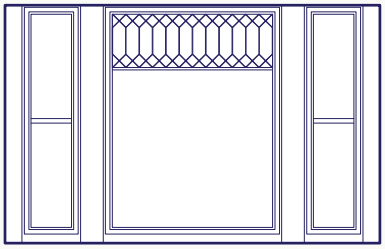
ARCHED WINDOWS AND HOODS



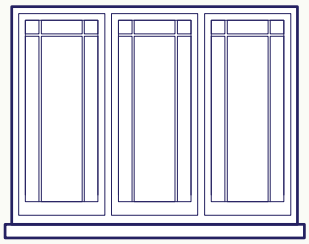
MULTI-LIGHT CASEMENT



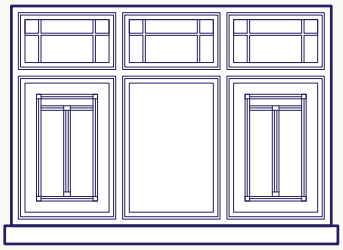
GOTHIC ARCHED-SINGLE-HUNG



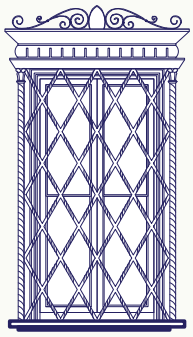
LEADED GLASS



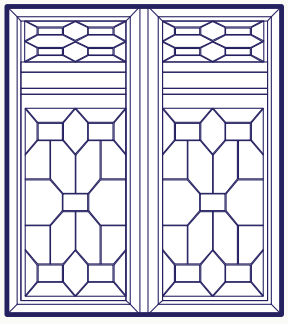
PRAIRIE STYLE CASEMENTS



PRAIRIE STYLE STAINED GLASS AND TRANSOMS



METAL SECURITY SCREEN



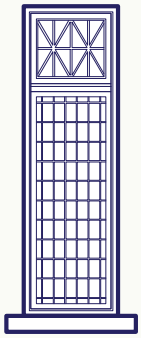
STAINED GLASS



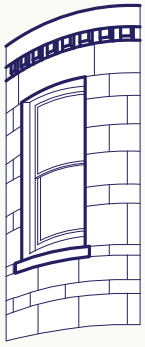
PALLADIAN



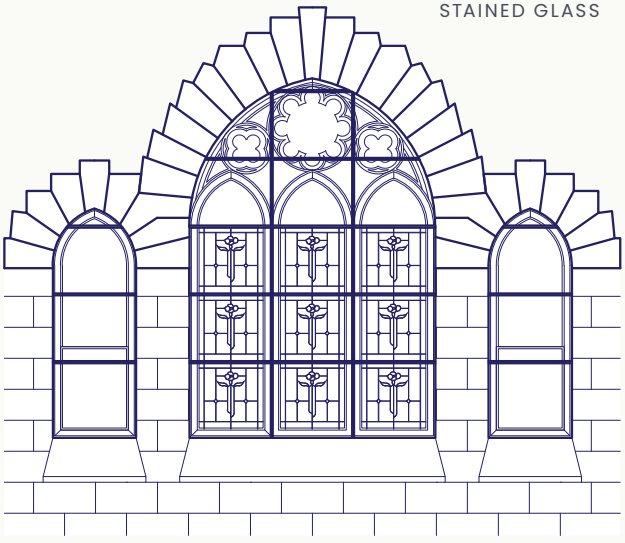
STAINED GLASS



STAINED GLASS AND TRANSOM



CURVED DOUBLE-HUNG



STAINED GLASS

of the window sash are too deteriorated to repair, cutting the deteriorated area out and installing new wood. Ensure the new wood matches the original material, as well the size, shape, profile, and texture. Fix the new material in place using epoxies or screws, then sand and prime the area prior to painting. When a deteriorated section is difficult to remove without damaging the sash or is comprised of architectural detailing that is difficult to replicate, use epoxies to repair in place. Consider consulting an experienced window repair contractor when dealing with significant repairs.

2.33.4: To remove flaking paint from metal windows, scrape with sandpaper or a very fine wire brush and wipe with a damp cloth. Remove rust using the methods addressed in *2.16: Metal Rust* prior to administering primer and repainting.

2.33.5: To prevent air infiltration and heat loss, install weather-stripping around windows.

2.33.6: Use caulk to seal the perimeter around windows to prevent air infiltration and heat loss, if necessary.

2.33.7: Use clear glass when replacing cracked or damaged glazing units. The use of tinted, reflective, or opaque glass, unless used historically, is not appropriate for historic windows. Do not replace historic decorative glass, including leaded, stained, or colored. Consult an experienced window repair contractor for the repair of decorative glass.



Prairie Style Pattern

***2.34*: Window Replacement –** Replace windows using in-kind materials matching the original size, configuration, and light pattern in cases where the repair of historic windows is not feasible due to significant deterioration or other factors such as wood rot, loss of material integrity, or termite infestation. When it is not feasible to use matching materials due to availability or cost, use a compatible material that closely matches the appearance of the original window.

2.34.1: Do not alter the original window opening to accommodate a new window.

2.34.2: For windows with multiple lights, install new windows with true-divided lights to approximate the original appearance. Simulated divided lights, attached to the interior and exterior of the glass, are an appropriate alternative. Do not install windows with grilles attached to the interior, exterior, or between the panes of glass.



8-light casement

2.34.3: To maintain the historic appearance of a window, do not remove or alter the original window casing when possible. If replacement is necessary due to damage or deterioration, match the profile and details of the original casing using in-kind materials.



Stained glass

***2.35*: Storm Windows and Screens –** Retain and repair historic storm windows and screens when possible. When installing new storm windows and screens, match the original window size, shape, and configuration, or use a full-light storm window or screen to

allow visibility of the historic window. Avoid damaging the historic window during the installation of a storm window or screen.

***2.36*: *Window Retrofitting and Energy Efficiency* –** Replace single-pane glass with modern glazing in the original openings to increase the energy efficiency of a historic window. Use a storm window to avoid the replacement of historic decorative glass. Consult an experienced window repair contractor when retrofitting historic windows. Add weatherstripping to reduce air infiltration.

***2.37*: *Non-Historic Windows* –** When replacing non-historic windows previously installed in the home, consider matching existing remaining historic windows, or using windows appropriate to the style of building.

***2.38*: *Shutters* –** Preserve and maintain shutters in good condition in cases where they are a significant feature of the architectural style of the home. Reference the style of the building when installing new shutters installing new shutters.

APPROPRIATE



Use true-divided or simulated divided lights to match the appearance of historic windows with multiple lights. (Source: Village of Oak Park)

APPROPRIATE (705 W. Marion Street)

Retain and repair historic wood storm windows.

Material Longevity Case Study*

Homeowners are often concerned about the cost to maintain their homes, the rising cost of heating and cooling their homes, and the cost of materials. One solution often proposed for improving energy efficiency and saving money is to replace historic wood windows. Some homeowners believe this will save them money in material and repair costs. Commissions regularly must explain to homeowners why replacing windows will not help them save money, but often are in the unenviable position of only being able to offer anecdotal evidence. To help illustrate the financial disadvantages of replacing historic wood windows, the following case study is presented. There are numerous studies demonstrating the energy efficiency of well-maintained wood windows and debunking the common false belief that vinyl windows are more energy efficient than historic wood windows; this is not an energy efficiency study. This study simply looks at the costs of materials and repairs for both wood and vinyl windows and demonstrates a significant cost savings with the retention and repair of historic wood windows.

Wood Window

- ***Regular maintenance*** (repaint, repair glazing putty, repair weather stripping, rope).
  - Every 15 years
  - $130 per window
    - Costs over 100-year span: $780 per window
- ***Replace broken glass***
  - Every 20 years (assume same rate as vinyl).
  - $60 per window
    - Costs over 100-year span: $300 per window
- ***Replacement of whole window during a 100-year span***
  - Maintained wood windows do not need to be replaced
  - $0 per window

Totals after 100 years: $1, 080 per window

Vinyl Window

- ***Regular maintenance*** (replace mechanical operation system).
  - Every 20 years
  - $50 per window
    - Costs over 100-year span: $150 per window
- ***Replace broken glass***
  - Every 20 years (assume same rate as wood).
  - $285 per window
    - Costs over 100-year span: $1,425 per window

- ***Replace insulated glass system***
  - 25 years after a new window is installed (many fail after 10-15 years or as soon as 3 years)
  - $285 per window
    - Costs over 100-year span: $855 per window
- ***Replace window during a 100-year span***
  - Window typically needs complete replacement after 35-40 years.
  - $900 per window
    - Costs over 100-year span: $2,700 per window (initial cost + 2 additional replacements)

Totals after 100 years: $5,130 per window

Wood-Clad Replacement Windows **

- ***Longevity*:** warrantees typically found in the 30-35 year range.
- ***Cost*:** range may be $800 - $1,000 per window.

*Data taken from case study: 2010, by Frank Shirley, AIA; Fred Gamble, PhD; Jarod Galvin, RA, LEED AP and available online: https://www.bostonmagazine.com/wp-content/uploads/sites/2/2011/06/Grant-Final-Report-12-3-2010.pdf) . Numerous variables impact longevity including quality of materials, ongoing proper maintenance, and climate and weather events. This case study was not meant to accommodate for every variable and does not account for rise in prices over 100 years. Low quality vinyl windows may fail as early as 10 years after installation. Manufacturer warranty information provides data for when materials will need to be replaced.

** Wood-clad replacement windows were not evaluated in the referenced case study. Numbers provided were extrapolated from online searches of current manufacturers. warrantees

PORCHES

Porches are a prominent feature on most of Joliet's historic homes, indicating the entrance to the home and providing shelter from the elements. The porch design is often associated with the particular architectural style of the home, such as large wrap-around porches on a Queen Anne or a porch inset under the main roof on some Bungalow homes. Most porches are located on the front of the home, though some homes feature side entrances, and can extend the full width of the building or only cover part of the façade. Some styles, such as Colonial Revival, have smaller porches or porticos centered on the façade. Many mid-20th century homes place the entrance directly under overhanging eaves. Historically, porches are open and include a roof, columns, railings or side walls, and entry stairs. In some instances, homeowners enclosed porches to add interior living space. Porch materials vary depending on the architectural style and may include wood, brick, stone, and concrete.

Joliet's residential porches exhibit a wide range of sizes, types, and styles, including large open porches with decorative elements to smaller, more functional entry porches (see Figure 2.5). Common porch elements include:

- ***Ceilings and Flooring –*** Historic porch floors are typically of wood construction, though there are some examples of brick or concrete. Wood floors slope slightly to allow for water runoff. Beadboard, a narrow wood siding, is a common material used on porch ceilings.

- ***Columns –*** Porch columns serve the function of supporting the porch roof and may be round or square. Porch columns are typically of wood or brick, though stone and stucco-clad examples exist. The size, shape, and type of porch column are often associated with the architectural style of the building.
- ***Railings –*** Porch railings typically extend around the sides of a porch when raised above the ground. Railing materials usually match the material of the porch columns, such as wood railings with wood columns. In some cases, wood, brick, stone, or concrete walls take the place of railings. In either case, matching railings or walls typically flank the porch stairs. Historically, porch railings ranged in height from 28-32 inches. Current Joliet building codes require a minimum of 36 inches in height on decks 30 inches above the ground, which can impact the character of a historic porch.
- ***Screens –*** Porch screens, typically installed in original openings, protect the porch interior from insects, vegetation, and other debris.
- ***Roofs –*** Most historic porch roofs are compatible in appearance, materials, and roof slope with that of the main house.
- ***Foundations –***Many historic porches have their own foundation which supports the main porch and roof. Common porch foundation materials in Joliet include stone and brick.
- ***Skirting –***Historic porches with no foundations often utilize skirting boards, panels, or lattice to enclose the open area beneath the porch.
- ***Stairs–*** Porch stair design and materials typically reflect the style of the building. Wood, brick, and stone are common historic porch stair materials in Joliet. Concrete steps are typical on some early- and mid-20th century homes.

Fig 2.5: Common Porch Elements



Maintenance Considerations

Porches are character-defining features of most homes, and their regular maintenance and repair is critical to maintaining a home's character. Porches feature a variety of elements, architectural features, and materials, and will require close inspection on a regular basis to prevent significant deterioration. For wood elements, scrape and repaint areas with peeling paint and repair deteriorated wood sections with in-kind materials. Repair or replace architectural features to match the originals. Use appropriate cleaning methods for masonry materials and repair damage or cracks in masonry surfaces. For significant porch repair, consult a contractor or craftsperson experienced in wood, masonry, or roofing construction techniques.

Guidelines for Maintenance and Rehabilitation

2.39: Porch Inspections – Document annually the condition of porch roofs, columns, railings, walls, skirting, and stairs to determine maintenance and repair needs.

2.40: Porch Preservation – Retain original and historic porches and all significant features to preserve the character of the building, including roofs, columns, railings, flooring, walls, skirting, stairs, and other decorative elements. Do not remove significant historic porch features unless they are too deteriorated to repair.

2.40.1 For existing porches not original to the home, consider the design and period of its construction when determining preservation options, as some changes made over time reflect the evolving character of the building and are worthy of preservation.

2.40.2: Do not enclose original or historic porches visible from the street. Install porch screens that do not remove or obscure architectural features and that are reversible.

APPROPRIATE



(609 Western Avenue) Retain original or historic porches and significant features including roofs, columns, walls, and railings.

2.41: Porch Repair – When repairing historic porch features, follow the procedures for material preservation outlined in previous sections. If replacement of historic materials is necessary, only replace those areas of deterioration with matching materials, details, size, and profile. Reference the following list for appropriate materials and porch features:

- Columns: wood, brick, stone, plaster, metal, stucco cladding, and wood composite.
- Railings: wood, wood composite, metal, or original materials.
- Walls: wood, brick, stone, or original materials.
- Skirting: wood, wood composite, or original materials.
- Ceiling: wood or original materials.
- Flooring: wood, wood sawdust composite lumber, brick, concrete, or original materials.

NOT APPROPRIATE



Do not enclose original or historic porches when visible from the street.

- Roof: asphalt shingles or original materials.
- Trim: wood or original materials.
- Stairs: consistent with the material of the porch floor.
- Foundations: Stone, brick, or original materials.

***2.42*: *Porch Replacement* –** Construct a new porch using in-kind materials matching the location, appearance, and details of the historic porch if the existing original or historic porch is too deteriorated or damaged for repair. In cases where the original porch is missing, reference photographs and other documentation, as well as physical evidence on the building, to design and construct a new porch. When no documentation exists, design the new porch to be compatible with the existing style and period of the house, including location, size, scale, height, layout, materials, and appearance. For further guidance, reference other houses in the neighborhood of the same style with intact historic or original porches.

2.42.1: In general, porch stairs and flooring should be of the same material and the design and materials for porch railings should match the railings on porch stairs.

2.42.2: Install new porches and decks in locations not visible from the street, such as side or rear elevations, to be reversible.

FOUNDATIONS

Many of Joliet's historic homes include foundations that are significant features of the building. Foundations using stone, brick, and decorative concrete add to the character of historic homes in addition to providing structural integrity. Typically, historic above-ground foundations in Joliet are of local limestone, making them visually distinct from the upper wall materials. Other historic foundation materials in Joliet include brick and concrete blocks. In some instances, the siding material extends to the ground level, obscuring the foundation material. Homes constructed in the 19th century typically used brick or stone foundations, while 20th century homes built after 1920 often used concrete foundations

Maintenance Considerations

As important structural elements and architectural features of a home, the maintenance and repair of foundations are essential. Inspecting the foundation on a regular basis will identify maintenance and repair issues as well as prevent the need for future replacement or foundation reconstruction. Keep the foundation materials clean and free of vegetation to prevent damage. Consult an experienced contractor when the need for major foundation repairs is evident.

Guidelines for Maintenance and Rehabilitation

***2.43*: *Foundation Inspections* –** Document annually the condition of foundation materials to identify maintenance and repair needs, including cracks, spalling, water infiltration, or other damage.

***2.44*: *Foundation Preservation* –** Maintain and preserve the foundation materials, above-ground height, visibility, and other features such as basement windows, light wells, and vents. Lack of proper ventilation allows for the gathering of moisture and mold on the foundation which can cause damage to the masonry material. Drain water from downspouts away from the building or into rain barrels to prevent water infiltration and damage to the foundation. Foundations are a significant feature of a historic building, and their preservation is essential in maintaining the character of the building.

2.44.1: Clean masonry foundation materials when significant staining or dirt residue is evident. Cleaning is not necessary for minor stains or dirt. Do not sandblast or use high-pressure water cleaning on masonry materials. If paint removal is necessary, brush with detergents or chemical cleaners. Do not paint foundation masonry materials unless already painted. Reference the masonry cleaning guidelines in ***2.12: Masonry Cleaning*** for further guidance.

2.45: Foundation Repair – Reference the masonry preservation, repair, and replacement guidelines in previous sections for further guidance on the repair of stone, brick, and concrete foundations. Consult an experienced foundation contractor when the need for significant repair to masonry foundations is evident, such as cracks, sinking, and other significant damage.

2.45.1: For minor cracks in concrete foundations, use elastomeric sealants or hydraulic cement. Do not use water sealants or repellants to coat interior or exterior masonry foundation walls.

2.45.2: When repairing foundation mortar joints, match the original mortar joint in composition, color, width, and profile. See masonry repointing guidelines in *2.13: Masonry Repointing* for further guidance.

2.45.3: Do not cover historic foundations with masonry veneers such as stone, brick, stucco, or other materials.

2.45.4: Maintain and repair original and historic foundation windows and do not cover or infill with other materials such as masonry, concrete block, or glass block.

NOT APPROPRIATE



Do not infill foundation windows with masonry, concrete, or glass block. (Source: Village of Oak Park)

2.46: Foundation Replacement – Consult an experienced foundation contractor when replacing a historic foundation due to significant deterioration or damage. Replace historic foundations using in-kind materials that match the height, visibility, dimensions, and appearance. Use structurally sound materials to shore up the foundation during repair or replacement. Replace other foundation elements such as vents, grilles, and windows using in-kind materials to match the original in size, proportion, and appearance.

2.46.1: When foundations are below grade and not visible from the street, use the most structurally sound materials for new foundations, such as concrete or masonry.

2.47: Utilities – Do not damage historic foundation materials when installing utility or mechanical equipment. Place new equipment in locations not visible from the street. Consult the Joliet Municipal Code for additional requirements regarding utility placement and screening.

APPROPRIATE



(600 Western Avenue) Preserve original foundations, including materials, exposure, height, and windows.

GARAGES, COACH HOUSES, AND ACCESSORY BUILDINGS

Coach houses are a common feature of many of Joliet's larger 19th century homes, especially Queen Anne, originally serving as stables for the care of horses, often with storage or living space above. Most coach houses in Joliet are of two-story frame construction, with clapboard and often wood shingle siding. As automobiles grew in popularity and availability, construction of new homes in the early 20th century typically included a single-story detached garage in the rear yard or at the alley. Most coach houses were adapted to house automobiles. Historic garages designed for only one car or for smaller vehicle sizes are typical of the early 20th century; however, historic garages in Joliet typically are one-story in height with room for one or two automobiles. Garages attached to or integrated into the design of the home became the common garage type by the mid-20th century. Garage materials include wood, brick, stucco, and concrete block and are often similar to the historic house. Other accessory buildings in Joliet include storage sheds and some barns.

Maintenance Considerations

Historic garages in Joliet include wood, brick, stucco, and concrete materials requiring maintenance and repair, including significant features such as siding, windows, doors, and roofing. Garage maintenance typically involves scraping, repainting, or repairing wood or stucco surfaces, cleaning masonry, repointing deteriorated mortar joints where necessary, rehabilitating window frames and damaged glazing, and repairing historic roof materials. See previous sections for wood *(Section 2.4)*, stucco *(Section 2.9)*, masonry *(Section 2.11)*, and metal *(Section 2.16)* maintenance and repair guidelines for further guidance.

APPROPRIATE



(606 Western Avenue) For brick garages, clean masonry surfaces when needed.

Guidelines for Maintenance and Rehabilitation

***2.48*: *Garage and Coach House Inspections* –** Document annually the condition of coach houses, garages, and other accessory buildings, including materials, walls, roofs, foundations, and windows to determine maintenance and repair needs.

***2.49*: *Garage and Coach House Preservation* –** Retain, when feasible, historic garages, coach houses, and other historic accessory buildings and their significant architectural features including wood garage doors, historic siding materials, windows, roof shape and materials, and other decorative elements. Garages, coach houses, and historic accessory buildings are significant historic resources worthy of preservation.

APPROPRIATE



(321 Richards Street) Preserve and maintain original architectural features wherever possible, including doors, siding, and roof shape.

***2.50*: *Garage and Coach House Repair* –** Reference the previous building material guidelines for guidance on the appropriate repair of historic building materials.

2.50.1: When historic garage and access doors are too deteriorated to repair, replace using in-kind or similar materials to match the historic appearance. When historic doors are missing, install doors that are appropriate to the style of the house using in-kind or similar materials. Reference historic garage doors on similar nearby properties for appropriate designs.

***2.51*: *Garage Additions* –** Consider constructing an addition to the historic garage rather than replacement when the need for additional space is necessary.

2.51.1: Locate garage additions to the side or rear of the historic garage using in-kind or compatible materials. Differentiate the addition through the use of setbacks or materials.

2.51.2: Avoid constructing garage additions that are larger in scale and height than the historic garage when feasible.

***2.52*: *New Garages* –** Replace historic garages and coach houses only when the original or historic garage's structural elements and other materials are too deteriorated to repair. The lack of a garage on some properties may also necessitate the construction of a new garage for vehicle storage. Use compatible or similar materials to those found on the house.

2.52.1: Locate new garages to the rear of the property when possible, referencing the house to determine a compatible scale, materials, and roof slope.

PAINT AND PAINT COLORS

Paint is a common means of protecting buildings from the elements and bringing color and character to a building's exterior. Exterior surfaces deteriorate at a slower rate when properly painted. High quality paint that bonds to the substrate will preserve wood, metal, masonry, and similar materials for long periods of time. Painting exterior surfaces also protect them from weathering. Many of Joliet's historic wood-clad houses include a variety of color schemes and palettes, depending on the architectural style, building type, and period of construction. While painting masonry surfaces is not common, there are a few examples in Joliet.

Maintenance Considerations

Painted surfaces require regular maintenance to remove areas of flaking or peeling paint to prepare for repainting. Reference the previous guidelines for cleaning building materials and the following guidelines for appropriate painting methods. Consult a professional painter for larger projects.

Guidelines for Maintenance and Rehabilitation

***2.53*: *General* –** Paint exterior surfaces only when already painted, including wood, masonry, stucco, and metal. Maintaining painted surfaces will help to protect historic materials from weathering and preserve the character of the building. Generally, do not paint exterior historic materials not already painted. Do not paint masonry surfaces not historically painted unless it is the best option available to preserve deteriorated material.

2.53.1: Do not paint metal surfaces, including door and window hardware, unless already painted.

2.53.2: When painting accessory features of a building, including gutters, downspouts, doors, windows, and other features, use colors compatible to the existing paint scheme of the building. Reduce the visibility of non-historic features by painting with inconspicuous colors compatible to the paint scheme of the building.

2.53.3: When removing flaking, peeling, or deteriorated paint surfaces, only remove down to the next sound layer. Removing paint down to the original wood surface is only necessary when no sound paint layers exist. To ensure that new paint will adhere properly, keep the material surface clean and dry.

2.53.4: Do not use stains or finishes on historic wood surfaces visible from the street.

2.53.5: For the proper application of paint, apply a primer coat and two finish coats, or the recommendations in the manufacturer's instructions.

2.54: Painting Wood Material – Do not remove paint or repaint exterior wood surfaces in good condition. Use the following guidelines when painting is necessary:

2.54.1: Prior to painting, scrape flaking and peeling paint or areas of heavy coating. Remove only unsound layers of paint. Remove paint down to the wood surface if necessary.

2.54.2: Acceptable methods of removing paint include thermal and chemical paint strippers, scraping, and sanding. For limited paint removal, an orbital sander is appropriate.

2.54.3: Newly exposed wood surfaces are subject to weathering and deterioration if not properly primed and painted.

2.55: Painting Masonry Material – Do not paint masonry surfaces unless historically painted or when painting is the best available option to protect deteriorated material. Where painted masonry surfaces exist, remove flaking or peeling paint and use a water permeable paint rather than latex paint. Latex paint is not appropriate for masonry surfaces as it prevents moisture from escaping causing future deterioration of material.

2.56: Painting Stucco Material – When removing flaking or peeling paint, dirt, grease, and vegetation from stucco surfaces, gently scrape using a soft bristle brush. Appropriate paints for stucco surfaces include limewash or oil-based, latex, or cement-based paints.

2.57: Painting Metal – Do not paint metal surfaces unless historically painted. For existing painted metal surfaces, remove flaking or peeling paint prior to repainting. Reference the metal cleaning and repair guidelines outlined previously to remove rust or repair damage prior to repainting. Do not sandblast historic metal surfaces.

2.58: Paint Colors – Choose paint colors appropriate to the character of the home's style and construction period. Most paint brands carry historic color collections. Consider conducting a paint analysis to determine original color schemes or for documentation purposes. The choice of paint colors for a residential building depends upon the architectural style, period of construction, materials, and neighborhood context.

2.58.1: Most paint color schemes involve the main color for the wall surfaces and separate colors, or different shades of the same color, for elements such as cornices, eaves, window and door trim, and porch columns and railings. Use an additional color or shade for elements such as windows, doors, and decorative details.

APPROPRIATE



Remove flaking and peeling paint down to the next layer and remove down to the wood surface only when no sound paint layers exist. (Surce: Village of Oak Park)

APPROPRIATE



(701 Buell Avenue) Most color schemes involve different colors or shades of the same color for wall surfaces, ornamentation, and trim.

APPROPRIATE



(505 Western Avenue) Choose paint colors appropriate to the style of the building.

2.59: Lead Paint – Buildings constructed prior to 1978 are likely to contain lead paint. Joliet rehabilitation projects must follow all federal, state, and local laws pertaining to the safe removal of lead paint. The U. S. Environmental Protection Agency requires certification in lead safety for contractors working on rehabilitation projects resulting in the removal of lead-based paint.

ENERGY EFFICIENCY

Prior to the advent of mechanical heating and air conditioning, the design of historic residential buildings often incorporated inherent energy efficiency features. These features allowed the building to retain heat in winter months and cool interior spaces in summer weather, including:

- Vents in the gable ends and on roofs to prevent moisture in attics.
- The reduction of energy loss and gain through the use of masonry walls, which serve as a thermal barrier.
- Transom windows over interior doors to allow for air circulation.
- Wide, overhanging eaves, exterior porches, and balconies to provide shade from the sun and help keep interior spaces cool.
- Centralized chimneys to provide heat to multiple interior rooms.
- Operable windows, exterior awnings, and shutters for doors and windows to allow air circulation when open and prevent heat loss when closed. Interior blinds and drapes in window and door openings also serve a similar function.

These inherent methods of energy efficiency can provide low-cost energy savings and guide current homeowners when preparing a home energy conservation plan.

APPROPRIATE



(415 Western Avenue) Operable or fixed transom windows provide natural light and ventilation.

APPROPRIATE



(615 Campbell Street) Exterior awnings provide shade in the summer.

Weatherization

Weatherization refers to methods for reducing heat loss in a residential building. The most common methods of weatherproofing a home include storm windows and doors, adding insulation, and reducing air infiltration.

- ***Reducing Air Infiltration –*** Windows, doors, and cracks in exterior walls are the most common methods of air infiltration in a building resulting in energy loss. By reducing areas where air infiltration occurs, the energy performance of a historic dwelling will improve. Windows and doors allow air infiltration when not properly sealed and the addition of weatherstripping can significantly reduce heat loss. Cracks in exterior masonry and stucco surfaces also allow air to infiltrate into the home. Use caulk or other appropriate sealants to fill exterior cracks. While reducing air infiltration will help to improve energy efficiency, some air circulation is necessary to prevent condensation from forming behind wall and roof surfaces.

- ***Insulation –*** The recommended R-value for insulation in new residential buildings in Illinois, depending on the type of residential construction, should be at least 43 for attic spaces and ceilings, and 21 for walls. The R-value is a measurement used to determine the effectiveness of insulation to control the amount of air infiltration in a home. The more effective the insulation the higher the R-value. In historic buildings with lower R-values, increased insulation is necessary to improve energy efficiency. The most common source of heat loss in a home is through the attic and roof. Adding new or additional insulation in accessible attic spaces will increase energy efficiency and reduce heat loss. Acceptable types of attic insulation include blankets of fiberglass and mineral wool, blown-in cellulose (treated with boric acid only), blowing wool, vermiculite, and blown fiberglass.
- ***Storm Windows and Doors –*** Properly sealed historic windows and doors will help to reduce air infiltration. However, heat loss can occur in older windows due to other factors such as single pane glass, issues with sash operability, and gaps below doors. Installing storm doors and windows provides an additional barrier to the elements helping to prevent heat loss and improve energy savings. Install storm windows and doors to fit within existing historic openings for an effective seal. Avoid damaging historic windows or doors during installation.
- ***Wall Insulation –*** Adding insulation between the exterior and interior wall will help to achieve a greater R-value and reduce heat loss. However, installation of wall insulation requires the removal of interior walls resulting in the damage or destruction of historic materials and features. In addition, the costs in time, materials, and labor are significantly higher. Typically, the addition of wall insulation occurs during a planned interior renovation project. Do not damage exterior walls during the installation of wall insulation.

Guidelines for Energy Efficiency

2.60*: *Passive Energy Savings – Maintain and repair exterior walls surfaces, foundations, windows, doors, and roofs in good condition to improve energy efficiency.

2.60.1: Maintain porches, balconies, overhanging eaves, awnings, shutters, and windows in good condition to maximize energy efficiency.

2.60.2: Increase exposure to natural daylight to reduce the need for interior artificial lighting by limiting window and door coverings when feasible.

2.60.3: Maintain air conditioning units and other HVAC systems in good condition and replace air filters regularly.

2.60.4: In areas of high moisture, such as bathrooms, laundry rooms, basements, and attics, provide vents to prevent the build-up of condensation.

2.60.5: Vent kitchen range hoods to the outside to prevent air recirculation when possible.

2.60.6: Ensure that fireplaces and chimneys are thoroughly cleaned and vented to prevent clogging, air infiltration, and heat loss.

2.69*: *Weatherstripping – Install weatherstripping around windows and doors and apply caulking or appropriate sealants in exterior masonry cracks to reduce air infiltration and heat loss.

2.70*: *Insulation – To raise the R-value of the home and increase energy efficiency, install new or additional insulation in accessible attic and wall spaces. Do not damage exterior walls during installation.

***2.71*: *Storm Windows and Doors* –** Install storm windows and doors in existing openings to reduce air infiltration and heat loss. Do not damage historic windows or doors during installation.

SOLAR PANELS

Solar panels are a renewable energy source that converts solar energy to electricity to power a building. Installing solar panels can reduce energy costs for property owners. When properly sited, solar panels route solar energy through photovoltaic cells supplying power to the building's electrical system and storing excess power for future use. In order to best capture solar energy, place solar panels in a location free from vegetation or other obstructions, such as on the roof of a building or in an open space.

When installing solar panels on a historic building, locate them in areas not visible from the street, such as a flat roof with a parapet or other screening, a rear roof slope, or on a rear accessory building such as a garage or coach house. Do not damage historic roofing materials or architectural features during installation. For free-standing solar panels, locate them in rear yards or provide screening to limit visibility from the street.

Guidelines for Solar Panels

***2.72*: *Solar Panel Locations* –** Locate solar panels in areas not visible from the street, such as rear roof slopes, flat roofs, rear accessory buildings, or rear yards. Solar panels that are visible from the street can alter the historic character of a building.

2.72.1: Do not damage or obscure architectural features or materials during the installation of solar panels.

2.72.2: Do not compromise the structural integrity of a historic roof through the installation of solar panels. Consult a qualified professional to determine an appropriate system for the building.

2.72.3: As solar collection technology evolves, ensure that existing solar panel installations are reversible for newer systems that are more compatible with the historic character of the building.

2.72.4: Locate solar panels on rear roof slopes or rear accessory buildings not visible from the street where feasible.

***2.73*: *Solar Collector Types* —** Consider solar panel types that are thin in profile and can lie flat against the roof surface or slope when selecting a solar collection system for a historic building, Solar tiles and shingles may be acceptable alternatives for use on a historic building. In general, most solar collector types should not be visible from the street.



The Oscar Kaiser House at 1212 Taylor Street is a Joliet Landmark in the Tudor Revival style.





SECTION 3

Guidelines for Residential Additions and New Construction



2836-2840 N. Dawson Avenue, Chicago, IL.
New Residential Infill.



309 Sherman Street, East Side National Register Historic District

Overview

Section 3 of the Joliet Historic Residential Design Guidelines Manual provides recommendations for property owners, contractors, architects, and the City of Joliet in the design and construction of residential additions and new homes in Joliet's older and historic neighborhoods. The placement of an addition, as well as its use of materials, should be compatible to the historic home to help maintain its character while allowing for the continued use of the building for years to come. The design and placement of a new home in a historic neighborhood, as well as its overall massing, scale, and materials, should reflect the character and scale of surrounding homes.

These Guidelines follow the *Secretary of the Interior's Standards for Preservation and Rehabilitation*, which recommend retaining and preserving original or historic building materials and features, differentiating an addition from the historic building in a way that is compatible with its character, as well as design and placement of new construction in relation to the overall historic character of the area.

The guidelines are not a substitute for consulting with qualified contractors, architects, landscape architects, design professionals, and the City of Joliet when planning an addition or new construction project. The guidelines provide guidance and recommendations for meeting local preservation standards and identify when property owners should seek professional consultation. It is the responsibility of the property owner to obtain required building permits, including a Certificate of Appropriateness from the City of Joliet Department of Community Development. Consult with City staff for additional information on permitting requirements. Consult the City of Joliet Municipal Code and Sections 47-5 through 47-9 of the Joliet Zoning Ordinance for applicable regulations.

The following guidelines provide recommendations for appropriate standards for additions and new construction. Refer to Section 5: Architecture and Historic Properties for information on Joliet's building types and architectural styles and Section 6: Joliet Historic Properties and Districts for an overview of significant architectural features found in Joliet's historic districts and neighborhoods.

APPROPRIATE



A rear residential addition to a historic home, shown on the left. (Source: Village of Oak Park)

APPROPRIATE



New residential construction in a historic neighborhood, shown on the right. (Source: Village of Oak Park)

BEST PRACTICES FOR RESIDENTIAL ADDITIONS AND NEW CONSTRUCTION

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation regarding additions and new construction, property owners and design professionals should follow these best practices in project planning:

- ***Construct Residential Additions With Minimal Removal of Historic Materials.*** There will always be some loss of historic materials with the construction of a residential addition. However, to minimize the loss of historic materials, place the addition on a side or rear façade and in an area that does not impact or damage significant architectural features such as bays, dormers, porches, or roofline cornices and ornamentation. Thoughtful design and placement of additions will help to maintain the historic character of the building and the neighborhood.
- ***Design Residential Additions Which Maintain the Historic Character of the House.*** Additions to historic houses should always be deferential to the historic building and compatible in its use of stylistic details and materials. An addition whose massing, scale, and proportion are larger than the historic house will have a detrimental effect on the historic character of the property and surrounding historic neighborhood. Place the addition on a side or rear façade to minimize its impact.

- ***Encourage Contemporary New Residential Construction In a Compatible Context.*** New construction should not replicate a particular architectural style or historic building type but should reflect its own period of construction, allowing for the use of contemporary materials and design. While taking cues from historic building styles is appropriate, contemporary new construction should stand on its own and not create a false sense of history. Respecting the context of the site and surrounding properties, including setbacks, scale, height, and materials, as well as the overall landscape and setting, is also important in ensuring compatibility with the neighborhood.

Planning Considerations

When planning for the construction of a residential addition, factors such as location on the house and its visibility from the street, placement on the lot, as well as access to the addition from the site are of primary consideration. The scale, massing, height, and roof form must be compatible with the existing house and surrounding properties. Materials are important as well, as the addition must be compatible in design and appearance. The location of window and door openings and the overall proportion of architectural features are all tied to the overall proportion of the historic house. Maintaining the character and integrity of the house, historic district, and the neighborhood is the goal of the Guidelines for Residential Additions.

Planning for the construction of a new building in a historic neighborhood requires thoughtful consideration of the impact of the building on the character of the surrounding buildings and neighborhood. Lot placement, scale, massing, height, building materials, and design are all important factors when introducing a new addition or building into a historic environment.

Consider the following key aspects of design when planning an addition or new residential building:

- ***Placement:*** The placement of an addition or new building on a lot is important to the overall character of the property and neighborhood. An addition should have minimal impact on the character of a historic building. The placement of an addition on the rear of the building is ideal. A new residential building achieves compatibility through the use of setbacks similar to those of surrounding buildings on the block.
- ***Architectural Style and Design:*** The architectural style of a building is an important factor in its overall historic character. A compatible design will reference important stylistic elements without replicating the architectural style, allowing for differentiation between old and new.
- ***Massing, Scale, and Proportion:*** The overall size, shape, and proportion of an addition or a new building can have a significant impact on the historic character of the site and neighborhood. Proportion refers to new elements such as roof shapes and window and door openings having similar forms and dimensions as those of the historic building. Building height, overall size and bulk, and the form of the building help to define massing and scale. When carefully considered, these elements will provide a cohesive design that maintains the character of the property.
- ***Materials:*** Materials are key to defining the historic character of a property, including its size, texture, surface finish, color, and durability. Compatible materials on an addition should reference one or more of the historic materials found on the historic building. The type of materials used on a new building should be compatible with those on surrounding buildings and along the block.
- ***Building and Entrance Orientation:*** Most historic buildings orient the building and entrance to face the street, creating a rhythm and continuity along the block. New buildings should maintain the traditional building and entrance orientation of surrounding buildings to preserve the character of the block.

Researching the building's construction history to identify previous alterations or additions, as well as locating available historic photographs of the building and site, will provide useful information for understanding the evolution of the building or site and help to inform design and material selection. The design and construction of a residential addition or new building will typically require the services of a qualified architect and contractor, preferably those with experience working in historic neighborhoods.

RESIDENTIAL ADDITIONS

The architecture of Joliet's older and historic neighborhoods reflects its long development history with the range of architectural styles and property types creating a distinctive historic character. In some cases, past additions have expanded the usefulness of a building while achieving their own historic significance, while others resulted in a detrimental effect on the character of a house. A successful residential addition will expand the footprint of a building while still maintaining the historic character and respecting the architectural style of the historic house and surrounding neighborhood. Compatible additions should be deferential in massing, scale, and proportion and be located in areas that will minimize the removal of historic materials, such as a rear or side façade (see Figure 3.1). Effective addition design will take cues from the historic house regarding materials, window and door openings, and other features. Use of contemporary design and materials is appropriate when the addition is located in areas not visible from the street.

Joliet is home to a variety of residential property types and architectural styles and the addition of new rooms, garages and accessory buildings needs careful consideration. A new addition must be compatible with the historic house as well as the overall design character of adjacent buildings and the surrounding historic district or neighborhood. Key factors for achieving compatibility and high-quality design include the placement of the addition on the existing house, its architectural treatment and style, its materials, and its overall massing and scale. Many of Joliet's historic buildings have changed and evolved over time with additions to add more functional living space. In some instances, inappropriate alterations or additions were made prior to the creation of the historic district. Do not construe these changes as examples to follow when planning a future addition.

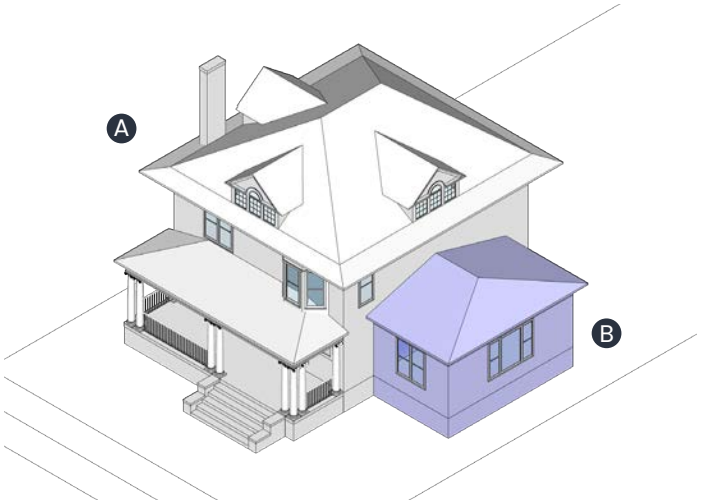
JOLIET ZONING ORDINANCE

The Joliet Zoning Ordinance establishes permitted land uses for specific areas (zoning districts) of the City and outlines specific requirements for using property in that zoning district, including how close a building or structure can be to property lines (setbacks), lot sizes, lot frontage, building height, off-street parking, accessory uses, landscaping, and signage. First adopted in 1968 and subsequently amended, the Ordinance provides regulations for residential, commercial, institutional, and industrial uses through individual zoning districts. The Joliet Zoning Ordinance is available to view or download from the City's website. In addition, the City maintains a dynamic, web-based zoning map, also available on the City's website, through which one can view the zoning of a specific property or area. Consult the Joliet Zoning Ordinance at the beginning of the process when planning residential or commercial additions or new construction.

Fig 3.1: Residential Additions



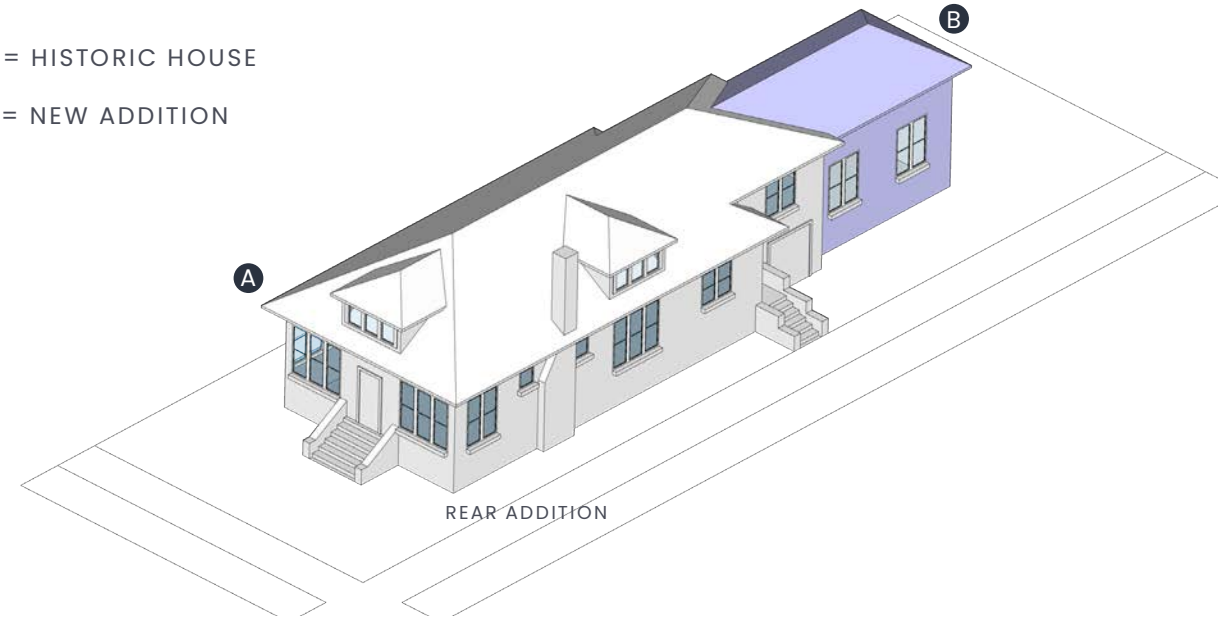
SIDE ADDITION



SIDE ADDITION

A = HISTORIC HOUSE

B = NEW ADDITION



REAR ADDITION

Guidelines for Residential Additions

***3.1*: *Placement* –** Locate additions on the rear of the building whenever possible and feasible, depending on the property's dimensions and zoning setback requirements. Side elevation additions are acceptable in some cases if a rear addition is not practical. Set back side additions from the front façade wall plane to differentiate it from the historic home. An addition should respect the historic character of the home and be minimally visible from the street. Additions to the front facade are not appropriate.

***3.2*: *Building Footprint and Lot Consistency* –** Consider the size of the lot, the depth of side and rear yards, and existing building setbacks when planning the footprint of an addition. Consult the Joliet Zoning Ordinance for applicable lot coverage and building setback requirements.

***3.3*: *Massing, Scale, and Proportion* –** Ensure the new addition is complementary to the historic house in regard to its massing, scale, height, and proportion. The height of the addition should not exceed that of the house or be visible above its dominant roof ridgeline. The size of window and door openings, porches, roofs, and other elements also play a role in determining the scale and proportion of the addition and should be compatible with the historic house.

***3.4*: *Historic Setting* –** Consider the existing character of the house, surrounding properties, and along the block to determine the appropriate height, massing, scale, setback, and materials for a residential addition. One- and two-story additions on the rear façade of a two-story Queen Anne home may be compatible, while a two-story addition on a one-story Bungalow is not compatible in an area where one-story homes are common.

***3.5*: *Architectural Style* –** The architectural style of an addition to a historic building should reference historic features, materials, or other elements rather than replicate the historic style. Using selected features or materials from the historic house can create a united overall design while making clear what is new. Designing an addition that accurately represents the historical style of the house can lead to confusion regarding authenticity and integrity. Use of contemporary materials and design are appropriate in areas not visible from the street.

***3.6*: *Historic Materials* –** Reference historic materials on new building additions for compatibility using in-kind or similar materials for siding, roofs, windows, doors, porches, foundations, and other elements.

APPROPRIATE



A new addition should be compatible in massing, scale, height, and proportion, as shown on the right. (Source: Village of Oak Park)

APPROPRIATE



Locate additions on the rear of the house whenver possible, as shown on the left.

APPROPRIATE



The scale and proportion of a porch addition should be appropriate to the scale and proportion of the house.

3.6.1: Minimize the removal of historic materials from the house. Reuse salvaged historic materials as a sustainable action whenever possible in the addition or in the historic house.

3.6.2: Consider preserving and reusing exterior walls as interior walls in the addition where feasible.

***3.7*: *Addition Differentiation* –** Provide a visual distinction between the house and the addition to differentiate between old and new, such as setbacks and changes to the wall plane, breaks in the eave line, the use of different but compatible materials, and other visual markers such as placement of trim. Avoid seamless transitions from house to the addition to allow for a clear understanding of the evolution of the building.

***3.8*: *Roof Shape and Materials* –** Match the roof elements of an addition to those of the main house, including roof shapes, slopes, the height of the ridgeline, roofing materials, and other key architectural features characteristic of the house's historic style. Changes in the roof slope, roofing materials, and height of the ridgeline can have a detrimental impact on the character of the house when visible from the street. An addition's rooftop ridgeline should be lower than the main house. A higher roof height may be acceptable on additions when placed on the rear of the house.

***3.9*: *Dormer Additions* –** Design a dormer addition matching the roof slope of the house when feasible. Consider the overall size and proportion of the dormer in relation to that of the house and existing historic dormers. Use in-kind or compatible materials for siding and other architectural details to maintain the character of the house. Locate dormers in areas common to the particular building type or the architectural style of the house. In cases where dormers are not a common feature of a particular style, locate new dormers to the rear elevation or in areas not visible from the street.

***3.10*: *New Porches* –** Locate new porch additions on a side or rear elevation. The scale and proportion of a new porch should be appropriate to the scale and proportion of the house, including height, material dimensions, and roof slope. Reference the building's architectural style and building form when designing a new porch.

***3.11*: *Reconstructing Missing Porches* –** Use historic photographs and other available documentation when reconstructing a missing porch. Design the porch in keeping with the house's architectural style and reference historic porch designs on nearby houses in the same style for additional guidance.

***3.12*: *Roof-Top Additions* –** Do not construct full-floor roof-top additions on historic homes as they will alter a property's historic character and integrity. Locate roof-top additions to the rear of the house and retain significant historic roof

APPROPRIATE



Design new dormers to be compatible with the style of the house in terms of size, proportion, palcement, detail, and window configuration, shown on the right. (Source: Vallage of Oak Park)

NOT APPROPRIATE



Roof-top additions should be minimally visible from the street. (Source: Vallage of Oak Park)

NOT APPROPRIATE



The additions shown on the left use similar roof shapes but the scale, massing, and height are not compatible with the house. (Source: Vallage of Oak Park)

features such as roofing materials, dormers, and chimneys. Roof-top additions should be minimally visible from the street and limited to one story.

3.13: Garage Additions – Construct additions to historic garages on side elevations wherever feasible using in-kind or compatible materials. Differentiate garage additions through the use of different but compatible materials and wall plane setbacks.

3.14: Mechanical Equipment – Locate mechanical equipment in areas not visible from the street, such as flat roofs, rear roof slopes, or rear yards. For more visible locations, use appropriate screening methods compatible with the character of the house, such as fencing or landscaping.

APPROPRIATE



Place garage additions on side elevations wherever feasible using in-kind or compatible materials.

3.15: Energy Efficiency – Construct a new addition using compatible energy-efficient windows and doors and provide sufficient insulation in wall and roof spaces to maximize energy efficiency. In some cases, the correct placement of new additions will allow for optimal solar exposure in all seasons. Additions are also appropriate for siting solar panels when located on roof slopes not visible from the street. For further guidance refer to the Solar Panel guidelines in *Section 2: Guidelines for Building Materials.*

APPROPRIATE



Reference historic materials on building additions, shown on right, for compatibility with the house. (Source: Vallage of Oak Park)

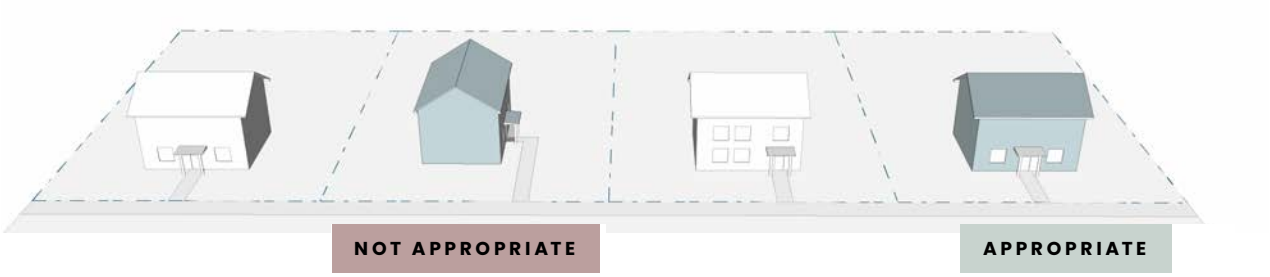
NEW RESIDENTIAL CONSTRUCTION

The construction of a new residential building on a vacant lot is appropriate in Joliet's historic neighborhoods. In general, avoid the demolition of historic buildings unless their rehabilitation is not feasible due to significant damage or deterioration. The scale, massing, form, and materials of new residential buildings should reflect the character of the surrounding buildings, block, and neighborhood. Successful new residential construction will be compatible with its surrounding context without replicating a particular historic style to help differentiate between what is new and what is historic. Reinterpreting historic styles using modern materials is appropriate, as is the use of contemporary design. Refer to Sections 47-5 through 47-9 of the Joliet Zoning Ordinance for residential new construction requirements.

Guidelines for New Residential Construction

***3.16*: *Building and Entrance Orientation* –** Design a new residential building with the main entrance and porch oriented towards the street. In most traditional neighborhoods, residential buildings and their primary entrances face the street. This provides a cohesive design character for the block and in the neighborhood. New buildings that vary in orientation disrupt the overall character of the block (see Figure 3.2).

Fig 3.2: Building Orientation



***3.17*: *Neighborhood Setting* –** Design new residential buildings to be compatible with the architecture and physical context of surrounding properties along the block.

***3.18*: *Placement and Setbacks* –** Maintain compatible and consistent setbacks and side yard dimensions with surrounding homes along the block. Setbacks and side yard dimensions are site features that contribute to the historic character of a block. On blocks without a standard property setback, use the most common or average setback line. Refer to Sections 47-5 through 47-9 of the Joliet Zoning Ordinance for applicable setback and minimum yard requirements.

***3.19*: *Lot Coverage* –** Maintain consistent lot coverage with the surrounding homes along the block when constructing a new residential building.

***3.20*: *Scale* –** Ensure a new residential dwelling is compatible with surrounding properties on the block and in the neighborhood. Scale refers to the overall size of a building, including its height and the proportion of window and door openings, porches, and other architectural features. The height of a new building should not exceed the height of other buildings on the block by more than one story.

3.20.1: The height of foundations and porches impact the scale of a new building and should be compatible with foundation and porch heights on surrounding properties.

3.20.2: Use setbacks, varied wall planes, roof slopes, dormers, porches, or other methods to reduce the scale of new buildings taller than surrounding properties on the block. Use methods compatible with the style and form of surrounding buildings.

3.21*: *Door and Window Proportions. Ensure that proportions of all new door and window openings, trim, and other window detailing, as well as the proportion of wall surface to windows, is compatible with the architectural styles and building types found in the surrounding block and neighborhood.

3.22*: *Dormers and Bays. Design new dormers and bays to be compatible with the new building's architectural style.

3.23*: *Massing and Form – Designing a new residential building with a compatible massing and form to surrounding properties, including features such as roof shapes, dormers, porches, and bays. A collection of buildings with similar mass and form can contribute to the overall character of a block, such as the Tudor Revival houses in the Whitney Terrace Historic District.

3.24*: *Materials – Use traditional historic building materials, wherever feasible in new construction, such as wood clapboard, wood shingles, brick, stone, and stucco typically reference particular architectural styles and building periods. The exterior materials used in a new residential building should be appropriate for the architectural style of the building and compatible with those in surrounding properties and along the block.

3.24.1: Use roofing materials appropriate for the architectural style and compatible with surrounding properties and along the block.

3.24.2: Use latter-day modern materials such as fiber cement board siding or stone and brick veneers in ways that are visually compatible with the historic materials on surrounding properties. When selecting such materials, consider the visual appearance of profiles, finishes, and textures in comparison to historic materials.

3.24.3: Avoid using vinyl siding in areas where stone and brick are common as it could harm the overall character of the block and neighborhood.

3.24.4: Do not use EIFS (Exterior Insulation Finishing Systems) as a substitute for stucco.

3.25*: *Architectural Arrangement and Ornamentation – Arrange architectural detailing and ornamentation on the new residential dwelling to be compatible with the surrounding homes along

APPROPRIATE



Design new infill construction using traditional materials refencing compatible architectural styles and property types. (Source: Vallage of Oak Park)

APPROPRIATE



Design a new house with a compatible massing and form to surrounding properties.

NOT APPROPRIATE



Window proportions and arrangement on the facade should be compatible with nearby homes. (Source: Vallage of Oak Park)

the block. The arrangement of window and door openings and the use of ornamentation may reference a historical style without replicating them.

***3.26*: *Garage Placement* –** Design garages in new residential dwellings to be minimally visible from the street, located at the rear or side of the building. Garages should not overpower a house in massing and form. The placement of the garage and associated driveway should be compatible with the placement and setting of those on surrounding properties and along the block. On blocks where driveways are not common, access the garage from the rear alley. Refer to Section 47-5.3 of the Joliet Zoning Ordinance for additional information on the placement and height requirements of detached garages in new residential construction.

3.25.1: Do not place garages on the front of a new residential building facing the street. Locate attached garages on a side or rear elevation.

3.25.2: The size and proportion of garage doors, windows, and other openings should be compatible with those on the house.

***3.27*: *Mechanical Equipment* –** Place new mechanical equipment, such as utility boxes, HVAC systems, and satellite dishes, in areas not visible from the street. If that is not practical, nor feasible, use appropriate screening methods compatible with the character of the building, such as fencing or landscaping.

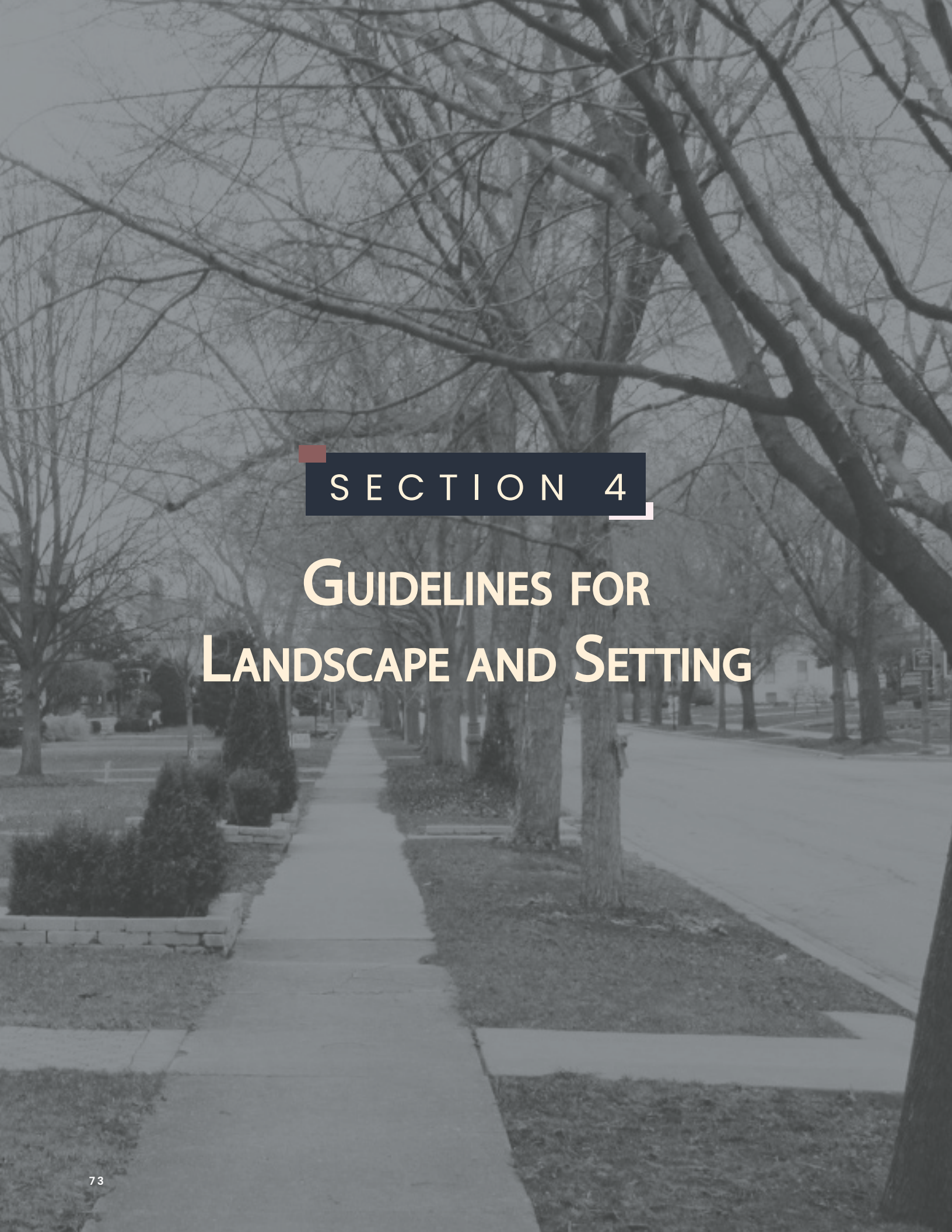
3.28*: *Solar Panels* –** Do not place solar panels in locations that are visible from the street. Appropriate locations include flat roofs with parapet or screening, rear roof slopes, and rear accessory buildings such as garages or coach houses. Refer to the Solar Panel guidelines in ***Section 2*: *Guidelines for Building Materials for additional information.

NOT APPROPRIATE



Do not place solar panels in locations that are visible from the street.





SECTION 4

Guidelines for Landscape and Setting





600 block of Western Avenue

Overview

Section 4 of the Historic Residential Design Guidelines Manual includes recommendations for the maintenance, preservation, and rehabilitation of historic landscape and streetscape features found in Joliet's historic neighborhoods. Significant features in the public right-of-way include residential streetscapes with mature trees, street lights, public sidewalks, brick streets, and other elements such as stone hitching posts in the Upper Bluff National Register Historic District. Historic landscape features on private residential properties include mature trees, plantings, lawns, gardens, as well as paths, driveways, fences, and retaining walls.

These Guidelines follow the ***Secretary of the Interior's Standards for Preservation and Rehabilitation***, which recommend the retention and preservation of historic landscape features as significant to the history and character of Joliet's historic properties and neighborhoods.

The guidelines are not a substitute for consulting with qualified contractors, landscape architects, design professionals, and the City of Joliet when planning a landscape rehabilitation project. The guidelines provide guidance and recommendations for meeting local preservation standards and identify when property owners should seek professional consultation. It is the responsibility of the property owner to obtain required building permits, including a Certificate of Appropriateness from the City of Joliet Department of Community Development, if necessary. Consult with City of Joliet staff for additional information on permitting requirements. Consult the City of Joliet Municipal Code and Section 47-15E of the Joliet Zoning Ordinance for applicable regulations on landscaping and 47-17.6 for fence and wall heights.

The following guidelines provide recommendations for appropriate landscape preservation and rehabilitation procedures. Refer to Section 6: Historic Properties and Districts for an overview of significant landscape features found in Joliet's historic districts and neighborhoods.

APPROPRIATE



(300 block Nicholson Street) Historic brick streets are an important landscape element in a historic district.

APPROPRIATE



(304 Nicholson Street) This historic hitching post is significant to the character of the neighborhood.

APPROPRIATE



(312 Bridge Street) Preserve and maintain historic landscape elements significant to the property.

BEST PRACTICES FOR LANDSCAPE AND SETTING

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation, property owners and design professionals should follow these best practices in project planning:

- ***Research and Document Historic Landscape Features.*** Prior to planning a new landscape project, collect and investigate historic photographs or other documentation to determine what, if any, historic landscape elements are significant to the character of the property, such as sidewalks, driveways, fences, retaining walls, mature trees, hitching posts, lawns, and gardens.
- ***Provide Regular Maintenance of Historic Landscape Features.*** Conduct regular maintenance on a seasonal or annual basis to preserve historic landscape and site features, such as the pruning of mature trees and plantings, and repairing retaining walls, sidewalks, and driveways.
- ***Respect the Historic Context of the Site and Neighborhood.*** The historic context of the property and the relationship between the residential building and the site is an important element in determining the character of the property. New landscape materials and features should be compatible with the character of the building and along the block.

Planning Considerations

Researching the history of the building site to identify previous alterations or changes in the landscape, as well as locating available historic photographs of the building and site, will provide useful information for understanding the evolution of the site and inform design and material selection. Major landscape rehabilitation will typically require the services of a qualified landscape architect and contractor, preferably those with experience working on historic properties.

APPROPRIATE



(20 S. Eastern Avenue) Maintain and repair significant original or historic fences.

Guidelines for Preservation and Rehabilitation

***4.1*: *Topographic Features* –** Maintain and preserve a property's topographical features whenever possible. Changes in grade, including new retaining walls, should be compatible with the character of the property and along the block. Joliet straddles the Des Plaines River and includes low-lying areas within the flood plain and bluffs overlooking the river and downtown Joliet. As a result, Joliet's street grid and lot layout vary in areas with significant grade changes.

APPROPRIATE



(605 Buell Avenue) Maintain and preserve the existing topography of the historic property when possible.

***4.2*: *Fence and Wall Preservation* –** Maintain, clean, and repair historic fences and retaining walls, such as wrought iron, stone, and brick, as significant landscape design elements to a historic property.

4.2.1: Remove non-historic fencing elements where desired and feasible as part of a landscape rehabilitation project.

***4.3*: *Fence and Wall Replacement* –** Replace missing or significantly deteriorated historic fences and retaining walls as necessary with in-kind or compatible materials, matching the material, width, profile, height, texture, and color of the original wherever feasible.

4.3.1: Do not cover or surface historic retaining walls, whether constructed in masonry, wood, or metal with cementitious coatings, such as stucco, if not originally coated.

***4.4*: *New Fences and Walls* –** Construct or install new fencing or retaining walls compatible with the architectural style or character of the house and surrounding neighborhood, including its placement, design, materials, and height.

4.4.1: Install new front yard fences and side yard fences facing the street on corner lots compatible with the historic property's architectural style and overall setting. In general, front yard fences are not common in Joliet's historic neighborhoods; however, the maximum height permitted in the front yard and the side yard facing the street on a corner lot is four (4) feet. Where front yard fences do exist, they are of wrought iron, aluminum, or wood picket construction.

4.4.2: Do not install solid fences in front yards whenever possible. Locate solid privacy fences and walls set back from the front façade of the building. City zoning regulations restrict the location of solid privacy

fences to avoid visibility impediments. *See Section 47-17.6 of the Joliet Zoning Ordinance* for more information on fence and wall regulations for residential properties or contact the City of Joliet Department of Community Development.

4.4.3: Use fence materials compatible in color, texture, height, and profile with those found in adjacent historic residential dwellings as well as the surrounding neighborhood. Suitable materials may include wrought iron, wood, brick, and stone. Do not use vinyl, plastic, or chain link fencing when possible.

4.4.4: Maintain and preserve historic retaining walls following the masonry repair guidelines found in *Section 2: Guidelines for Building Materials.* When replacement is necessary, or when installing a new retaining wall, consult with the Engineering Division in the City of Joliet Public Works Department for approval.

4.5: Existing Walks, Paths, and Driveway Preservation and Repair – Preserve and maintain original or historic walks, paths, and driveways whenever feasible and practical in order to retain the character and integrity of the historic residential dwelling and that of the surrounding neighborhood.

4.5.1: Avoid widening, altering, or removing original or historic carriage walks, paths, and driveways, including those constructed of stone or brick, wherever possible and feasible.

4.5.2: Do not widen or construct new driveway curb cuts not in keeping with the driveway curb cut pattern and placement of the neighborhood.

4.6: New Walks and Driveways – Construct new walking paths or driveways using similar or historic materials compatible in appearance, texture, and color to the residential dwelling, and others found within the neighborhood.

4.6.1: Replace historic or original walking paths and driveways using compatible materials and matching the original or historic widths and locations whenever possible. Avoid damaging existing mature trees and other significant plantings.

4.6.2: Incorporate means for accessibility in new paths and walks wherever needed and appropriate.

APPROPRIATE



(230 Comstock Street) Locate solid privacy fences set back from the front facade of the building as shown on the right.

APPROPRIATE



(612 Buell Avenue) Maintain and preserve historic masonry retaining walls.

APPROPRIATE



(1211 Taylor Street) Maintain original or historic stone or brick paths where feasible.

4.7: Landscape Design Preservation – Maintain and preserve whenever practical and feasible mature trees and other significant landscape features such as paths and driveways. If necessary, consult an arborist when caring for mature trees.

4.8: New Landscape Design – Install new landscaping, including trees and planting, appropriate to the site and character of the house and along the block. Consult an experienced landscape architect or arborist for advice on tree and plant selection, planting procedures, and site design.

4.8.1: Do not plant new trees or other landscaping treatments in areas where future growth could result in damage to the historic building or other significant site features, including walking paths and driveways.

4.8.2: Do not add additional paved areas or other impervious surfaces in the front yard or in areas visible from the street.

4.9: Residential Streetscapes – Maintain and preserve streetscape elements such as curbs, parkways, streetlights, stone sidewalks, sidewalk markers, hitching posts, brick streets, benches, and other furnishings that help define a neighborhood's historic and visual character.

4.9.1: Refrain from adding additional paving or impervious surfaces to streetscapes not in character with Joliet's traditional streetscape character.

4.10: Residential Off-Street Parking – Most residential properties provide parking within rear detached garages or coach houses rather than on exterior paved surfaces. On properties without garages do not add additional or new paved parking areas or other impervious surfaces in the front yard or in areas visible from the street.

APPROPRIATE



(301 Nicholson Street) Install new front yard fences compatible with the historic property's architectural style or character and overall setting.

APPROPRIATE



(1003 Western Avenue) Install new landscaping, including plantings appropriate to the site and character of the house.



17 S. Center Street





SECTION 5

Architecture and Historic Properties


514



304 Nicholson Street

Overview

Joliet is rich in history as reflected in its diverse historic architecture and building forms. Section 5 provides an overview of Joliet's principal periods of history, serving as a context for understanding the city's development over time and their associated architectural styles and building forms. Each architectural style and building form highlight their characteristics, design elements, materials, and stylistic features. This information helps property owners understand what features and materials are significant so they can make informed decisions regarding a building's appropriate maintenance and long-term preservation.

The end of *Section 1: Introduction* includes a list of architectural definitions to assist property owners, architects, and contractors in interpreting and understanding these Design Guidelines.

BRIEF HISTORY OF JOLIET

The significance of Joliet's historic buildings and neighborhoods can best be understood when placed in the context of the city's growth and development beginning with the early days of Euro-American settlement in the 1830s and continuing to the turn of the 21st century. Five key periods define Joliet's architectural history: the era of indigenous habitation and the early years of Euro-American settlement; the flourishing industrial era of the late 19th century; continued industrial prosperity of the early 1900s to the 1930s; Joliet's continued expansion to meet the housing demands following World War II; and the period of inner-city economic challenges along with new growth and land annexations of the late 20th- early 21st-centuries.

NATIVE AMERICANS AND EARLY EURO-AMERICAN SETTLEMENT (BEFORE 1834)



306 NICHOLSON STREET, JOSEPH CAMPBELL HOUSE, C. 1850

The Joliet region's early Indigenous residents were the Miami and Illiniwek peoples. Migration in the 1700s brought other peoples to northern Illinois, including the Fox, Sauk, Kickapoo, and Mascouten, with the Potawatomi being the predominant people in northeast Illinois. The region was well-suited for hunting and gathering cultures, providing extensive prairie land, forests filled with game, and rivers abundant with fish. The Great Lakes region saw European traders in the 17th century, although the earliest accounts in Illinois date to 1673, when the French Jesuit Missionary Father Jacques Marquette and his companion, French Canadian explorer Louis Jolliet, traveled up the Illinois River claiming the area for France. Conflicts between the French and the British over control of the region resulted in the French ceding land east of the Mississippi River to the British, who controlled the American Midwest until the end of the Revolutionary War and the 1783 Treaty of Paris.

Although the construction of nearby Fort Dearborn occurred in 1803 at present-day Chicago, people of European descent did not begin arriving from the east until after Illinois statehood in 1818 and the removal of a large portion of Indigenous people from Illinois. The 1816 Treaty of St. Louis, one of a series of 14 treaties over 20 years from 1804 to 1824, was one of several efforts to push Indigenous people west out of Illinois through the ceding of lands by the Indigenous people to the United States government. The Indian Removal Act of 1830 authorized the exchange of land west of the Mississippi River for Indigenous lands in Illinois and other Midwest states. The 1833 Treaty of Chicago revoked all Indigenous claims in the region, continuing the forced removal of the Potawatomi and other tribes from Illinois to areas west of the Mississippi.

Early residents in the Joliet area included Charles Reed who constructed a cabin in 1833 and James Campbell, who platted the town in 1834, which led to the incorporation as the Village of Juliet. Around 1850, Campbell built a house on the bluff on the west side overlooking the river, now a Joliet Historic Landmark. Much of his land would later become the Upper Bluff National Register Historic District. Village residents rescinded the incorporation in 1837, although the Illinois Legislature would rename the community Joliet in 1845, later incorporated as a city in 1852.

CITY OF STONE AND STEEL (1835-1900)

The construction of the Illinois and Michigan Canal from 1836-1848 was the first impetus for growth in Joliet. Thousands of Irish immigrants came to Joliet to construct the canal, many of whom remained following its completion. Trustees of the canal platted new residential streets following the canal's completion. Although initially centered around agricultural industries such as flour and woolen mills dependent on the Des Plaines River, the discovery of an abundance of limestone led to multiple stone quarries that would supply Joliet limestone for construction projects across the region over the next century, beginning with the Illinois and Michigan Canal. The use of Joliet limestone in the construction of Chicago's Water Tower, the Illinois State Penitentiary at Joliet, the Illinois State Capitol, and numerous buildings within the city, led Joliet to become known as the "City of Stone."



15 RICHARDS STREET, CENTRAL PRESBYTERIAN CHURCH, 1895

Soon after the completion of the I & M Canal, the arrival of multiple railroad lines, starting with the Chicago and Rock Island Railroad in 1852, ushered in a new era of growth and prosperity. Rail service in Joliet developed over the next 20 years to include the Alton Railroad in 1854, the Michigan Central in 1855, the Chicago, Santa Fe, and California Railroad in 1883, and the Elgin, Joliet, and Eastern Railroad in 1886. The Elgin, Joliet, and Eastern, a subsidiary of Joliet Steel Works, constructed a railyard and shop facility on the east side of Joliet, which became a major local employer. With the arrival of the railroad lines to Joliet, passenger travel on the I & M Canal dwindled. The railroads offered far greater speed and efficiency than the I & M Canal and opened vast portions of the nation unavailable by waterways. To stay competitive, the canal deepened between 1865-1871 to accommodate larger boats; however, minimal use led to its abandonment by 1910.

Aided by the multiple railroad lines, the first major industries to develop within Joliet included stone quarries, breweries, and steel mills. The Union Coal, Iron, and Transportation Company, later known as the Joliet Steel Works, built a rolling mill plant in 1869 just north of the downtown between the Des Plaines River and Collins Street. Construction of this industrial complex boomed during the latter decades of the 19th century and early 20th century to include over 94 acres of land. Joliet Steel Works was a major employer in the city. The north end of the former Joliet Steel Works is listed in the National Register of Historic Places and the main office building, constructed before 1891, is also a local Joliet landmark. Local industrialist Hiram B. Scutt began manufacturing barbed wire fencing in Joliet beginning in 1878. The popularity of barbed wire with cattle ranchers in the western United States led to numerous other plants opening in Joliet in the 1880s. These facilities eventually merged in 1898 to create the American Steel and Wire Company. By 1900, the steel industry was the largest employer in Joliet, surpassing the production of limestone and earning the city a new name – the "City of Steel." In addition to steel and stone production, Joliet was home to hundreds of other manufacturing operations in the late 19th century, including, but not limited to, bricks, chairs, stoves, paint, agricultural implements, and wallpaper. As a result, Joliet at the turn of the 20th century was a major manufacturing center in the region, bringing thousands of immigrants looking for work, including many from southeast Europe.

In its earliest decades, Joliet's downtown business district developed on the west side of the Des Plaines River along present-day Bluff Street. As Joliet grew, the steep bluffs to the west limited expansion of the business district and so development spread to the flatlands on the east side of the river. The location of the railroad lines on the east side also played a factor in the expansion. By the turn of the century, Joliet's central business district was decidedly on the east side of the river. The residential areas surrounding the business district and

adjacent to manufacturing along the river catered to laborers and other working-class residents with simple frame cottages and various traditional house forms common during the 19th century. The wealth gained by local industrialists led to the development of an upper-income area on the east side of the river to the southeast of the business district, now known as the East Side National Register Historic District. Beginning in the 1870s, the construction of grand architect-designed homes in styles such as Italianate and Second Empire – including the 1873 home of railroad magnate Jacob Henry –as well as Gothic Revival churches and Italianate commercial blocks led this area to be known as "silk stocking row." A similar development of large homes occurred about a decade later on the west side of the river. Now known as the Upper Bluff National Register Historic District, this area was an attractive alternative to the east side given its distance from expanding industrial businesses. Large homes in a variety of architectural styles line the streets and hills in the neighborhood.

The last decades of the 19th century saw tremendous growth and prosperity in Joliet, as industry boomed, and residential construction continued unabated. Forest Park, Woodland, Ridgewood, and Cunningham became neighborhoods in the City and had public schools constructed to serve these residents. The installation of telephone, water, and electric service to residents and businesses reflected the progress in the quality of life of Americans across the country.

PROSPERITY AND STABILITY (1901-1940)

During the early decades of the 20th century, Joliet's economic concerns and population growth stabilized. Transportation improvements included street paving to accommodate the growing use of automobiles, new sidewalks, and the elevation of the railroads through downtown Joliet. Changes in building construction technology saw new and larger buildings built in the downtown, including the Rialto Square Theater, the Louis Joliet Hotel, the Joliet Public Library, and the Joliet YMCA. Large public buildings built during this period also included the U. S. Post Office and Union Station. Connecting the east and west sides of the river, steel bascule and lift bridges built during the first decades of the 20th century replaced earlier bridges. These bridges remain in use today.



22 E. CLINTON STREET, LOUIS JOLIET HOTEL, 1927

Expansion of middle-class housing saw hundreds of new brick and frame houses, designed in the popoular styles of the period, built on the east and west sides of the City, creating new neighborhoods such as Raynor Park, Reedwood, and Ingalls Park. Also, during this period, mail order catalog houses were at their peak nationwide, where owners could order from a catalog of house plans provided by major retailers such as Sears, Roebuck and Company, Gordon-Van Tine Company, and others. These compact, affordable homes, easily delivered by rail, allowed many Joliet citizens around the city to avail themselves of the opportunity.

Construction of educational facilities occurred throughout the city during the early decades of the 20th century as the population grew. These new schools reflected that national movement for improved learning environments and greater value on childhood education. Constructed in 1901, Joliet Township High School provided the highest level of modern education in an architecturally significant setting. Expanded four times between 1917 and 1931, the school is also significant as the site of the nation's oldest Junior College. Many of the city's elementary schools were also built during this era, including the locally landmarked Eliza Kelly Grade School (1919). Joliet Township High School, constructed in 1901, is individually listed in the National Register

of Historic Places. Both Joliet Township High School (Central Campus) and Eliza Kelly School utilized Joliet limestone in their construction.

Following World War I, labor strikes at the Joliet Steel Works, then owned by the United States Steel Corporation, demanded better hours, wages and conditions, which brought unrest to the city. Workers remained unsatisfied until labor unions formed in the 1930s. During this period many African Americans participated in the "Great Migration," leaving southern states for large employment centers like Detroit and Chicago, seeking work and relief from the Jim Crow laws of the south. While African Americans have resided in Joliet since the 1850s, many arrived in the city during this period. During the Great Depression of the 1930s, industry was sluggish as the national economy floundered. Major industries reduced their output or closed altogether, including the Joliet Steel Works, and layoffs occurred throughout this period.

POST-WAR GROWTH (1941-1971)



A WEST-SIDE RANCH HOUSE AT 1002 WESTERN AVENUE

During the decades following World War II, new residential growth spread to the western edges of the city. As war production brought renewed life to local industries, along with the construction of a large U. S. Army ammunition plant south of the city and Caterpillar plant to the southwest of the city, growth in the city progressed gradually. The G.I. Bill (Servicemen's Readjustment Act of 1944) was responsible for much of the housing boom nationwide following World War II. The new growth in housing demand encouraged communities to make available new land on its fringes to accommodate new housing construction fueled by the G.I Bill's low interest loans with zero down payments. Joliet's population grew steadily during the decades after World War II, and new housing was in demand. Population growth during this era included immigrants from Mexico. While immigration from Mexico to the Joliet area occurred as early as the 1910s, many of Joliet's Mexican American residents decided to make Joliet their home during the post-war era.

Early post-war construction began with vacant land adjacent to developed areas on the east and west sides of Joliet. Subdivisions of one-story frame and brick Ranch and Minimal Traditional houses developed on new, curvilinear streets, including Marquette Gardens, Palladium Drive and Bevan Drive. This era also saw the construction of Interstate 80 and Interstate 55. Interstate 55 replaced the Route 66 roadway alignment in the early 1960s. The alignment of Interstate 80, which was completed in 1968, went through Joliet's ethnically and racially diverse working-class neighborhoods on the south side. The displacement of residents and the disruptions to the street network have had long-term economic implications for these areas of Joliet.

ECONOMIC CHALLENGES AND NEW GROWTH (1972 TO THE PRESENT)

The contraction of heavy industry that devastated so many Midwestern American communities in the 1970s and 1980s also impacted Joliet. U.S. Steel closed production at their Joliet facility in 1983, eliminating thousands of jobs. Other manufacturers had either already shuttered or soon followed over the next decade. By the mid-1980s, unemployment in Joliet topped 26 percent. In the wake of joblessness, drug addiction and crime spread in Joliet's older neighborhoods. Residents in these neighborhoods also no longer had the buying power to support downtown businesses as they once had. With these trends, many

Joliet area residents viewed their downtown and large parts of the surrounding neighborhoods as unattractive, undesirable places.

One early revitalization effort was the designation of the East Side National Register Historic District in 1980. Efforts to support these neighborhoods and revitalize the downtown continued through the 1990s, including the designation of these neighborhoods and the downtown as Community Development Block Grant target areas. Neighborhood leaders achieved the designation of the Upper Bluff National Register Historic District in 1991. In 2006, community leaders in conjunction with the City administration completed a "Quality of Life Plan" that focused solely on the downtown and surrounding neighborhoods, outlining actions that leveraged assets to overcome prevalent problems. Implementation of this plan continues to the present.



600 BLOCK OF CAMPBELL STREET IN THE UPPER BLUFF NATIONAL REGISTER HISTORIC DISTRICT, LISTED IN 1991.

Joliet expanded its boundaries through numerous annexations in the 1990s and 2000s. As a result, Joliet's population doubled since 1990, growing from 76,800 residents in 1990 to 150,362 residents in 2020. In the year 2020, Joliet was the third-largest city by population and the second largest by land area (64 square miles) in Illinois. The current estimated population of the greater Joliet area, including unincorporated areas of Joliet Township and Rockdale, is 200,000 residents. Joliet is a regional urban center with a traditional downtown, historic and newer residential areas, and retail and commercial corridors. Joliet's numerous north-south and east-west rail lines, the Des Plaines River, state highways, and interstates have shaped Joliet's historical and physical development. Joliet was, and continues to be, the "Crossroads of Mid-America."

ROUTE 66 AND THE LINCOLN HIGHWAY

In 1926, the federal government created a new network of numbered highways across the country, including Route 66, which runs from Chicago, Illinois to Los Angeles, California. The highway became well-known and was frequently used by travelers to visit the Midwest and American Southwest. Roadside attractions, motels, diners, campgrounds, and auto service stations developed along the route; neon signs were often featured at many locations. Route 66, dubbed "The Mother Road" by John Steinbeck during the Great Depression of the 1930s, quickly became an iconic part of American culture. Joliet is located on the original Route 66 alignment in Illinois, most of which is currently Illinois Route 53, which comes down Broadway Street from the north, turns east to head over the Ruby Street Bridge into downtown Joliet, and then continues south along Chicago Street out of Joliet. Several historic buildings associated with Route 66 remain, including the Rich and Creamy ice cream stand on Broadway Street and the original Dairy Queen on Chicago Street. A new alignment in 1940 bypassed Joliet for a route through Plainfield. Interstate 55 overtook this later alignment. Today, Joliet celebrates the original alignment as Historic Route 66.

The Lincoln Highway is one of the earliest highways to connect the east and west coasts. Developed by the Lincoln Highway Association (a group of business owners in the automobile industry to promote road improvements), and dedicated in 1913, the highway connects New York City, New York with San Francisco, California. The Midwest section runs through Joliet and northern Illinois. The highway enters Joliet from the east along Cass Street (U.S. Route 30), travels through downtown Joliet on Cass Street, crosses the river, and continues northwest along Plainfield Road out of Joliet. Both the Lincoln Highway and Historic Route 66 are National Scenic Byways.



Joliet Township High School is listed in the National Register of Historic Places.

JOLIET RESIDENTIAL ARCHITECTURAL STYLES AND VERNACULAR FORMS

The following section highlights the popular architectural styles and vernacular building forms in Joliet, including individually designated local landmarks, individually listed National Register properties, and local and National Register historic districts. Each architectural style includes a description of its characteristic materials, roof shapes, exterior ornamentation, and associated architectural features. For example, the Italianate style, popular for both residential and commercial buildings during the mid-to-late-19th century, has flat or low-pitched roof shapes, wide projecting cornices with eave brackets, and elaborate window hoods. In some instances, a historic building may feature only some aspects of a style, adapted mostly to local property types in ways that provide a modest, vernacular architectural expression.

Architectural styles are often grouped by developmental periods and popularity. In the United States, scholars of architectural history acknowledge a variety of ways to organize and categorize the myriad styles constructed over hundreds of years; one is not necessarily more or less accurate than another. Keeping these differences in mind, architectural historians generally agree on the following design periods: the Colonial Period (1600-1820); the Romantic Period (1820-1880); the Victorian Era (1860-1900); Period Revival (1880-1940); Early Modern (1900-1940); Mid-century Modern (1935-1980); and Contemporary/Late 20th Century Modern (1975-2000). The design period from the year 2000 and on is sometimes simply referred to as 21st Century Modern with the names of individual styles within that category still under consideration. During the Romantic Period (1820-1880), in the decades after the American Revolution, concepts of idealism, individualism, freedom, and democracy were reflected in literature, music, art, and architecture. Pivoting away from the Georgian and Federal styles reflecting English culture, Americans turned for inspiration to the architecture of ancient Rome,

Architecture Style *Building Form*



The Howard M. Snapp House at 321 Richards Street designed in the Colonial Revival style.

and Greece with their associations to early democracy. Simultaneously, the Gothic, Italian, Swiss, and Egyptian precedents influenced design inspiration, their appeal due in part to their stylistic variety.

Despite the trends of the Romantic Period, Americans could not completely divest themselves from the tradition of referencing British history and phraseology when referring to American cultural trends. This is true for the period between 1860 to 1900 known as the Victorian Era, a period of intense industrial, inventive, and artistic growth in the United States but named for Queen Victoria who reigned in England during this time. In architecture, this exuberant period is characterized by variety and complexity of shapes, materials, and construction techniques made possible by technological and creative innovations, especially lightweight balloon framing, wire nails, and machines that produced complex and fanciful architectural components, easily delivered country-wide by train. Americans fully embraced the variety and opportunity for richly ornamented creative expression with the result being architectural styles that embody these trends. One may notice that dates of Romantic Era and Victorian Era styles sometimes overlap, the difference in stylistic categorization is tied to both the roots of its development and the variety and complexity of plan and embellishments.

The era of Period Revival styles (1880-1940) encompasses three distinct stylistic groupings: the English and American; the French; and the Spanish and Mediterranean periods. Within each grouping, historical styles are interpreted as a careful copy, or revival, of the original architecture.

The Early Modern period (1900-1940) includes a variety of styles, that while do not have aesthetic similarities, are grouped together because they are the first wave of American design that, as architectural historians like to say, turned its back on historical precedent in both design and ornament. The resulting styles are varied in their appearances with some evoking natural materials and surroundings, while others are sleek and streamlined with flat roofs and smooth wall surfaces evoking the design sensibilities of the machine age.

Modernism evolved through the decades of the midcentury, introducing styles that continued to reflect popular tastes and meeting the needs of American families. This period (1935-1980) was strongly influenced by the Great Depression (1929-1941), and World War II (1941-1945). Financial scarcity during the Great Depression stopped home construction (with rare exceptions) and forced Federal action to tackle the problem. As part of the New Deal, the Federal Housing Administration (FHA) was formed (in part) to insure mortgages made by private lenders for single- and multi-family properties, allowing banks and lenders to offer more mortgages and encourage the construction of affordable housing. The favored residential design of the FHA was the Minimal Traditional style, which was affordable during the Great Depression and later, an ideal solution to the housing shortage after World War II. Similarly, the Ranch style, also affordable and with amenities appealing to the typical family including an attached garage, and a sprawling one-floor plan, proliferated, its popularity extending through the 1970s.

In the later decades of the 20th century (1960-present) residential styles including Wrightian, Contemporary, Organic, and Neo-expressionism emerged, although they also had commercial, and institutional applications. These styles do not reflect historic precedents and are characterized by the use of shape and form allowing the architect to experiment with sculptural effects. Simultaneously, other stylistic preferences pivoted away from the theories of modernism and returned to traditional influences. Examples of these styles include the Post Modern and Neo-eclectic, categorized as the architect re-imagining traditional styles, freely choosing, and interpreting features from those historic styles.

In contrast to style, vernacular buildings are identifiable by the building's form, or overall shape, determined in large part by its ground floor plan which in turn influences the configuration of interior spaces. While the following architectural styles and vernacular building types are accepted terminology, not all architectural historians agree when defining and assigning styles and forms to buildings.

Joliet's landmarks and historic districts include several architectural styles and vernacular forms as described below; styles are described first, followed by descriptions of vernacular types. Architectural Definitions located in Section 1 explain key architectural terminology used in this section and throughout the Joliet Historic Residential Design Guidelines Manual.



The Joachion Rohwedder House at 664 N. Hickory Street designed in the Queen Anne-Stick style.

JOLIET RESIDENTIAL ARCHITECTURAL STYLES AND VERNACULAR FORMS

GREEK REVIVAL (1825-1860)

The Greek Revival style, often referred to as the "National Style," was universally popular in the United States during a period of rapid expansion between 1825 and 1860, only a few decades after the ratification of the U.S. Constitution. The Greek Revival style reflected the new republic's democratic ideals by referencing an ancient era of democracy.

The style flourished in regions of swift settlement during the 1830s, 1840s, and 1850s, including the Midwest. Greek Revival residential and commercial architecture strongly references Classical Greek architecture and includes features such as pediments and entablatures, often with cornice line returns, pilasters, and columns, especially surrounding entryways. Commercial and residential examples exhibit double-hung multi-paned windows, window lintels, and gable-fronts or gable-fronted wings. A row of small rectangular windows tucked close to the roofline at the top of the wall are frieze-band windows, a tell-tale Greek Revival style feature. The style predominates in the eastern half of the country with pockets in the Midwest and the West Coast.



225 N. BROADWAY STREET, C. 1850



2571 DIVISION STREET, C. 1850

Typical Design Characteristics

- Two to three stories in height
- Frame or brick construction
- Low-pitched gabled or hipped roof configuration
- Cornice emphasized by a wide band. This band may have other decorative details including dentils or engaged column capitals
- Partial or full-width porch with broad cornice and classical columns
- Paneled front door within an elaborate door surround with rectangular transom and sidelights
- Double-hung windows with six-pane glazing in each sash; frieze-band windows are also common

GOTHIC REVIVAL (1840-1880)



110 UNION STREET

The Gothic Revival style has its roots in the American Romantic Movement, a movement that embraced nature, emotion, and imagination, and the rejection of order, balance, and rationality. The Movement preferred older, established Medieval architectural styles from Europe, including country house design used as inspiration for architectural pattern books written by prominent architects during the early decades of the 19th century. The success of these books helped popularize the Gothic Revival style in the United States, characterized by asymmetrical building forms. The Gothic Revival style features the pointed arch, a design feature repeated in rooflines, wall forms, windows, and trim details. Steeply pitched gables are often embellished with lacey bargeboards and towering pinnacles. The irregular floor plan created opportunities for unique interior arrangements and decorative embellishments which also aligned with the interpretation of the Romantic Movement. The style also influenced the architecture of churches, educational and institutional buildings during the late 19th and early 20th centuries..

Typical Design Characteristics

- One to three stories in height
- Frame or brick construction
- Steeply pitched roof shape, sometimes roofs have parapets with castellations
- Decorative bargeboard in gables apexes
- Pointed arch windows, either double-hung or casement. Some windows may have leaded glass
- Entrance is a focal point having a full- or partial-width porch with flattened Gothic arches and narrow columns
- Paneled front door often with pointed arches or decorative crowns and double doors in a single opening with elaborate door surrounds of wood or masonry



15 Richards Street, 1895, Central Presbyterian Church.

ITALIANATE (1840-1885)

By the 1860s and 1870s, the Italianate replaced the Greek and Gothic Revivals as the most fashionable architectural style for both commercial and residential buildings and is common in communities throughout the Midwest. The Italianate style is also from the American Romantic Movement and borrows elements from northern Italy's rural architecture, its villas, and palazzos (palaces). Defining characteristics include boxy proportions with a hipped roof, symmetrical and asymmetrical façades, large eave brackets, tall round-arched windows with hoods (often grouped), and roof belvederes. There is frequently a porch or a portico at the main entry; doors may be centered or set off to the side.



505 WESTERN AVENUE, 1875

Typical Design Characteristics

- Two to three stories in height
- Brick or stone construction with boxy proportions
- Wide projecting cornices with decorative brackets under the eaves, spaced singly or in pairs
- Flat or low-pitched roofs
- Elaborate, projecting window hoods, often curved or arched
- Roofline cupola or tower
- Prominent entrance with a paneled single or double front door, often tall. Although rare in occurrence, doors may feature transoms and sidelights.
- Full or partial porch, one-story

GABLED ELL (1850-1930)

The Gabled Ell is a traditional folk housing type that was common in rural areas in the Northeast and later the Midwest. Following the arrival of the railroads and increased access to lumber, this housing type grew in popularity. The Gabled Ell is composed of a front-gabled main block and a one-story side-gabled ell. At the corner where the two gabled forms meet there is typically a front porch, often extending the full width of the ell. One-story and one-and-a-half story Gabled Ell cottages are common in the Midwest.



301 RICHARDS STREET

Typical Features

- One to two stories in height
- Frame construction
- Front and side-facing gables
- Porch often constructed in corner of wings

GABLE FRONT (1850-1930)

Gable-Front cottages and houses are a vernacular housing type found in many communities across the United States, especially in working-class neighborhoods, and noted for its main gable end facing the street, and simple form and massing. The building form was well-suited to narrow urban lots in developing cities. Gable-Fronts may include Greek and Gothic Revival as well as Queen Anne stylistic elements, porches, and other architectural features.



62 WALLACE STREET

Typical Features

- One-to-three stories in height
- Frame construction
- Front-facing gable roof
- Full or partial-width front porch

SECOND EMPIRE (1855-1885)

The Second Empire style is easily identifiable by its mansard roof, a hipped roof with a double slope on all four sides. The style incorporates strong massing forms and bold ornamentation such as quoins at corners, elaborate window surrounds, and belt courses. Predominately a residential-style, the Second Empire also features decorative roof-top decorative railings, tall double-hung windows with elaborate hoods, dormers, side, and full-width porches, and occasionally a dominant central or off-centered tower. The style takes its name from the French Second Empire period, the time of Napoleon III's reign in France between 1852 and 1870. At the time, Americans considered the style modern and trendy, imitating the very latest in French architectural fashion. The style was popular in the American Northeast and Midwest during the mid-to-late-19th century for public and institutional buildings as well as for large and stylish houses.



206 N. BROADWAY STREET, 1882

Typical Stylistic Features

- Two to three stories in height
- Frame or brick construction
- Mansard roof with dormer windows
- Decorative eave brackets at the cornice line

STICK (1860-1890)

The Stick style is a transitionary style between the earlier Gothic Revival and the later Queen Anne. The Stick style relies on applied ornamentation as its defining characteristic, especially on wall surfaces and, in particular, in the gables where both roof trusses and stickwork are common. While found mostly in rural or suburban cottages, the style was adaptable to urban environments and neighborhoods nationwide.



314 SHERMAN STREET, 1884-1889

Typical Features

- One to three stories in height
- Frame construction
- One or more front-facing roof gables; decorative trusses in gable ends are common
- Overhanging eaves with exposed rafter tails or brackets
- Horizontal, vertical, or diagonal wood boards (stickwork) in various wall patterns
- Full- or partial-width front porch

ROMANESQUE REVIVAL/ RICHARDSONIAN ROMANESQUE (1840-1900)

This style rose to prominence and popularity in the United States during the mid-1800s. The defining characteristics of the style include semicircular arches for window and door openings as well as decorative elements along the roofline. Other common features include square or cylindrical towers of different heights, various roof shapes, and a crenelated tower parapet is common. Often architect-designed, the Romanesque Revival style also features rusticated stone and recessed entrances. Architect Henry Hobson Richardson developed a stylistic variant, known as Richardsonian Romanesque, utilizing larger masonry blocks and more prominent arches, resulting in a more massive, weightier appearance.



312 RICHARDS STREET, C. 1890 (RICHARDSONIAN ROMANESQUE)

Typical Stylistic Features

- Two to three stories in height
- Masonry walls using rusticated, squared stonework
- Rounded arches over windows, porches, or entrances
- Round, polygonal, canted, and square towers common
- Primary entrance recessed within a porch having masonry arches and squat masonry columns or piers

- Front door is paneled, and often has a prominent arched surround of rusticated stone
- Windows are often recessed in heavy masonry openings, and composed of one-over-one light sash
- Windows may be arched within an arched opening; sometimes having small decorative columns on each

SHINGLE STYLE (1880-1900)

Although it features stylistic elements from Queen Anne, Colonial Revival, and the Richardsonian Romanesque architecture, the Shingle style is uniquely American, popularized in the Northeast at seaside resorts by private homeowners building large architect-designed homes. The style features complex asymmetrical shapes with continuous wood shingle wall cladding and steeply pitched roof shapes with intersecting gables and eaves. Architectural magazines publicized the style extensively during the last decades of the 19th century.



510 BUELL AVENUE

Typical Design Characteristics

- Front or side-gabled is common, often with a gambrel roof
- Complex asymmetrical form with continuous wood shingle siding
- Steeply pitched roofline
- Large porches
- Few decorative details
- Rectangular, Palladian, or ribbons of three or more windows, often recessed within the wall plane.
- Doors, windows, or cornices with spare ornamentation so that the shingled wall surfaces command attention

QUEEN ANNE (1880-1910)

The Queen Anne style is the most predominate and ornate of the Victorian Era architectural styles found in the United States, exceptionally popular around the turn of the 20th century. The style is distinctive for its asymmetrical massing, vertical orientation, projecting gables and corner towers, bay windows, decorative porches, and contrasting wood siding with shingling. Contrasting wall plane siding materials helped create visual interest, one of the style's defining characteristics. Pyramidal roofs with cross gables and brick chimneys with corbeling are also common features. The style can vary from highly decorative to more restrained versions with simple floor plans and ornamentation. Usually of wood frame construction, masonry examples of the style are also common. Known mostly as a residential architectural style, commercial examples were also prevalent and noted for their brick corbeling patterns, and corner and canted tower bays.



509 BUELL AVENUE

Typical Design Characteristics

- One to three stories in height
- Asymmetrical facades with different siding materials including clapboards, wood shingles in a variety of decorative patterns, and sometimes brick and stone masonry
- Partial, full-width, or wrap-around porches with turned columns and spindle work at the eaves and in the balustrades
- Projecting gables and window bays
- Stained glass windows
- Square or rounded towers and bays
- Chimneys with corbeling



501 W. MARION STREET, 1919

COLONIAL REVIVAL (1880-1955)

The 1876 Philadelphia Centennial focused on a renewed awareness of the nation's colonial architectural heritage, spurring the popularity of the Colonial Revival style across the country that would span well into the mid-twentieth century. Characteristics of Colonial Revival homes include symmetrical façades, entryways with sidelights and fanlights accentuated with a porch or portico, broken pediments over entryways, multipaned double-hung windows, shutters, gabled dormers, and side-gabled roof shapes. The style was also popular for religious and institutional buildings.



610 WESTERN AVENUE, 1910

Typical Design Characteristics

- One to two stories in height
- Frame or brick construction; brick examples often have quoins at the outer corners of the walls
- Front entrance with sidelights with porches or porticos supported by slender columns and featuring a decorative pediment
- Symmetrical front façade with center door
- Double-hung windows with six, eight, nine, or twelve panes of glass per sash separated by narrow muntins; multi-light upper sash with a single light in the lower sash is also common
- Regular arrangement of windows often placed in pairs

MISSION REVIVAL (1890-1920)

The Mission Revival style originated in California, emanating from the state's Spanish Colonial Mission architectural heritage, as opposed to the English influences of the East Coast. Spanish Colonial Mission buildings feature stucco walls, shaped dormers and roof parapets, and red tile roofs. The 1893 World's

Columbian Exposition first brought the Mission style to national attention with the construction of the California Building as part of the Fair's complex of exhibition halls. By 1900, the Mission Revival style became popular in communities across the country to the east coast, a reversal of sorts for architectural trends. Well-known architects and national builder magazines helped influence the style's popularity.



216 S. EASTERN AVENUE (UNDER RENOVATION)

Typical Design Characteristics

- One to two stories in height with a simple square or rectangular floor plan.
- Mission dormer or roof parapet with curved, shaped profiles, sometimes elaborated with multiple curved shapes, overhanging eaves, some examples with visor roofs
- Prominent one-story full-width porches
- Double-hung windows sometimes grouped together
- Smooth stucco wall surface and thin red tile roof covering

ITALIAN RENAISSANCE REVIVAL (1890-1935)

The style references characteristics of the 16th-century Italian Renaissance buildings, identified principally by its boxy form, smooth unornamented walls of stone, stucco, or earth-tone colored brick, The style also features a first floor of arched window and door openings with the windows slightly over-scaled in comparison to the rectangular window shapes found in the upper floor, wide roofline eaves with brackets, and hipped clay tile roofs. Other high-style examples may have three or more stories, some with balustraded roofs. The style was not as common nationally, as compared to Colonial Revival or Craftsman houses of the same period but employed by architects mostly for residences of the wealthy and for public and institutional buildings.



516 WESTERN AVENUE

Typical Design Characteristics

- Stone, stucco, or brick masonry construction
- Two to four stories with a symmetrical facade
- Unornamented wall surfaces
- Arched window and door openings at the first floor with smaller rectangular window openings in the upper floor
- Low-pitched hipped roofs with bracketed eaves
- Classical columns or pilasters surrounding the main entry

TUDOR REVIVAL (1890-1940)

Tudor Revival, one of the more prevalent of the Period Revival architectural styles, gained popularity in the United States by World War I servicemen returning from Europe and from architectural pattern books. The Tudor Revival style incorporates Medieval and Elizabethan design references, including stone, brick, or stucco masonry walls with ornamental half-timbering in gables and portions of the front façade, a dominant chimney, and a steeply pitched roof. Tudor Revival homes also have asymmetrical floor plans, and double-hung, casement, bay, or oriel windows, sometimes with leaded glass sashes. The Tudor Revival style was popular in the early 20th century and second only to Colonial Revival as a preferred residential style.



902 SHERWOOD PLACE. 1929

Typical Design Characteristics

- Two stories in height
- Steeply pitched roofs
- Multiple front-facing gables with one dominant
- Tall, narrow windows, often in groups, with multiple panes
- Large chimney stack
- Decorative half-timbering partial or full façade

DUTCH COLONIAL REVIVAL (1895-1935)

Dutch Colonial is a subtype of the Colonial Revival style, primarily identified by their gambrel roof shape. The gambrel roof has two flat surfaces of differing slopes on each side of the center roof ridgeline. Dutch Colonial homes may be symmetrical or asymmetrical in form with the gambrel end facing to the front or to the side. The style also features wall or roof dormers, sometimes in the form of a continuous dormer across the front of the house. The style often features a portico at the front door or a full-width porch with columns and balustrades. Windows typically have multi-pane sashes and the primary entrance incorporating sidelights and occasionally a transom. Some Dutch Colonial homes have an L-shape form or stepped gables reflecting Flemish architectural influences.



509 TAYLOR STREET

Typical Design Characteristics

- Two stories in height
- Frame or masonry construction
- Gambrel roof form either front or side-facing with an end wall chimney
- Symmetrical front façade with center door
- Double-hung windows and multiple panes
- Shed or gable dormer shapes are common

GEORGIAN REVIVAL (1895-1950)

The Georgian Revival is a subtype of the Colonial Revival. Georgian Revival homes were popular in the United States in the early 20th century, emulating characteristics and traits of early Georgian homes and public buildings built during the American Colonial period up until the 1820s. Compared to the Georgian homes of the Colonial period, Georgian Revival dwellings have added ornamentation, including dentil-lined cornices and decorative modillions. Facades are symmetrical with side-gabled roofs, and a center entry with a one-story portico often featuring a decorative pedimented surround.



608 WESTERN AVENUE, 1914

Typical Design Characteristics

- Two stories in height
- Rectangular and symmetrical in form
- Gabled roof, sometimes with dormers
- Chimneys are frequently located at the end walls

CLASSICAL REVIVAL / NEO-CLASSICAL (1895-1955)

At the turn of the twentieth century, the Classical Revival style, extensively used in residential, commercial, institutional, and educational applications, signaled a return to the Classical building traditions of ancient Greece and Rome, with more spare stylistic expressions compared to other Period Revival styles. Classical Revival buildings are often of masonry or stone construction with symmetrical facades and a dominant full-height portico and gabled pediment supported by large Ionic or Corinthian columns. Doors are of paneled wood with sidelights, further ornamented with pilasters and a pedimented surround. Windows are rectangular with double-hung multi-light upper and lower sashes, sometimes with a combination of multi-light upper sash and single-light lower sash. Other ornamentation includes cornices with dentils or modillions with a wide frieze band below. This style was popular throughout the early decades of the 20th century.



611 WESTERN AVENUE

Typical Design Characteristics

- Two stories in height for residential examples; multi-story for other property types common
- Most often of masonry construction although there are wood frame examples.
- Full-height porch with Classical columns or colonnade
- Window pediments and decorative front door surrounds
- Symmetrical façade

AMERICAN FOURSQUARE (1895-1950)

The American Foursquare is a vernacular type and takes its name from its square form and reflects the regular placement of interior rooms. As the name suggests, the home comprises four, equal-sized rooms, one in each corner; four on the first floor, and four above. The American Foursquare appealed to a new generation of home buyers rejecting the fanciful excesses of the Victorian era before them. Instead, the Foursquare offered a roomy and comfortable configuration that was affordable and adaptable (especially with the opportunity to add side porches and additional roof dormers), and therefore popular in working- and middle-class neighborhoods. The Foursquare may have select features of various styles such as broad overhanging eaves, belt course, or transom and sidelights but the hallmark of the type is simplicity. Too many stylistic features indicate what may be more accurately described as the Prairie, Colonial Revival, or another style.



509 CAMPBELL STREET

Typical Features

- Two to two- and one-half stories in height
- Frame, brick, or stucco cladding
- Open, broad front porch often later enclosed
- Hipped or pyramidal roof of moderate to low pitch, with dormers
- Symmetrical façade
- Front entrance centered or offset, often with sidelights but rarely having transoms
- Evenly spaced large double-hung windows. Large picture windows on the first floor, or a ribbon of windows indicating the location of the living room, are other common features.

PRAIRIE (1900-1920)

Considered by many to be the first modern and truly American residential architectural style, Prairie style buildings do not refer to any previous historical precedent in design and ornamentation. Originated and popularized by Frank Lloyd Wright and his Prairie School followers during the early decades of the 20th century, the Prairie style's primary defining characteristic is its emphasis on horizontality, particularly with low, flat rooflines and broad overhangs. In some homes, roof cantilevers from the walls serve to create deep shadows and shade over porches and verandahs. The use of one material or color on the first floor and a contrasting material or color on the upper floor, sometimes also incorporating a belt course between them, helps to achieve a Prairie home's sense of horizontality. Windows are another important character-defining feature and their placement in horizontal bands is another important design device to emphasize horizontality. Otherwise, windows occur as double-hung sash, casements, stained glass, and bands of clerestory windows.



612 WESTERN AVENUE

Typical Design Characteristics

- Two or more stories; single floor examples are rare
- Low-pitched hipped roof with wide over-hanging eaves
- Frame, brick, or stucco construction and cladding
- Large, square, or rectangular masonry piers as porch supports is common
- One-story wings, or a porte-cochere
- Primary entrances are often inconspicuous and often deeply recessed under broad porches or located at the side; doors are often wood paneled with narrow vertical lights
- Double-hung, casement, or stained-glass windows. Light configurations are varied and include multiple panes of glass in the upper sash and a single pane of glass in the lower sash.
- Ornament is located at cornices, piers or columns, and door surrounds. Often ornament takes the form of stylized floral or circular motifs referencing Sullivanesque design, or angular geometric motifs favored by Wright.

CRAFTSMAN (1905-1930)



358 WHITTIER STREET

Originating in California, this style emerged from the work of architects Bernard Maybeck, and Greene and Greene. Gustav Stickley, a prominent designer, through his magazine *The Craftsman*, as well as architectural pattern books and mail-order catalogs such as from Sears, Roebuck and Company, helped to popularize the style and its adaptation to mid-size to smaller homes across the country. The Craftsman style emanated from English Arts and Crafts movement, which stressed simplicity, comfort, and traditional authenticity in building materials and construction. Craftsman homes are usually of one and one and one-half stories in bungalow form with broad gabled or hipped roof forms, overhanging eaves, and large front dormers facing the front elevation. Other characteristic architectural features include full-width porches with tapered or round columns, knee brackets under the eaves, exposed roof rafter tails, clipped gables, and double-hung windows with divided light upper sashes. Some versions of the Craftsman style have half-timbering in the porch gables.

Typical Design Characteristics

- One or one-and-a-half stories in height; two stories are less common in the Midwest.
- Frame, brick, or stucco
- Deep overhanging eaves
- Exposed rafter tails under the eaves as well as decorative triangular brackets
- Gabled roofs – front or side-facing
- An open front porch, usually full-width and having square porch supports

BUNGALOW (1910-1960)

In the early 20th century, the bungalow became a predominant small house property type around the country in both large cities and small communities. Bungalows are one to one-and-one-half-story houses, which often employ the elements of different architectural styles and stylistic features, including, most commonly, Craftsman and Prairie, but also Colonial, Classical, Tudor, and Spanish Revivals.

Typical Features

- One to one-half stories in height
- Frame, brick, or stucco construction and cladding
- Deep overhanging eaves
- Open front or side porch



900 N. RAYNOR AVENUE, 1925

CHICAGO BUNGALOW (1910-1935)

The adaptability of the Bungalow form of one to one-and-a-half stories with simple horizontal lines, wide eaves, and a large front porch allows for interpretation that reaches the level of stylistic distinction. Such is the case with the Chicago Bungalow. The style is constructed of brick, one-and-a-half stories over a full, raised basement, rectangular footprint with narrow front and back facades and long side facades, low-pitched hipped roof, with wide eaves, front porch, and bands of windows. While thousands of Chicago Bungalows were built in Chicago, many other communities, especially in northern Illinois, have examples of the style.

Typical Design Characteristics

- One to one-and-a-half stories in height over a raised basement foundation
- Brick construction
- Hipped roof with overhanging eaves
- Offset front door recessed under the porch
- Hipped dormer at the front façade is typical
- Band of windows at the front as well as frequently in the dormer



659 E. JACKSON STREET



703 W. MARION STREET

CRAFTSMAN BUNGALOW (1905-1935)

The Craftsman Bungalow style is another example of a distinctive interpretation of the bungalow form that reaches the level of stylistic distinction. It shares the bungalow characteristics including the compact boxy form, low height, shallow pitched roof and wide eaves, and front porch. The style is recognizable for its decorative beams or rafter tails under the gables, triangular braces under eaves, and tapered square columns at the front porch.



902 N. RAYNOR AVENUE

Typical Design Characteristics

- One to one-and-a-half stories over a raised basement foundation
- Frame, brick, or stucco construction. A combination of materials such as brick and stucco are common.
- Gabled or cross-gabled roof with overhanging eaves and exposed rafter tails
- Triangular braces under the eaves
- Front door recessed under the porch
- Gabled dormer at the front façade is typical
- Band of windows at the front as well as frequently in the dormer
- Patterned panes of glass in the windows

SPANISH REVIVAL (1915-1940)

Based on early Spanish missions but evolving to encompass various Spanish colonial architectural traditions, the Spanish Revival in the United States became popular during the 1920s and 30s. Spanish Revival homes are rectangular in form with spare unadorned walls and gabled and flat roofs. Roofs characteristically have clay tiles with a moderate slope, sometimes incorporating a corner tower. The exterior walls are almost always of stucco and extend the entire height of the wall into the gable without breaking. Other features may include arched openings at doors and windows, wrought iron balconettes or windows grilles, and rope molding window mullions. Given these features, this style is frequently confused with the Mission and the Mediterranean Revival styles. Mission style homes may also incorporate wooden vigas (wood beams) and shaped gables - features not used with the Spanish Revival style. The Mediterranean Revival style has similar characteristics to the Spanish Revival but often includes a front-facing courtyard and lacks Spanish stylistic references such as the wrought iron grill work.



320 RICHARDS STREET

Typical Design Characteristics

- One to two stories in height
- Masonry construction with stucco wall surfaces
- Low-pitched tile roof, usually red
- Arched door or window openings
- Doors are of heavy wood, sometimes with an arched top with wood batten and large strap hinges. The surround may include decorative plaque tiles or spiraled columns
- Windows are usually rectangular and may be double-hung or casement with numerous divided lights; focal windows are often arched and may be grouped as three tall windows.

ART DECO (1920-1940)



1001 BLACK ROAD

The Art Deco style developed in the 1920s and takes its name from the Exposition Internationale des Arts Decoratifs et Industriels Modernes, a World's Fair highlighting modern architecture and other decorative arts, held in Paris in 1925. A celebration of the possibilities of advancing technology and industrialization, the style became popular for commercial buildings, schools, post offices, government buildings, airports, and apartment buildings. The style was sparingly used for single-family homes. True to its stylistic intent, its form and ornament appeared futuristic, and its use of angular hard edges suggested machine precision, futuristic design. Geometric ornament in low-relief, shallow fluted columns, sunbursts, chevrons and zigzags, floral and stylized relief, muted polychromies, cornice lines broken by vertical projections, and stepped roof lines are common design characteristics of Art Deco. Well-suited for the design of urban skyscrapers incorporating the stepped setbacks required by zoning ordinances in most cities in the 1910s and 1920s, Art Deco emphasized verticality and modernity.

Typical Design Characteristics

- Granite and terra cotta, as well as stucco are common exterior treatments
- Varying heights at the facade
- Geometric designs and decorative elements
- Bronze, aluminum, and other ornamental metal used on the exterior and interior

MINIMAL TRADITIONAL (1935-1950)



1425 CLEMENT STREET

The Minimal Traditional emerged during the Great Depression as a compact and affordable design that stripped down the popular Colonial and Tudor Revival into a basic form, lending it an updated

modern appearance. New construction had stagnated due to the country's economic collapse but a New Deal program to resuscitate the industry — the Federal Housing Administration —favored the style, explaining, in part, its popularity during that time. Built in significant numbers after World War II to meet the housing demands of returning soldiers, the Minimal Traditional was again the favored style for the same reasons: comfort, affordability, and adaptability. Post-World War II, a stylistic variant emerged, the Cape Cod — a stripped-down, one-story side-gable form, sometimes with small, paired roof dormers.

Typical Design Characteristics

- One, to one-and-a-half stories in height
- Rectangular or square footprint
- Frame or brick construction, metal siding common
- Side gabled roof often with a front-facing cross gable and an end wall chimney
- Front door paneled with clear glazing in the upper half, without transoms, sidelights, or porches
- Slightly recessed front entry door or located under a small portico with scrolled metal posts
- Large, fixed picture window sometimes flanked by double-hung windows.
- Windows do not have decorative trim but may have shutters

RANCH (1935-1975)


901 SHERWOOD PLACE

Originating in California and loosely derived from Spanish Colonial precedents of the American Southwest, the Ranch home became popular during the 1940s, especially after World War II, before finally becoming the dominant suburban residential dwelling style of the 1950s and 1960s. The proliferation of personal cars and the construction of new roads and highways helped spur the development of large, sprawling suburban subdivisions. Ranch homes perfectly complimented this new suburban way of life having a one-story rambling floor plan, an attached garage or carport, picture or bay windows, and rear patio as the primary focus shifted from the front porch to the back yard. Brick construction was common along with the use of siding, sometimes with a mix of both, and little ornamentation. In some versions, the Ranch style had knee brackets and wide eaves, elements associated with both the Prairie and Craftsman styles. By the early 1950s, the Ranch style replaced the Minimal Traditional and Cape Cod as the preferred housing style. As Ranch homes became more prevalent, developers and builders began employing stylistic references from the French, Spanish, Neo-Classical, Tudor, and Colonial Revival styles creating Styled Ranch types. For instance, a Styled Ranch in the Colonial Revival may feature a columned entranceway, a dentil cornice line, double-hung multi-pane windows, and a cupola on the roof ridgeline.

Typical Design Characteristics

- One to one-half stories in height
- Rectangular or L-shaped floor plan
- Low-pitched roof without dormers

- Off-center front door
- Picture or bay window
- Attached garage or carport



409 N. LARKIN AVENUE

USONIAN (1935-1960)

The Usonian style, created by architect Frank Lloyd Wright in the 1930s, was his solution to affordable housing needs for the middle-class. The Usonian home was also the more affordable version of his larger homes designed for his wealthier clients. As Wright developed his Usonian home concept, he prioritized the use of natural materials and the integration of nature, bringing the outside inside. For example, walls extend beyond the interior to the outside, large windows and natural materials blend the house with the site and the landscape, and warm interior colors contribute to the sense of bringing the outdoors in. The style is also recognizable in its use of native materials, dominant horizontal lines, flat cantilevered roof or wide overhanging eaves, large expanses of glass or walls with clerestory windows to provide natural lighting, and a large central hearth, which from the outside is a large vertical masonry rectangle compared against the otherwise strongly horizontal forms of the house.

Typical Design Characteristics

- One-to-two stories in height
- Rectangular or "L" shaped plan to wrap around a rear garden terrace
- Brick, stone, or wood construction
- Flat or shallow-pitched roofs with broad overhanging eaves, cantilevered sections, or crossing cantilevers
- A large brick or stone chimney extending above the roof, typically centered in the house
- Front door tucked under a low, cantilevered overhang minimizing the emphasis on location
- Casement windows, often in ribbons along the main floor or at a clerestory; large panes of glass turning a corner as a continuous window
- Large expanses of glass at the back of the house to blur the line between the interior and outside yard



908 BUELL AVENUE

SPLIT-LEVEL (1940 - 1980)

The Split-Level house typically features three levels with a two-story section and a one-story wing incorporating an entrance between the two. Within the interior, a half-flight of steps descends to the lower level with another half-flight of stairs ascending to the third level, typically with a below-grade garage and basement facing the street. Later versions included a full two-story house with a central mid-level entrance. Split-Level construction materials typically include wood siding or brick. The Split-Level became popular following World War II.

Typical Features

- One to two stories in height
- Masonry or frame construction
- Front and side-facing gables or hipped roofs
- Porch often constructed in corner of wings

APARTMENT/MULTI-UNIT COMPLEX

Apartment building types vary in size and height and may be one story or multiple floors in height. In single family residential areas, apartment buildings are usually not larger than four stories. Mostly constructed starting in the early-20th century, either as infill development or as new construction at the edge of town, apartment buildings typically feature brick or stone construction with larger buildings designed with a central courtyard with multiple entrances.



251-257 WILCOX STREET

Typical Features

- One or more stories in height
- Frame or brick construction
- Gabled or hipped roof; flat roof examples include a parapet
- Courtyard with multiple entrances in larger examples

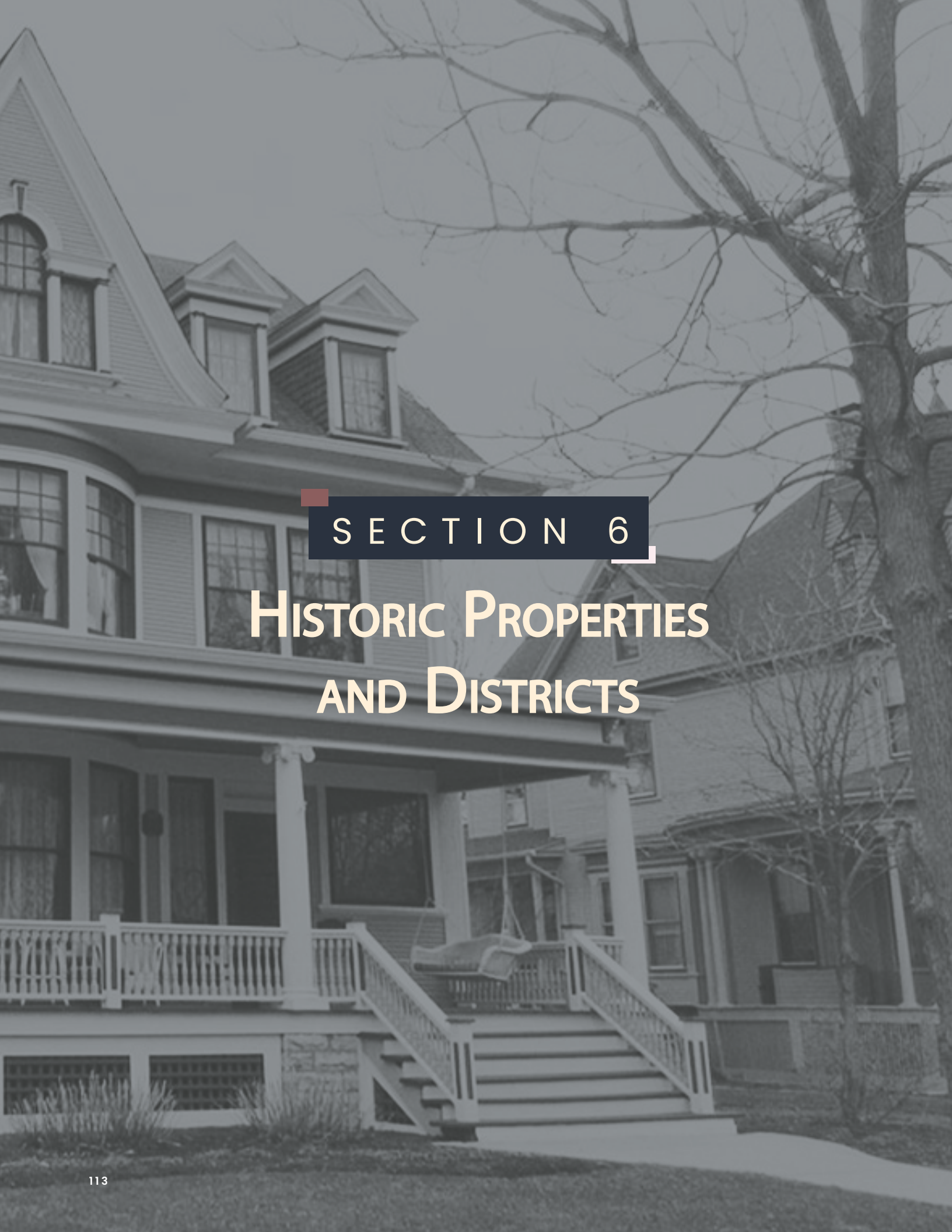


311 N. Prairie Avenue, Ranch



500 block of Buell Avenue





SECTION 6

Historic Properties and Districts


25



601 N. Center Street, Moran-Hammel-Lesser House, Historic Landmark

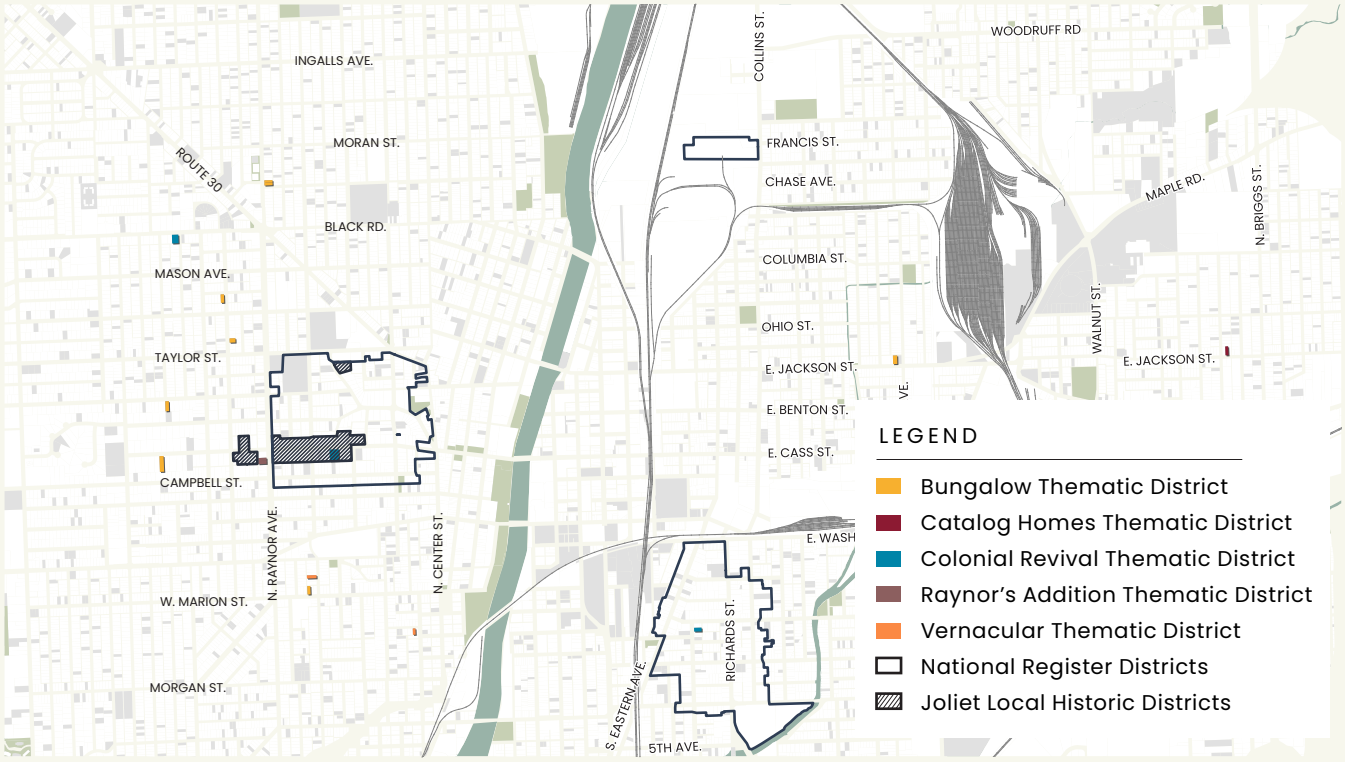
Overview

Joliet currently has three Local Historic Districts, five Local Thematic Historic Districts, and over 85 individual Local Landmarks designated in the Joliet Historic Register. Local districts and landmarks are properties and areas of special architectural and/or historical significance recommended by the Joliet Historic Preservation Commission for designation by the Joliet City Council under ***Article XI – Historic Preservation*** *of the Joliet Municipal Code, also known as the Joliet Historic Preservation Ordinance. A thematic historic district comprises properties related through a common theme, architectural style, or property type. This differs from a traditional local historic district which includes properties within a specific*

geographic boundary. A thematic district may add individual properties over time through individual designation approved by the Joliet City Council.

NATIONAL REGISTER OF HISTORIC PLACES

In Joliet, there are three historic districts and 10 individual properties listed in the National Register of Historic Places (NRHP). Established by the U.S. Congress in 1966 under the National Historic Preservation Act, the National Register is this country's official list of buildings, sites, structures, objects, and districts worthy of preservation. Administered by the National Park Service, in partnership with the Illinois SHPO, the National Register listing is honorary and does not restrict the use or disposition of a historic building or resource. Properties must be at least 50 years old and meet program criteria to be eligible for designation either as an individual listing or as contributing or non-contributing resources within a National Register Historic District.




255 AND 257 N. RAYNOR AVENUE


600 N. BROADWAY STREET


612 BUELL AVENUE

Joliet Local Landmarks

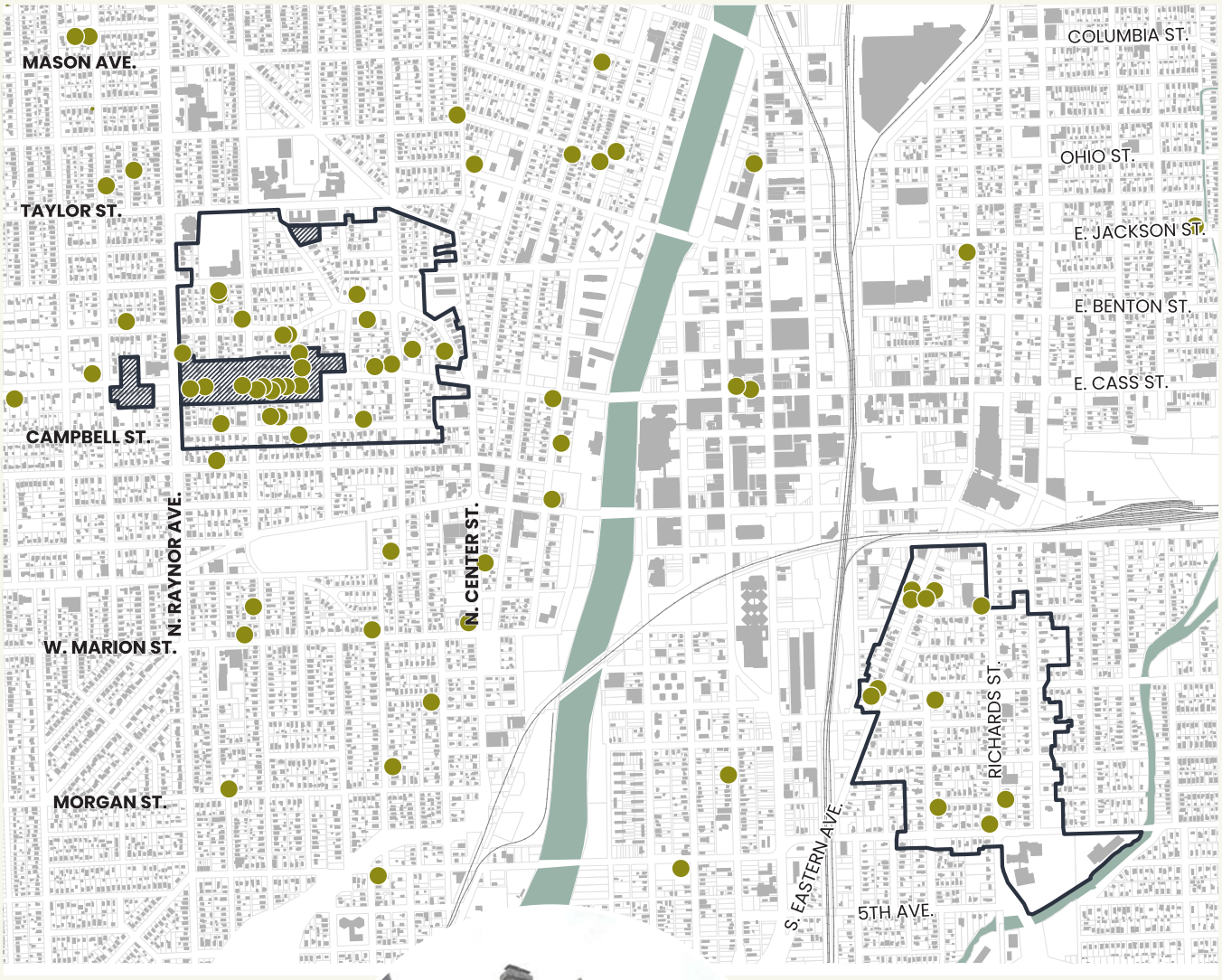
LOCAL LANDMARKS

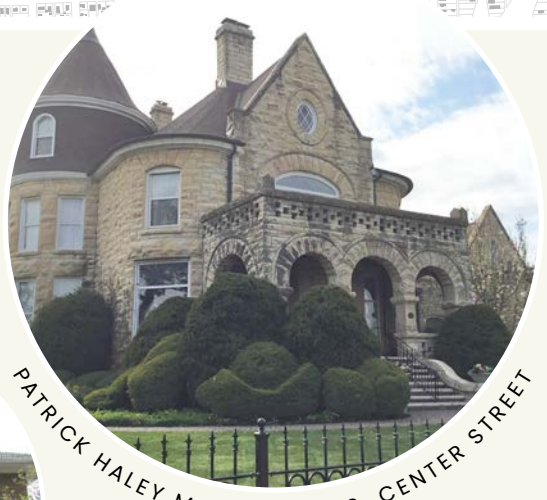
- 315 Bridge Street, Henry Sehring House (1895, designated 2001)
- 102 North Broadway Street, All Saints Greek Orthodox Church (1943, designated 2010)
- 206 North Broadway Street, Hiram B. Scutt Mansion (1882, designated 1997)
- 225 North Broadway Street, John H. Scheuber House (1850, designated 1992)
- 523 North Broadway Street, John Leiser House (1874, designated 2001)
- 600 North Broadway Street, Simon Hausser House (1872, designated 2019)
- 304 Brooks Avenue, G. W. Young House (1925, designated 2000)
- 408 Buell Avenue, Lydia A. Culver House (1898, designated 2000)
- 506 Buell Avenue, Samuel H. Roberts House (1894, designated 2012)
- 509 Buell Avenue, J. W. Downey House (1889, designated 2003)
- 612 Buell Avenue, Harless W. King House (1905, designated 2004)
- 614 Buell Avenue, Clinton E. B. Cutler House (1900, designated 2003)
- 703 Buell Avenue, F. S. Davidson House (1901, designated 2003)
- 815 Buell Avenue, C. Louis & Lydia F. Pearce House (1922, designated 1999)
- 509 Campbell Street, Keron J. Holland House (1912, designated 2012)
- 606 Campbell Street, Fred Walsh House (1920, designated 2004)
- 611 Campbell Street, Guy L. Meaker House (1910, designated 2007)
- 615 Campbell Street, Edward R. Holmes House (1924, designated 2007)
- 709 Campbell Street, Charles Wallace House (1907, designated 2004)
- 602 East Cass Street, Swinbank House (1889, designated 2000)
- 9 West Cass Street, White Store (1929-1930, designated 2020)
- 19 West Cass Street, Ottawa Street Methodist Church (1909, designated 1999)
- 2 North Center Street, John W. D'Arcy House (1901, designated 1998)
- 601 North Center Street, Moran-Hammel-Leser House (c. 1882, designated 2019)
- 17 South Center Street, Patrick C. Haley Mansion (1891, designated 1996)

- 501 North Chicago Street, Dairy Queen (1895-1940, designated 2010)
- 927 Collins Street, Joliet Steel Works (1891, designated 1998)
- 230 Comstock Street, Major Max Goldberg House (1895, designated 1998)
- 2571 Division Street, Morris-Niver Farmhouse (1850, designated 2003)
- 319 North Eastern Avenue, Joseph DelRose House (1940, designated 2005)
- 19 South Eastern Avenue, Richardson/Stevens House (1841-1868, designated 1998)
- 20 South Eastern Avenue, Jacob Henry House (1873, designated 1991)
- 23 South Eastern Avenue, Benjamin Pickles House (1859, designated 1996)
- 26-28 South Eastern Avenue, Heny/Folk House (1864, designated 1999)
- 205 South Eastern Avenue, Dr. Charles Eldred House (1898, designated 1996)
- 207 South Eastern Avenue, Albert W. Fiero House (1884, designated 1996)
- 1410 Frederick Street, Robert H. Rub House (1939, designated 2003)
- 1010 Glenwood Avenue, Vernette Wraith House (1924, designated 2006)
- 520 North Hickory Street, Wagner Home (c. 1850, designated 1999)
- 664 North Hickory Street, Joachion Rohwedder House (1892, designated 2000)
- 1215 Houboult Road, Cronin School (1853, designated 2013)
- 11 Hunter Avenue, Hugo Griep House (1899, designated 2004)
- 575 East Jackson Street, Casseday House (1851, designated 2020)
- 659 East Jackson Street, Joseph & Anna Skorupa House (1930, designated 2003)
- 512 Knox Place, Hugh H. Carson House (1916, designated 2010)
- 501 West Marion Street, M. Z. Button House (1910, designated 2000)
- 705 West Marion Street, Louis Lozar House (1919, designated 2001)
- 418 Madeline Street, E. E. Thornberg House (1910, designated 2004)
- 100 McDonough Street, Eliza Kelly School (1919, designated 2005)
- 512 McDonough Street, Charles L. Young Home (1889, designated 2019)
- 711 Morgan Street, L. A. Stansbury/Rubens House (1923, designated 1999)
- 5 Nicholson Street, George & Juanita Palmer House (1936, designated 2010)
- 301 Nicholson Street, William Moore House (1872, designated 2002)
- 306 Nicholson Street, Joseph Campbell/Strong House (1845, designated 1991)
- 709 Oneida Street, George E. Niver House (1885, designated 2005)

- 313-315 South Ottawa Street, Charles Crusoe House (1892, designated 2007)
- 506 North Prairie Avenue, Frederick R. Hollander House (1926, designated 2000)
- 306 North Raynor Avenue, Dr. Higgins House (1914, designated 1993)
- 15 Richards Street, Central Presbyterian Church (1895, designated 1991)
- 312 Richards Street, G. Julian Barnes House (1890, designated 2019)
- 321 Richards Street, Howard M. Snapp House (1898, designated 2005)
- 204 Sherman Street, Balensiefer House (1906, designated 2006)
- 314 Sherman Street, C. H. Carpenter/August Maue House (1884, designated 1991)
- 900 Sherwood Place, Jenie Dorn House (1929, designated 1999)
- 902 Sherwood Place, Fred E. Grohue House (1929, designated 1999)
- 1503 Sterling Avenue, Meinert House (1926, designated 2003)
- 1207 Taylor Street, Martin F. Kennedy House (1928, designated 2007)
- 1212 Taylor Street, Oscar C. Kaiser House (1929, designated 2004)
- 505 Western Avenue, W. A. S. Brooks House (1875, designated 1991)
- 604 Western Avenue, Eneshia Meers House (1894, designated 2006)
- 608 Western Avenue, Walter Pitcher House (1914, designated 1991)
- 610 Western Avenue, Henry J. Sawyer House (1910, designated 1997)
- 612 Western Avenue, Edward Barrett House (1910, designated 2003)
- 613 Western Avenue, Alfred Madsen House (c. 1918, designated 2007)
- 614 Western Avenue (LaVerne White House (1910, designated 2003)
- 616 Western Avenue, J. W. Burrill House (1923, designated 2004)
- 700 Western Avenue, J. W. FitzGibbons House (c. 1905, designated 2003)
- 712 Western Avenue, William Wood House (1896, designated 1996)
- 716 Western Avenue, Thomas Hennebry House (1894, designated 2003)
- 903 Western Avenue, Loughran/McFarland House (1898, designated 2019)
- 960 Western Avenue, Peter G. Rulien House (1914, designated 2002)
- 1004 Western Avenue, Seward & Florence Brown House (1924, designated 2003)
- 1007 Western Avenue, Irving & Mildred Shutts House (1941, designated 2006)
- 358 Whittier Avenue, Rudolph Hoen House (1915, designated 1998)
- 360 Whittier Avenue, Rudolph Hoen House II (1921, designated 2007)

Map 2.2: Joliet Historic Register Landmarks





PATRICK HALEY MANSION, 17 S. CENTER STREET



FRED WALSH HOUSE, 606 CAMPBELL STREET



ELIZA KELLY SCHOOL, 100 MCDONOUGH STREET

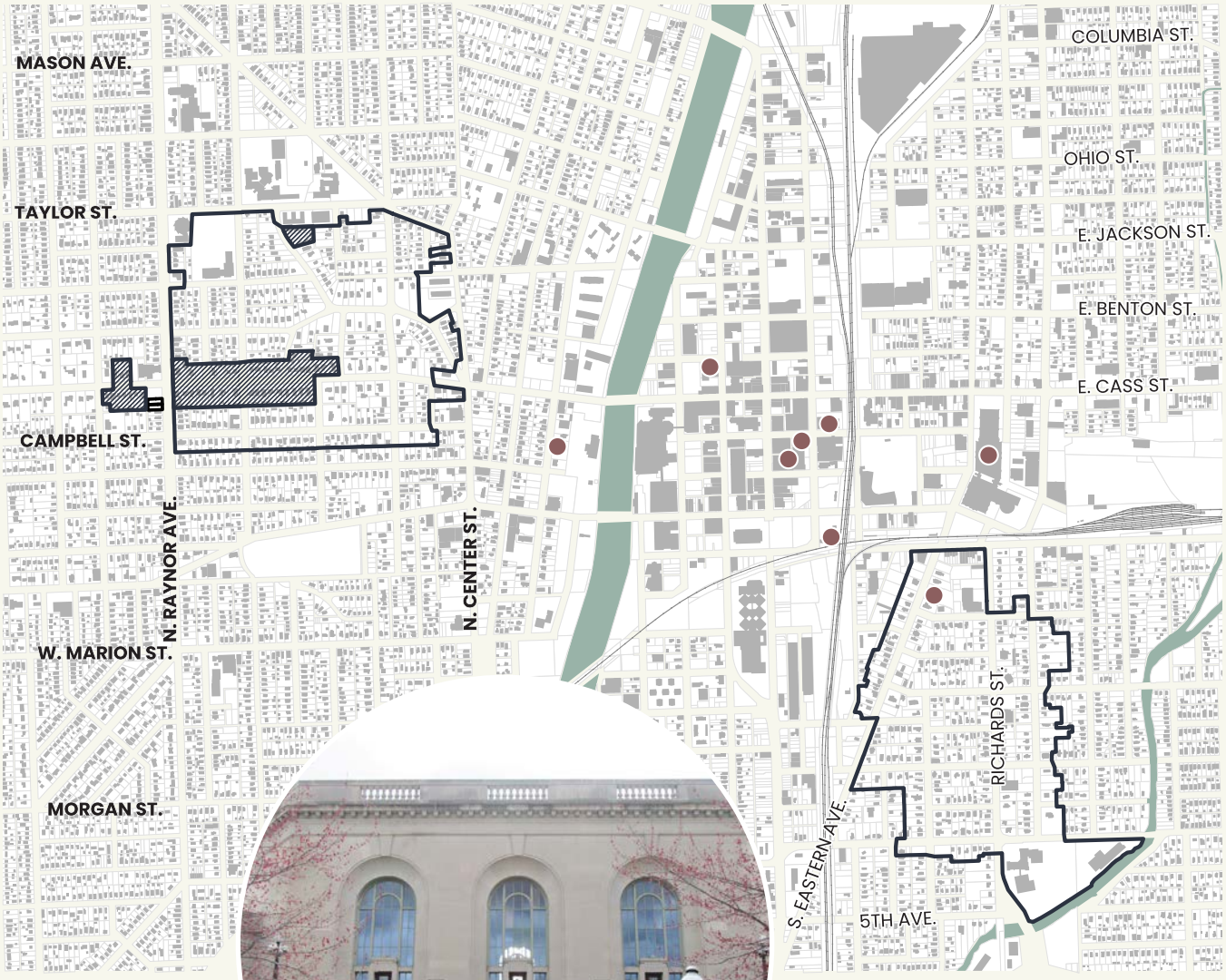
Properties Listed in the National Register

- Alternate Route 66, Wilmington to Joliet (1926-1945, Illinois Route 53 between Wilmington and Joliet, NRHP #06000381, listed 2006)
- Jacob H. Henry House (1873-1876, 20 South Eastern Avenue, NRHP #79000875, listed 1979)
- Joliet YMCA (1928, 215 North Ottawa Street, NRHP #06000010, listed 2006)
- Joliet Municipal Airport (1930, 4000 West Jefferson Street, NRHP #80001419, listed 1980)
- Joliet Township High School (1901, 201 East Jefferson Street, NRHP #82002604, listed 1982)
- Louis Joliet Hotel (1927, 22 East Clinton Street, NRHP #90000101, listed 1990)
- Rubens Rialto Square Theater (1926, 102 North Chicago Street, NRHP #78001199, listed 1978)
- Hiram B. Scutt Mansion (Barb Villa) (1882, 206 North Broadway Street, NRHP #02001760, listed 2003)
- United States Post Office (1901-1903, 150 North Scott Street, NRHP #81000223, listed 1981)
- Union Station (1912, 50 East Jefferson Street, NRHP #78001200, listed 1978)

Joliet YMCA, 215 N. Ottawa Street



Map 2.3: National Register Landmarks



UNION STATION, 50 E. JEFFERSON STREET



U. S. POST OFFICE, 150 N. SCOTT STREET



RUBENS RIALTO SQUARE THEATER, 102 N. CHICAGO STREET



4000 W. Jefferson Street

NATIONAL REGISTER OF HISTORIC PLACES

Upper Bluff National Register Historic District

The Upper Bluff National Register Historic District comprises nine full blocks and seven half blocks, of which most are single-family residential buildings. There are several multi-family buildings, as well as a handful of houses divided into apartments, and one school. The historic district is located on the slopes and top of a limestone bluff west of the Des Plaines River overlooking downtown Joliet. A portion of the district is laid out in a grid pattern, with curved, sloping streets located in the northeast section of the district. Western Avenue is the main thoroughfare running east and west, which connects the district to downtown. The buildings are of mostly two-story frame and brick construction designed in a variety of architectural styles, including Italianate, Queen Anne, Classical Revival, Colonial Revival, Dutch Colonial Revival, Tudor Revival, Prairie, and Craftsman Bungalow.

The district is significant for its architecture and as a subdivision for prominent Joliet citizens. Originally part of the Campbell estate which encompassed all the land within the historic district, the district includes the circa 1850 Campbell House, constructed by James and Barbara Campbell. The district did not begin significant development until 1873, with most homes built from the late 1880s through 1930. Within the boundaries of the district are two local historic districts – Upper Bluff and Whitney Terrace – as well as 28 individually designated local landmarks.

HISTORIC DESIGNATION	
National Register Historic District: Listed 1991	
Primary Buildings	**355 single-family, multi-family, school**
Contributing	**337**
Non-Contributing	**18**
Period of Significance	**c. 1850 - 1940**

Map 2.4: Upper Bluff National Register Historic District



District Street Layout

The Upper Bluff National Register Historic District includes the following district layout features significant to defining its historic character:

Street Layout: The streets form a grid pattern throughout much of the district, with several curved streets in the northeast section of the district where they follow the contours of the sloping topography. Alleys are present along the rear of most properties.

Thoroughfares: Western Avenue is a major thoroughfare that runs east-west through the southern portion of the district. North Raynor Avenue runs north-south on the western boundary of the district.

Signage: Attached to poles and streetlights along Western Avenue and North Raynor Avenue are signs and banners identifying the historic district.



HISTORIC DISTRICT BANNER ON N. RAYNOR AVENUE 1

Lot Features

The Upper Bluff National Register Historic District includes the following lot layout features:

Lot Size: Residential lot sizes vary in the district. Most lots are large, measuring 60' x 180', while the largest lots occur along with Buell and Whitney Avenues. The largest lot near a block in size is the site of Farragut School.

Lot Shape: Residential lots are mostly rectangular with the narrow lot line located along the street side. Irregular lots at angles or in wedge shapes occur in areas with the greatest topography along with Whitney and Buell Avenues.

Setbacks: Front yard setbacks are uniform throughout the district, although side yards vary depending on lot size, the size of the house, and placement of the house on the lot.

Walkway Locations: Houses in the district have a front walkway in the form of a concrete or brick paved straight path centered on the lot leading from the front door to the street. A few of the homes have curved walkways. In areas with greater topography, the walkway often includes steps leading down to the public right-of-way. In some instances, large concrete stairs traverse steep hills with no visibility of the front walkway.



STEPS LEAD UP THE HILL FROM THE PUBLIC SIDEWALK AT 606 BUELL AVENUE

Driveway Locations: Few homes in the district have driveways leading to the street as most access rear garages from the alley.

Architectural Characteristics

The Upper Bluff National Register Historic District includes the following architectural characteristics:

Architectural Styles: The district includes a variety of 19th and early-20th century architectural styles, including Craftsman Bungalows, Tudor Revival, Queen Anne, Italianate, Prairie, Colonial Revival, Classical Revival, and Dutch Colonial Revival.

Building Types: Building types within the district range from modest Gable Front and Gabled Ell types to Bungalows and American Foursquares. The larger houses in the district represent specific architectural styles.

Materials – Wall Surfaces: Most houses in the district are clad in wood or brick. Siding materials in the district include wood clapboard, brick, stucco, wood shingles, limestone, and vinyl siding. Most foundations in the district are of stone.

Materials – Roofing: Most houses in the district have had their original roofing materials replaced with asphalt shingles. Other roofing materials in the district include tile, wood shingles, and slate.

Materials – Windows: Most houses retain their original or historic windows, including wood double-hung windows and wood casements, some with divided lights. Several houses retain their large picture windows and decorative transom windows; most houses include storm windows. A few houses have vinyl double-hung replacement windows. There are homes in the district having canvas window awnings.



THE HOUSE AT 304 NICHOLSON STREET HAS AN ARCHED CANOPY OVER THE FRONT DOOR

Materials – Architectural Ornamentation: The architectural ornamentation found in the district varies depending on architectural style and building type. While most houses display variety through roof shapes and siding materials, common ornamentation on porch and roof eaves includes dentils and brackets, both singly and paired, as well as bargeboard. The district also features fan lights, decorative friezes and window hoods, and stone banding.

Porches: Full- and partial-width front porches are common architectural elements on most of the district's homes. Shed or hipped porch roofs are most prevalent, with some gabled porch roofs. Porch supports include both round and square columns, many with classical capitals. Square brick and stone columns are found on some porches. Porch railings include simple square pickets to ornate spindles. A few homes include arched canopies with bracket supports over a landing and steps.

Doors: Most historic doors are of wood with full or partial glazing. Other homes have doors with sidelights. Solid doors with panels are present on some homes and storm doors are common in the district.

Height: Most residential dwellings within the historic district are two stories in height. A few one-story and two- and one-half-story houses are also present.

Roof Form: There are a variety of roof forms in the district, including hipped, front, and side gabled and gambrel roofs. Round and octagonal turrets are common in Queen Anne homes. Several house styles and types feature gabled or hipped dormers.

Massing/Scale: The variety of roof forms and the predominant two-story square, rectangular or irregular building shapes contribute to the character of the district's single-family residential dwellings.

Garages and Coach Houses: Most homes in the district have rear detached garages accessible from a rear alley. Large 19th century houses often have detached two-story coach houses. Garages and coach houses in the district are typical of frame construction.

District Landscape Features

The Upper Bluff National Register Historic District includes the following important landscape features:

Yards: Front yards in the district have grass lawns, shrubs, trees, and other vegetation.

Walls and Fences: Fences are not commonly present in the district. Where fences are present, they are wrought iron, with one wood picket fence. Low front and side yard walls constructed of brick or stone occur in some yards. Many sloping yards include a stone retaining wall.



AN OLD HITCHING POST ON THE PARKWAY LAWN AT 304 NICHOLSON STREET

Sidewalks and Walkways: Public sidewalks are present on all streets within the district; most are concrete with some historic stone segments remaining. Wide parkway lawns are present on Western Avenue, with narrower parkway lawns on most remaining streets. The parkway lawns provide a unifying appearance with grass and mature trees throughout the district.

Driveways and Curb Cuts: Driveways, including concrete aprons, are present on a few lots within the district. Concrete curbs line the streets.

Streetscape Features: One brick street remains on the 300 block of Nicholson Street between Buell Avenue and West Division Street. Several former stone hitching posts are in the right-of-way near the intersection of Western Avenue and Nicholson Street. The concrete sidewalks feature embedded street signs at most intersections.



612 Buell Avenue



301 Nicholson Street

NATIONAL REGISTER OF HISTORIC PLACES

Joliet East Side National Register Historic District

The East Side National Register Historic District comprises 13 full blocks and seven partial blocks of single-family homes, apartment buildings, commercial buildings, several churches, and one school. The historic district is located southeast of Downtown Joliet directly south of Union Station and Joliet Township High School. The district has a grid street pattern with South Eastern Avenue the only street running at an angle. Richards Street and 4th Avenue are the main thoroughfares running through the district. The buildings are of two- and two-and-one-half stories of frame, brick and stone construction designed in a variety of architectural styles, including Italianate, Second Empire, Queen Anne, Classical Revival, Georgian Revival, Romanesque Revival, Gothic Revival, and Spanish Revival. The district is significant architecturally as an intact 19th century neighborhood and historically as one of Joliet's earliest and most prominent areas. Eastern Avenue was known as Silk Stocking Row, where prominent Joliet citizens built their homes. Within the boundaries of the historic district are 10 individually designated local landmarks and the Jacob Henry Mansion, which is listed individually in the National Register of Historic Places.

HISTORIC DESIGNATION	
National Register Historic District: Listed 1980	
Primary Buildings	**290 single-family, multi-family, commercial, religious, school**
Contributing	**N/A**
Non-Contributing	**N/A**
Period of Significance	**1850 - 1920**

Map 2.5: Joliet East Side Historic District



District Street Layout

The East Side National Register Historic District includes the following district layout features significant to defining its historic character:

Street Layout: The streets form a grid pattern throughout much of the district, with South Eastern Avenue oriented at a diagonal from the southwest to the northeast along the western edge of the district. Most streets in the district are without alleys, which are present on only four blocks.

Thoroughfares: 4th Avenue is a major thoroughfare oriented east-west through the southern portion of the district. Richards Street is oriented north-south through the center of the district.

Signage: Several streets, including Union Avenue and South Eastern Avenue, feature signs identifying the historic district.



HISTORIC DISTRICT SIGN ON UNION STREET

Lot Features

The East Side National Register Historic District includes the following lot layout features:

Lot Size: The residential lot sizes vary in the district with the larger lots along the east side of Richards Street, along Union Avenue, and South Eastern Avenue. Washington Junior High School and Keith School are situated on a site over two blocks in size.

Lot Shape: The residential lots are mostly rectangular with the narrow lot line located along the street side. A few irregular lots are located on East Washington Street and at Washington Junior High School and Keith School.

Setbacks: Front yard setbacks are uniform throughout the district, although side yards vary depending on lot size, the size of the house, and placement of the house on the lot.

Walkway Locations: Most of the houses in the district have a front walkway in the form of a concrete paved straight path centered on the lot leading from the front door to the street. A few of the homes have curved walkways.

Driveway Locations: Many of the homes in the district have driveways through the side yard leading from the street to rear detached garages.



SETBACKS ARE UNIFORM ALONG THE 200 BLOCK OF MOUND STREET

Architectural Characteristics

The East Side National Register Historic District includes the following district architectural characteristics:

Architectural Styles: The district includes a variety of 19th and early-20th century architectural styles, including Italianate, Second Empire, Queen Anne, Classical Revival, Georgian Revival, Romanesque Revival, Gothic Revival, and Spanish Revival.

Building Types: Building types within the district include Gable Front, Gabled Ell, Upright and Wing, and American Foursquare. The larger houses in the district represent specific architectural styles.

Materials – Wall Surfaces: Most houses in the district are clad in wood or brick. Siding materials found in the district include wood clapboard, brick, stucco, wood shingles, limestone, and vinyl siding. Most foundations in the district are stone.

Materials – Roofing: Most houses in the district have replaced their original roofing materials with asphalt shingles. Other roofing materials found in the district include tile and slate.

Materials – Windows: Many of the houses in the district retain their original or historic windows, including wood double-hung windows and wood casements, some with divided lights. A few houses include large picture windows, arched windows, and diamond pane windows with lead frames. Most houses include storm windows. A few houses have vinyl double-hung replacement windows. Several homes have canvas window awnings. The three churches retain their historic stained-glass windows.

Materials – Architectural Ornamentation: The architectural ornamentation in the district varies depending on architectural style and building type. Many of the homes in the district exhibit some ornamentation, including single or paired brackets, friezes, window hoods and pediments, quoins, decorative cornices, dentils, decorative wood patterns in the gable ends, and bargeboard.



ORNAMENTATION ON THE HOUSE AT 212 S. EASTERN AVENUE CONSISTS OF LARGE BRACKETS IN THE GABLE AND EAVES

Porches: Full- and partial-width front porches are common architectural elements on most of the district's homes. Shed or hipped porch roofs are most prevalent, with some gabled porch roofs. Porch supports include both round and square wood columns, many with classical capitals. Some porches have square brick, stucco, and stone columns. Porch railings include simple square pickets to ornate spindles.

Doors: Most historic doors are of wood with full or partial glazing. Other homes have doors with sidelights. Solid doors with panels are present on some homes and storm doors are common in the district.

Height: Most residential buildings within the historic district are two-stories in height. A few one-and-one-half stories and two- and one-half story houses are also present. Washington Junior High School stands at three stories and Christ Temple Church at four stories.

Roof Form: There are a variety of roof forms in the district, including hipped, front, and side gabled, mansard and gambrel roofs. Round and octagonal turrets are common in Queen Anne homes. Several house styles and types feature gabled or hipped dormers.

Massing/Scale: The variety of roof forms and the predominant two-story square, rectangular or irregular building shapes contribute to the character of the district's single-family residential dwellings.

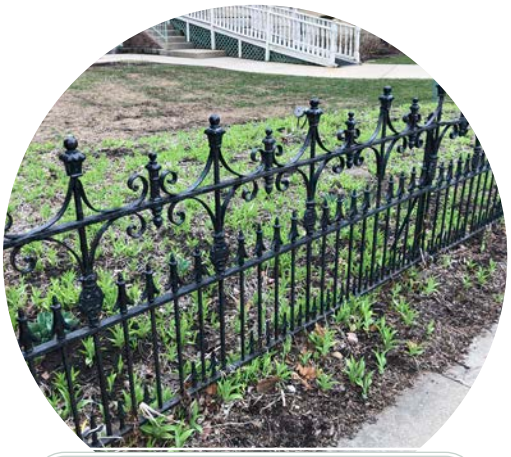
Garages and Coach Houses: Most homes in the district have rear detached garages accessible from the street or a rear alley. Several houses have detached two-story coach houses. With few exceptions, garages and coach houses in the district are of frame construction.

District Landscape Features

The East Side National Register Historic District includes the following important landscape features:

Yards: Front yards in the district are of grass, and many include vegetation, shrubs, and trees.

Walls and Fences: Fences and walls are not present on the majority of properties in the district. There is little continuity in the materials or appearance of fences that are present, which include wrought iron, aluminum, wood slats with brick posts, chained link, and wood privacy fences. A few homes include low stone or concrete retaining walls.



THE JOLIET LANDMARK HOUSE AT 20 S. EASTERN AVENUE INCLUDES A HISTORIC WROUGHT-IRON FENCE

Sidewalks and Walkways: Concrete public sidewalks are present on all streets within the district, with parkway lawns that are uniform in width. The parkway lawns provide a unifying appearance with grass and some mature trees throughout the district.

Driveways and Curb Cuts: Driveways, including concrete aprons, are present on many lots within the district. Concrete curbs line the streets.

Streetscape Features: There are no historic streetscape features in the district.



321 Richards Street

16 S. Eastern Avenue



NATIONAL REGISTER OF HISTORIC PLACES

Joliet Steel Works National Register Historic District

The Joliet Steel Works National Register Historic District represents a 16-acre portion of the original 94-acre Steel Works complex. The Union Coal, Iron and Transportation Company began producing iron in Joliet in 1869. Production switched from iron to steel in 1873 with the installation of two five-ton Bessemer converters. The Steel Works became part of the American Steel and Wire Company in 1937, which then became a division of the United State Steel Corporation in 1952. The Joliet Steel Works closed in 1979. The Steel Works National Register Historic District originally included 19 buildings of which were the oldest extant structures of the overall Steel Works complex although many of the buildings documented in 1991 are no longer standing. Of the remaining buildings, they are two stories of stone or brick construction designed in the Industrial Vernacular style. In addition, the Steel Works National Register Historic District includes the Classical Revival / Romanesque Revival style main office building at 927 Collins Street.

HISTORIC DESIGNATION	
National Register Historic District: Listed 1991	
Primary Buildings	**19 industrial office**
Contributing	**17**
Non-Contributing	**2**
Period of Significance	**1869 - 1932**

Map 2.6: Joliet Steel Works Historic District



District Street Layout

The Joliet Steel Works National Register Historic District includes the following district layout features significant to defining its historic character:

Street Access: The complex of buildings is reached through an entrance on Collins Street at the north end of the site.

Thoroughfares: Collins Street is a major thoroughfare along the eastern boundary of the district. Access to the complex by the public is restricted.

Signage: There is no visible signage identifying the district.



THE MAIN OFFICE IS DESIGNED WITH CLASSICAL REVIVAL AND ROMANESQUE INFLUENCES

Lot Features

The Joliet Steel Works National Register Historic District includes the following lot layout features:

Lot Size: The industrial complex is situated on the north end of a large industrial site.

Lot Shape: The large site is rectangular, with the narrow end along Collins Street.

Setbacks: The Main Office building is located along Collins Street with the remaining buildings significantly distanced from Collins Street.

Walkway Locations: Walkways are not visible from the street.

Driveway Locations: There is one unpaved access road from Collins Street.



THIS UNPAVED ROAD PROVIDES ACCESS FROM COLLINS STREET AND IS RESTRICTED TO THE PUBLIC

Architectural Characteristics

The Joliet Steel Works National Register Historic District includes the following district architectural characteristics:

Architectural Styles: Most buildings in the district are the Industrial Vernacular type, in addition to the Main Office building in the Classical Revival-Romanesque styles.

Building Types: Building types within the district include Industrial Office and Production Shed.

Materials – Wall Surfaces: Buildings in the district are primarily of limestone or brick construction. Other buildings have metal panel wall surfaces. Most foundations in the district are of stone or brick.

Materials – Roofing: Most buildings in the district have metal or asphalt shingles roofs.

Materials – Windows: Buildings in the district retain their original or historic windows, including wood fixed and awning windows and steel casements, some with divided lights.

Materials – Architectural Ornamentation: The architectural ornamentation found in the district includes wood banding, decorative patterns, and dentils in the cornice and pediment of the Main Office building, and brick pilasters on other buildings.

Porches: The industrial buildings in the district do not have front porches.

Doors: The historic front and side doors of the Main Office building are historic wood with partial glazing, sidelights, and transom windows. Other buildings have metal replacement entry and garage doors.



THE ROLL SHOP RETAINS ITS HISTORIC STEEL CASEMENT WINDOWS

Height: Most industrial buildings within the historic district are two stories or two-and-one-half stories in height.

Roof Form: Most of the industrial buildings in the district have front-facing gabled roofs.

Massing/Scale: The gabled roof forms, materials, grouping, and the predominant two-story rectangular building shapes contribute to the character of the district's industrial buildings.

Garages and Coach Houses: There are no garages or coach houses in the district.

District Landscape Features

The Joliet Steel Works National Register Historic District includes the following important landscape features:

Yards: The site includes large areas of grass with no other vegetation.

Walls and Fences: There is a chain-link fence with barbed wire across the access road and around the perimeter of the group of buildings. There are also small sections of steel barrier fencing.

Sidewalks and Walkways: A concrete public sidewalk is present along Collins Street, with a narrow parkway lawn with grass.

Driveways and Curb Cuts: A single driveway, including a concrete apron, is presently entering the complex. Concrete curbs line Collin Street.

Streetscape Features: There are no historic streetscape features in the district.



LIMESTONE, BRICK, AND METAL COMPRISE THE BUILDING WALL SURFACES

Upper Bluff Local Historic District

The Upper Bluff Local Historic District is a collection of late 19th and early 20th-century houses extending along Western Avenue from Clement and Woodworth Streets on the east to North Raynor Avenue on the west. The historic district is located on the top of a limestone bluff west of the Des Plaines River and Downtown Joliet. The buildings are of two-story frame and brick construction designed in a variety of architectural styles, including Queen Anne, Classical Revival, Colonial Revival, Dutch Colonial Revival, Prairie, and Georgian Revival. The district is significant for its architecture and as part of the original 1875 plat of Glenwood Subdivision by William A. Strong. The local district is also within the boundaries of the larger Upper Bluff National Register Historic District and includes 11 individually designated local landmarks.

HISTORIC DESIGNATION	
Joliet Historic District: Designated 1997 / Expanded 2000 / Expanded 2008	
Primary Buildings	**35 single-family**
Contributing	**34**
Non-Contributing	**1**
Period of Significance	**1887 - 1923**

Map 2.7: Upper Bluff Local Historic District



District Street Layout

The Upper Bluff Local Historic District includes the following district layout features significant to defining its historic character:

Street Layout: The district is comprised of two blocks along Western Avenue and portions of several cross streets, including Woodworth, Clement, Brooks, Wilcox, Whittier, and North Raynor. Alleys are present along most of Western Avenue.

Thoroughfares: Western Avenue is a major thoroughfare that runs east-west through the southern portion of the district. North Raynor Avenue runs north-south on the western boundary of the district.

Signage: Poles and streetlights along Western Avenue and North Raynor Avenue feature signs and banners identifying the historic district.



HISTORIC DISTRICT SIGN ATTACHED TO STREET LIGHT ON WESTERN AVENUE

Lot Features

The Upper Bluff Local Historic District includes the following lot layout features:

Lot Size: The residential lot sizes in the district are uniform. The lots are large, measuring 60' x 180'.

Lot Shape: The residential lots are rectangular with the narrow lot line located along the street side.

Setbacks: Front yard setbacks are uniform throughout the district, although side yards vary depending on lot size, the size of the house, and placement of the house on the lot.

Walkway Locations: Most of the houses in the district have a front walkway in the form of a concrete or brick paved straight or curved path centered on the lot leading from the front door to the street.

Driveway Locations: Few homes in the district have driveways leading to the street as most access rear garages from the alley. Existing driveways are narrow and are located along the side of the house.



UNIFORM SETBACKS, WIDE PARKWAYS, AND STREET TREES ARE SIGNIFICANT TO THE CHARACTER OF THE DISTRICT

Architectural Characteristics

The Upper Bluff Local Historic District includes the following district architectural characteristics:

Architectural Styles: The district includes a variety of late 19th and early-20th century architectural styles, including Queen Anne, Prairie, Colonial Revival, Classical Revival, Georgian Revival, and Dutch Colonial Revival.

Building Types: The American Foursquare is the most common building type within the district. The larger houses in the district represent specific architectural styles.

Materials – Wall Surfaces: Houses in the district are primarily of wood or brick construction. Siding materials in the district include wood clapboard, brick, stucco, wood shingles, and limestone. Most foundations are of stone.

Materials – Roofing: Most houses in the district have had their original roofing materials replaced with asphalt shingles. Other roofing materials in the district include tile and wood shingles.

Materials – Windows: Many houses retain their original or historic windows, including wood double-hung windows and wood casements, some with divided lights. Several houses include large picture windows and decorative transom windows. Most houses have storm windows.

Materials – Architectural Ornamentation: Architectural ornamentation in the district is typically composed of eave brackets or bargeboards.



THE FRONT PORCH AT 609 WESTERN AVENUE INCLUDES SQUARE BRICK COLUMNS, WIDE EAVES, AND A LOW-PITCHED ROOF

Porches: Full- and partial-width front porches are common architectural elements on most of the district's homes. Shed or hipped porch roofs are most prevalent, with some gabled porch roofs. Porch supports include both round and square wood columns, many with classical capitals. Some porches have square brick and stone columns. Porch railings range from simple square pickets to ornate spindles.

Doors: Most historic doors are of wood with full or partial glazing. Some homes have doors with sidelights. Storm doors are common in most houses in the district.

Height: Most residential dwellings within the historic district are two stories in height. A few two- and one-half-story houses are also present.

Roof Form: There are a variety of roof forms in the district, including hipped, front, side-gabled, and gambrel roofs. Round and octagonal turrets are common in Queen Anne homes. Several house styles and types feature gabled or hipped dormers.

Massing/Scale: The variety of roof forms and the predominant two-story square, rectangular or irregular building shapes contribute to the character of the district's single-family homes.

Garages and Coach Houses: Most homes in the district have rear detached garages accessible from a rear alley or a front driveway. There are a few large 19th-century houses that have detached two-story coach houses. Most garages and coach houses are of frame construction.

District Landscape Features

The Upper Bluff Local Historic District includes the following important landscape features:

Yards: Most front yards in the district have grass lawns, and include trees, vegetation, and shrubs,

Walls and Fences: Front yard fences and walls are not present in the district with the exception of 718 Western

Avenue. Many of the properties have wrought iron or wood picket rear yard fences.

Sidewalks and Walkways: Public sidewalks are present throughout the district; most are of concrete with some historic stone segments remaining. Wide parkway lawns are present on Western Avenue, which provide a unifying appearance with grass and mature trees throughout the district.

Driveways and Curb Cuts: Driveways, including concrete aprons, are present on a few lots within the district. Concrete curbs line the streets.

Streetscape Features: Concrete sidewalks often feature embedded street signs in tile at the intersections.



TILE STREET NAMES ARE EMBEDDED AT STREET INTERSECTIONS THROUGHOUT THE DISTRICT

613 Western Avenue



616 Western Avenue

Raynor's Addition Local Historic District

The Raynor's Addition Local Historic District represents an upper-middle class neighborhood with homes built over an 11-year period beginning in 1899. The ten homes feature a variety of architectural styles. It is part of the original 1872 plat of Raynor's Subdivision by George C. Raynor, a prominent Joliet physician, and real estate developer.

HISTORIC DESIGNATION	
Joliet Historic District: Designated 1999	
Primary Buildings	**10 single-family**
Contributing	**10**
Non-Contributing	**0**
Period of Significance	**1899 - 1910**

Map 2.8: Raynor's Addition Local Historic District



District Street Layout

The Raynor's Addition Local Historic District includes the following district layout features significant to defining its historic character:

Street Layout: The district is comprised of one block along Western Avenue between North Raynor and North Prairie avenues.

Thoroughfares: The district centers on Western Avenue, a major thoroughfare running east-west through the neighborhood. North Raynor Avenue is a major thoroughfare just east of the district.

Signage: There is no signage identifying the historic district.



FRONT AND SIDE YARD SETBACKS ARE UNIFORM THROUGHOUT THE DISTRICT AS SEEN AT 811 WESTERN AVENUE

Lot Features

The Raynor's Addition Local Historic District includes the following lot layout features:

Lot Size: The residential lot sizes in the district are uniform.

Lot Shape: The residential lots are rectangular with the narrow lot line located along the street side.

Setbacks: Front and side yard setbacks are uniform throughout the district.

Walkway Locations: All the houses in the district have a front concrete walkway in the form of a paved straight path centered on the lot leading from the front door to the street.

Driveway Locations: Three homes in the district have driveways located along the side of the house leading to a rear detached garage. The remaining homes access rear garages from the alley.



FRONT CONCRETE WALKWAYS LIKE THE ONE AT 814 WESTERN AVENUE ARE FOUND ON EACH LOT



804 Western Avenue

Architectural Characteristics

The Raynor's Addition Local Historic District includes the following district architectural characteristics:



FULL-WIDTH FRONT PORCHES WITH ROUND COLUMNS LIKE THE ONE AT 813 WESTERN AVENUE ARE COMMON IN THE DISTRICT

Architectural Styles: The district includes a variety of early-20th century architectural styles, including Queen Anne, Colonial Revival, Dutch Colonial Revival, Prairie, and Classical Revival.

Building Types: The American Foursquare and Bungalow are the most common building types within the district. The larger houses in the district represent specific architectural styles.

Materials – Wall Surfaces: Siding materials found in the district include limestone, wood clapboard, wood shingles, concrete block, brick, stucco, asphalt shingles, and vinyl siding. Most foundations in the district are of stone or brick.

Materials – Roofing: All houses in the district have had their original roofing materials replaced with asphalt shingles.

Materials – Windows: Most houses in the district retain their original or historic wood double-hung windows, some with divided lights. Most houses include storm windows.

Materials – Architectural Ornamentation: Elaborate architectural ornamentation is minimal in the district with some houses displaying simple brackets or dentils in the front porch eaves and shield and floral swag in ornamentation porch gables.

Porches: Full- and partial-width front porches are common architectural features of most of the district's homes. Shed or hipped porch roofs are most prevalent, with some gabled porch roofs. Porch supports include both round and square wood columns. Some porches feature square brick and stone columns. Porch railings include simple square pickets to ornate spindles.

Doors: Most historic doors are of wood with full or partial glazing. Other homes feature doors with sidelights. Storm doors are common in most houses in the district.

Height: The residential dwellings within the historic district are one-and-one-half and two-story in height.

Roof Form: The roof forms in the district include hipped, a gable-front, cross-gabled, and gambrel roofs. Several house styles feature gabled and hipped dormers.

Massing/Scale: The variety of roof forms and the predominant two-story square or rectangular building shapes contributes to the character of the district's single-family residential dwellings.

Garages and Coach Houses: All the dwellings in the district have rear detached garages accessible from a rear alley or a front driveway. Most garages are of frame construction.

District Landscape Features

The Raynor's Addition Local Historic District includes the following important landscape features:

Yards: The front yards are grass, and many include vegetation, shrubs, and trees.

Walls and Fences: Only one property in the district has a front yard fence, which is a wrought-iron style fence. A few of the properties have rear yard fences or hedges.

Sidewalks and Walkways: Concrete public sidewalks are present throughout the district with wide parkway lawns, which provide a unifying appearance with grass and mature trees throughout the district.

Driveways and Curb Cuts: Driveways, including concrete aprons, are present on three lots within the district. Concrete curbs line the streets.

Streetscape Features: There are no historic streetscape features in the district.



808 Western Avenue



(816 Western Avenue) *Dinet House (1899)*

Whitney Terrace Local Historic District

The Whitney Terrace Local Historic District consists of six unique Tudor residences, designed by Joliet architect Sirhan Seran, surrounding a landscaped common area and built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Although modern subdivisions have common areas owned jointly by all homeowners, they are invariably built well outside the developed core of a city, and their houses are usually limited to two or three designs. This local district is located within the boundaries of the Upper Bluff National Register Historic District.

HISTORIC DESIGNATION	
Joliet Historic District: Designated 2006	
Primary Buildings	**6 single-family**
Contributing	**6**
Non-Contributing	**0**
Period of Significance	**1923 - 1929**

Map 2.9: Raynor's Addition Local Historic District



District Street Layout

The Whitney Terrace Local Historic District includes the following district layout features significant to defining its historic character:

Street Layout: The district is comprised of six homes that face a central common area along Whitney Avenue. All six homes have access to rear alleys to the north and south.

Thoroughfares: There are no major thoroughfares in the district.

Signage: There is no signage identifying the historic district.



THE SIX HOMES IN THE DISTRICT SURROUND A LANDSCAPED COMMON AREA

Lot Features

The Whitney Terrace Local Historic District includes the following lot layout features:

Lot Size: The residential lots in the district are similar in size, ranging in size from 4,251 square feet to 5,345 square feet.

Lot Shape: The residential lots are irregular in shape arranging in a "U" formation around a central common area.

Setbacks: Front yard setbacks from the central common area are uniform throughout the district, although side yards vary depending on lot size and placement of the house on the lot.

Walkway Locations: All the houses in the district have a front concrete walkway leading from the front door to the interior sidewalk which extends around the central common area. A few homes feature curved front walkways and steps due to changes in topography.

Driveway Locations: Five of the houses have rear alley access to attached or detached garages. The property at 422 Whitney Avenue has access to the attached basement-level garage from Whitney Avenue.



EACH HOME HAS A WALKWAY CONNECTING TO A COMMON INTERIOR SIDEWALK

Architectural Characteristics

The Whitney Terrace Local Historic District includes the following district architectural characteristics:

Architectural Styles: The six homes in the district are all variations of the Tudor Revival style.

Building Types: The homes within the district do not represent a specific building type.

Materials – Wall Surfaces: The houses in the district are clad in combinations of limestone, brick, and stucco. Several of the homes inclwude wood half-timbering on the upper story. Most foundations in the district are of stone.

Materials – Roofing: All houses in the district have had their original roofing materials replaced with asphalt shingles.

Materials – Windows: The majority of houses retain their original or historic wood double-hung windows, some with divided lights. Most houses include storm windows. A few houses include aluminum double-hung replacement windows.

Materials – Architectural Ornamentation: Houses have minimal architectural ornamentation as Tudor Revival homes often feature roof forms and materials to display variety.

Porches: Recessed entries, stoops, and landings are common architectural elements found on the district's homes. Most recessed entries feature arched limestone accents. Stoops are side-facing and clad in brick or stone. Concrete landings are at grade or include an additional step.

Doors: Most historic doors are of wood with full or partial glazing. Storm doors are common in most houses in the district.



COMBINATIONS OF WALL MATERIALS, SUCH AS STONE AND STUCCO AT 422 WHITNEY TERRACE, ARE COMMON IN THE DISTRICT

Height: The homes within the historic district are one-and-one-half stories and two stories in height.

Roof Form: There are a variety of roof forms in the district, including mansard, front and side-gabled, clipped gable, and gambrel roofs. A cat slide roof is prominent in one house. Several houses in the district feature gabled or shed dormers.

Massing/Scale: The variety of roof forms and the predominant two-story rectangular or irregular building shapes contributes to the character of the district's single-family residential dwellings.

Garages and Coach Houses: Three of the houses in the district have attached garages or garages constructed into the lower level of the house which is accessible from a rear alley or Whitney Avenue. The other three houses have detached garages accessible from the alley..

District Landscape Features

The Whitney Terrace Local Historic District includes the following important landscape features:

Yards: The topography of the district slopes upward from Whitney Avenue, with front and side yards featuring grass, vegetation, shrubs, and trees. The central common area includes grassy areas, stone paths lined with concrete paver blocks, mature trees, and a paved gathering area with a fire pit and stone benches. A low retaining wall of paver blocks runs across the lower edge of commons near the street, lined with low hedges.

Walls and Fences: Fences are not present in the front yards on the properties in the district. Several properties include low stone walls along the front yard or as retaining walls. Several of the properties have rear fences.



THE CENTRAL COMMON AREA INCLUDES LANDSCAPING AND MATURE TREES

Sidewalks and Walkways: A concrete public sidewalk is present along Whitney Avenue with a narrow grass parkway lawn.

Driveways and Curb Cuts: A driveway is present on one lot within the district which extends to Whitney Avenue from the side-facing garage. Concrete curbs line the street.

Streetscape Features: There are no historic streetscape features in the district.



420 Whitney Terrace



414 Whitney Terrace

Colonial Revival Local Thematic Historic District

Designated in 2004 and 2006, the Colonial Revival Local Thematic Historic District includes four properties. The purpose of the district is to preserve architecturally and historically significant properties that represent the Colonial Revival style. To be eligible for inclusion in the district, a building must be at least 50 years old and be an excellent example of the Colonial Revival style that is well-maintained and possesses a high degree of integrity where visible from the street. Three properties within the district are also Local Landmarks and two are also in the Upper Bluff Local Historic District.

HISTORIC DESIGNATION	
Joliet Local Thematic Historic District: Created 2004	
Current Primary Buildings	**4 single-family**

1. 1000 Black Road, Charles J. Shaw House (1924, designated 2004)
2. 204 Sherman Street, Henry & Helen Balensiefer House (1906, designated 2006)
3. 608 Western Avenue, Walter Pitcher House (1914, designated 2004)
4. 610 Western Avenue, Henry J. Sawyer House (1910, designated 2004)



204 SHERMAN STREET



608 WESTERN AVENUE



610 WESTERN AVENUE



1000 BLACK ROAD

610 Western Avenue



Architectural Characteristics

The Colonial Revival Local Thematic Historic District includes the following district architectural characteristics:

Architectural Styles: The four homes in the district are all variations of the Colonial Revival style, including examples of the Dutch Colonial Revival.

Building Types: The four homes within the district do not represent a specific building type.

Materials – Wall Surfaces: The four houses in the district are clad in brick, stucco, wood clapboard, and wood shingles. Several of the homes include combinations of brick and stucco. Foundations in the district include brick, stone, and poured concrete.

Materials – Roofing: Two of the houses in the district have replaced their original roofing materials with asphalt shingles, while the remaining two houses have slate roofs.

Materials – Windows: All the houses retain their original or historic wood double-hung windows, some with divided lights. Most houses include storm windows. Two houses in the district include decorative windows such as lunettes and arched windows.

Materials – Architectural Ornamentation: The district's Colonial Revival style homes have minimal architectural ornamentation.

Porches: Partial width front porches are common architectural elements found in the district's homes. Porch roofs include gabled, flat roofs, flat roofs with balustrade, and shed roofs with pedimented gables. Porch supports include square and round wood columns, including Doric and Ionic capitals. Most of the houses have no porch railings except one with plain square wood spindles.

Doors: Most historic doors are of wood with full or partial glazing. Storm doors are common in most houses in the district.

Height: The homes within the historic district are two stories and two-and-one-half stories in height.

Roof Form: There are a variety of roof forms in the district, including side gable and gambrel roofs. Several homes have gabled, pedimented or shed dormers.

Garages and Coach Houses: All dwellings have detached rear garages which are accessible from a driveway or rear alley. Garages in the district are clad or constructed in brick, concrete block, and wood clapboard.



1000 Black Road



1000 Black Road

Classic Bungalow Local Thematic Historic District

The Classic Bungalow Local Thematic Historic District includes eight properties, designated between 2004 and 2007, most of which are non-contiguous. The purpose of the district is to preserve architecturally and historically significant properties that represent the Classic Bungalow property type. To be eligible for inclusion in the district, a building must be at least 50 years old, an excellent example of the Bungalow property type, well-maintained, and possess a high degree of integrity visible from the street. Some Bungalows may exhibit elements of a particular architectural style. Four of the properties are also Joliet Local Landmarks.

HISTORIC DESIGNATION	
Joliet Local Thematic Historic District: Created 2004	
Current Primary Buildings	**8 single-family**

1. 900 Caton Avenue, Julius J. Gross House (1928, designated 2007)
2. 1010 Glenwood Avenue, Vernette Wraith House (1924, designated 2006)
3. 659 East Jackson Street, Joseph & Anna Skorupa House (1930, designated 2004)
4. 705 West Marion Street, Louis Lozar House (1919, designated 2004)
5. 506 North Prairie Avenue, Frederick R. Hollander House (1926, designated 2006)
6. 900 North Raynor Avenue, Robert & Rilla Harper House (1926, designated 2006)
7. 902 North Raynor Avenue, Theodore & Anna Latz House (1925, designated 2006)
8. 1004 Western Avenue, Seward & Florence Brown House (1924, designated 2004)



506 N. PRAIRIE AVENUE



659 E. JACKSON STREET



900 N. RAYNOR AVENUE



705 W. MARION STREET



900 CATON AVENUE



902 N. RAYNOR AVENUE



1004 WESTERN AVENUE



1010 GLENWOOD AVENUE

Architectural Characteristics

The Classic Bungalow Local Thematic Historic District includes the following district architectural characteristics:

Architectural Styles: The eight homes in the district include the Craftsman, Craftsman Bungalow, and the Chicago Bungalow styles.

Building Types: The eight homes within the district are all examples of the Bungalow building type.

Materials – Wall Surfaces: The eight houses in the district are all clad in brick with wood, stone, or brick trim. Secondary materials in the district include wood shingles and stucco. Foundations in the district include brick and concrete.

Materials – Roofing: All eight houses in the district have had their original roofing materials replaced with asphalt shingles.

Materials – Windows: All the houses in the district retain their original or historic wood double-hung or casement windows, some with divided lights. Most houses include storm windows. Several houses in the district include stained glass windows.

Materials – Architectural Ornamentation: Architectural ornamentation in the district is represented by roof forms and materials, and decorative patterns in limestone and brick. Additional ornamentation in the district includes wood brackets on the roof and eave cornices and exposed rafter tails.

Porches: Partial width front or side porches are common architectural elements in the district. Porch roofs include front-gabled, shed, and hipped roofs. Most porch supports in the district are square wood or brick columns. One other home includes Classical paired wood columns. Most of the open porches include low sidewalls with concrete steps. Several houses have a stoop or veranda including one arched canopy with bracket support and one recessed arched entry opening.

Doors: Most historic doors are wood with full or partial glazing, some with divided lights. Sidelights are present on some residential dwellings. Storm doors are common in most houses in the district.

Height: The homes within the historic district are one-story and one-and-one-half stories in height.

Roof Form: There are a variety of roof forms in the district, including side gable, front gable, cross gable, and hipped roofs. Some of the houses include hipped, shed, or gabled dormers.

Garages and Coach Houses: Most of the houses in the district have a frame or brick detached rear garage accessible from a driveway or rear alley. Several houses include attached garages as part of a rear addition.

506 N. Prairie Avenue



900 Caton Avenue



Catalog Houses Local Thematic Historic District

The Catalog Houses Local Thematic Historic District includes two non-contiguous properties. Both properties received Local Landmark designations in 2004. The purpose of the district is to preserve good examples of catalog and mail-order homes. The Catalog District varies from the other thematic districts in that properties are historically significant to Joliet's developmental history rather than their architectural significance.

HISTORIC DESIGNATION	
Joliet Local Thematic Historic District: Created 2004	
Current Primary Buildings	**2 single-family**

1. 1410 Frederick Street, Robert H. Rub House, Sears, Roebuck & Company "Lorain" (1939, Cape Cod, designated 2004)
2. 1503 Sterling Avenue, Meinert House, Gordon-Van Tine "No. 633" (1926, Bungalow, designated 2004)

Architectural Characteristics

The Catalog Houses Local Thematic Historic District includes the following district architectural characteristics:

Architectural Styles: One of the homes in the district is an example of the Cape Cod style, a variant of the Minimal Traditional style.

Building Types: One of the homes in the district is an example of the Bungalow building type.

Materials – Wall Surfaces: Both houses in the district are clad in vinyl siding and have concrete foundations.

Materials – Roofing: Both houses in the district have had their original roofing materials replaced with asphalt shingles.

Materials – Windows: Both houses have had their historic windows replaced with vinyl windows, some with divided lights.

Materials – Architectural Ornamentation: Architectural ornamentation is minimal on catalog houses.

Porches: Both properties include partial width front porches with gabled roofs and square columns. Porch supports include square and round wood columns. Existing porch railings are plain square wood spindles.

Doors: One historic door is wood with partial glazing, and one is a paneled door. Both houses include storm doors.

Height: The two homes within the historic district are one-story and one-and-one-half-story in height.

Roof Form: The roof forms for both houses in the district are side gabled with one including clipped gables. There is one gabled dormer in the district.

Garages and Coach Houses: One house in the district has a detached rear frame garage with a hipped roof which is accessible from a front driveway. The second house has a side driveway with no garage.



1410 FREDERICK STREET



1503 STERLING AVENUE

Vernacular Buildings Local Thematic Historic District

The Vernacular Buildings Local Thematic Historic District, created in 2006, preserves the historic character and architectural features of vernacular buildings in the city of Joliet. Vernacular architecture follows no architectural style or building type and represents personal, local, or regional tastes, practical requirements, materials, and capabilities. These buildings are an important part of Joliet's historic building stock and are worthy of protection. Both properties are Local Landmarks.

To be eligible for the thematic historic district, a building must be at least 50 years old, have a distinctive or unusual vernacular design, represent a significant era, event, or location in Joliet, and retain a high degree of integrity in good condition. Buildings with alterations may be eligible if those alterations are removable, such as paint color, awnings, and storm windows. Alterations that do not significantly alter the character of the building when viewed from the street, such as a compatible addition of artificial siding on less visible areas, may also be eligible. Certain alterations will preclude eligibility, including the removal of enclosure of the front porch, alterations to rooflines, major side or floor additions, replacement windows, historic siding which has been damaged or removed, and incompatible front door replacement.

HISTORIC DESIGNATION	
Joliet Local Thematic Historic District: Created 2006	
Current Primary Buildings	**2 single-family**

1. 11 Hunter Avenue, Hugo Griep House (1899, designated 2006)
2. 418 Madeline Street, E. E. Thornberg House (1910, designated 2006)

Architectural Characteristics

The Vernacular Buildings Local Thematic Historic District includes the following district architectural characteristics:

Architectural Styles: The two homes in the district are variations of Vernacular types.

Building Types: The two homes within the district represent the Gabled Ell and Hip and Gable building types.

Materials – Wall Surfaces: The two houses in the district are of wood clapboard and wood shingles. Foundations are of limestone on both houses.

Materials – Roofing: Both houses in the district have had their original roofing materials replaced with asphalt shingles.

Materials – Windows: Both houses retain their original or historic wood double-hung windows, including storm windows.

Materials – Architectural Ornamentation: Architectural ornamentation includes frieze bands and decorative wood shingle patterns.

Porches: A full-width open front porch remains on one house, while the second house includes an enclosed partial-width porch. Porch supports include round wood columns with plain square wood spindles in the railings.

Doors: Both historic doors are of wood with partial glazing and storm doors.

Height: Both homes in the historic district are two stories and two-and-one-half stories in height.

Roof Form: The roof forms in the district include cross-gabled and hipped.

Garages and Coach Houses: The house at 11 S. Hunter Avenue has a rear frame garage facing the alley.



11 S. HUNTER AVENUE



418 MADELINE STREET

An 1870's Subdivision: Raynor's Addition Local Thematic Historic District

Raynor's Addition Local Thematic District is significant for its historical significance as an example of early city planning by Dr. Raynor, a prominent Joliet physician, and developer, who proposed the subdivision in 1872. Covering 60 acres, the Raynor's Addition subdivision employed a T-shaped alley design that allowed lots to have frontage on Raynor Avenue as well as the east/west side streets within the subdivision. Raynor Avenue thus became an attractive entry into the neighborhood. The boundary of the thematic district includes Glenwood Avenue on the north, Jefferson Street on the south, Raynor Avenue on the east, and William on the west. At present, the district only includes two properties. The thematic district may include additional properties in the future. Raynor's Addition Local Historic District is located within the thematic district boundaries, but these properties have yet to receive designation as part of the thematic district.

HISTORIC DESIGNATION	
Joliet Local Thematic Historic District: Created 2007	
Current Primary Buildings	**2 single-family**

1. 255 North Raynor Avenue, (1912, designated 2007)
2. 257 North Raynor Avenue, (1911, designated 2007)

Architectural Characteristics

The Raynor's Addition Local Thematic Historic District includes the following district architectural characteristics:

Architectural Styles: The two homes in the district do not represent a specific architectural style.

Building Types: The two homes within the district represent the American Foursquare building type.

Materials – Wall Surfaces: The two houses in the district are clad in stucco and aluminum siding, both with limestone foundations.

Materials – Roofing: Both houses in the district have had their original roofing materials replaced with asphalt shingles.

Materials – Windows: One of the houses retains its original or historic wood double-hung windows, while the other includes vinyl windows. Both houses include decorative diamond pane windows.

Materials – Architectural Ornamentation: There is no specific architectural ornamentation in the district.

Porches: Both houses include full width open front porches with hipped roofs. Porch supports include square stucco posts and decorative metal railings.

Doors: Both historic doors are of wood with partial glazing and storm doors.

Height: The homes within the historic district are two-and-one-half stories in height.

Roof Form: Both houses have hipped roofs, one with a hipped dormer and the other with a pedimented gabled dormer.

Garages and Coach Houses: Both houses in the district have detached frame garages at the back of the house, each accessible from a rear alley.



255 N. RAYNOR AVENUE



257 N. RAYNOR AVENUE





APPENDICES

APPENDIX A: SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties presents four principal treatment options — Preservation, Rehabilitation, Restoration, and Reconstruction. Most communities use the Standards for Rehabilitation as baseline standards within design guideline documents and when reviewing changes to individual landmarks and buildings within historic districts. The Standards for Preservation focus on maintaining existing historic materials to preserve the historic integrity of a building. Communities typically only use the Standards for Restoration and Reconstruction when the goal of a preservation project is to restore a historic building or resource to a particular period or its original appearance, or when a project involves the reconstruction of a demolished or lost historic resource. Consulting the Standards for the Treatment of Historic Properties at the beginning of a project will guide property owners when planning major work on a historic building or resource.

In summary, a property owner planning a building improvement project may consider one of the following treatment approaches:

- ***Preservation*** stresses maintaining and repairing existing building materials and architectural features whenever possible and feasible.
- ***Rehabilitation –*** See *Using the Design Guidelines Manual* on page 7 in Section 1 for information on the Standards for Rehabilitation.
- ***Restoration*** seeks to reinstate a building's original appearance based on a particular period and using documentary evidence such as photographs and drawings.
- ***Reconstruction*** seeks to use new construction to interpret a missing or lost historic resource with a new design that does not detract from a historic district's integrity.

Standards for Preservation

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken

Standards for Restoration

1. A property will be used as it was historically or be given a new use that reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented to before their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

APPENDIX B: LOCAL LANDMARKS, DISTRICTS, AND DESIGNATION CRITERIA

Section 8-606 of the Joliet Historic Preservation Ordinance outlines the criteria for designating Local Landmarks. The Historic Preservation Commission and City Council shall consider seven (7) criteria for designation, including:

A. Significant value as part of the historical, cultural, aesthetic, artistic, social, ethnic, or other heritage of the nation, state, or community.

B. Association with an important person or event in national, state, or local history.

C. Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method or construction or use of indigenous materials.

D. Notable work of a master builder, designer, architect, or artist whose individual genius has influenced an era.

E. Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

F. Owner preferences.

G. Economic and functional potentials.

Section 8-607 outlines the criteria for Local Historic District designation, which includes:

A. Any of the standards listed in the landmarks section.

B. Homogeneity of architectural design or dates of construction throughout the area.

C. Identifiable by clear and distinctive boundaries.

D. Repetition of distinguishing architectural, land use, or landscape characteristics throughout the area.

Section 8-608 outlines the criteria for Local Urban Conservation Districts, which includes traditional neighborhoods or commercial areas with solid housing or commercial buildings threatened with deterioration or demolition. To date, the City of Joliet has not designated a Local Urban Conservation District. The criteria for designation include:

A. Any of the standards listed in the landmarks and historic districts sections.

B. Identifiable as a traditional Joliet neighborhood, commercial area, or public activity center.

C. Characterized by solid housing or commercial buildings which are not necessarily significant or homogeneous in architectural design.

D. Threatened with deterioration, demolition, or disharmonious alteration.

The following is an inventory and description of Joliet's historic landmarks and districts.

APPENDIX C: PRESERVATION TAX INCENTIVES

The following preservation tax incentive programs are available for certified historic properties, including single-family homes, multi-family buildings, commercial buildings, institutional buildings, and industrial buildings listed in the National Register of Historic Places – individually or contributing to a historic district – and properties designated as Joliet Local Landmarks and contributing to a Joliet Local Historic District.

20 Percent Federal Historic Preservation Tax Credit Program

Since 1976, the National Park Service, in partnership with the Internal Revenue Service and the Illinois State Historic Preservation Office (SHPO), administers the Federal Historic Preservation Tax Credit Program (Federal HPTC) providing a 20 percent tax credit of Qualified Rehabilitation Expenditures (QREs) to owners and developers of income-producing historic buildings who undertake a substantial rehabilitation project. To be eligible, a building must be a certified historic structure — buildings individually listed in the National Register of Historic Places or considered a contributing building in a National Register or local historic district certified by the Secretary of the Interior. A qualified building rehabilitation project must also meet the Secretary of the Interior's Standards for Rehabilitation. Both the Illinois SHPO and National Park Service review projects for conformance to the Standards.

Illinois Historic Preservation Tax Credit Program

Created in 2019, the Illinois Historic Preservation Tax Credit Program (Illinois HPTC) provides a state tax income tax credit equal to 25 percent of a project's QREs to owners and developers of certified historic structures who undertake significant rehabilitation. The purpose of the program is to create jobs, stimulate local Illinois economies, and revitalize historic buildings and neighborhoods. Unlike the Federal Historic Preservation Tax Credit, which has no tax credit limits per project, the Illinois HPTC caps available tax credits at $3 million per project with a maximum of $15 million in 2019. The State of Illinois will only allocate $75 million in state tax credits over five years between 2019 and 2023. Applications to the program must meet several other eligibility priorities, including the location of the property in a census tract that has a median family income at or below the Illinois median family income; whether the property was previously owned by a federal, state, or local governmental entity; and, whether the rehabilitation plan includes a community development entity or a not-for-profit organization, among others. Developers and investors may use the Illinois HPTC in tandem with the Federal program. The Illinois SHPO administers the program.

Illinois Property Tax Assessment Freeze Program

Owner-occupied residential properties listed in the National Register individually or contributing as part of a district, or a locally landmarked or contributing building to a local district in a community whose ordinance has been certified for the tax freeze by the Illinois SHPO, are eligible to participate in the Illinois Property Tax Assessment Freeze Program administered by the Illinois SHPO. The program freezes a property's assessed valuation for eight years, after which the valuation rises in steps to its actual market value of over four years. In addition, to qualify, a property owner must spend an amount equal to or exceeding 25 percent of the fair cash value of the house, as determined by the local assessor on a qualified rehabilitation that meets the Secretary of the Interior's Standards for Rehabilitation. The Illinois SHPO reviews all applications to the Tax Assessment Freeze Program.

APPENDIX D: ADDITIONAL RESOURCES

BUILDING MATERIALS AND MAINTENANCE

- Repointing Mortar Joints in Historic Masonry Buildings, Preservation Brief 2, by Robert Mack, FAIA, and John Speweik.
- Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, Preservation Brief 3, by Robert Mack, FAIS and Annie Grimmer
- Dangers of Abrasive Cleaning to Historic Buildings, Preservation Brief 6, by Anne E. Grimmer.
- Exterior Paint Problems on Historic Woodwork, Preservation Brief 10, by Kay D. Weeks and David W. Look, AIA.
- The Preservation and Repair of Historic Stucco, Preservation Brief 12, by Anne E. Gimmer.
- The Maintenance and Repair of Architectural Cast Iron, Preservation Brief 27, by John G. Waite, AIA.
- Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing, Preservation Brief 37, by Sharon C. Park, FAIA, and Douglas C. Hicks.
- Removing Graffiti from Historic Masonry, Preservation Brief 38, by Martin E. Weaver.
- Architectural Metal, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings by Kay D. Weeks and Anne E. Grimmer.
- The Lead-Safe Certified Guide to Renovate Right, by the U. S. Environmental Protection Agency.
- Steps to Lead-Safe Renovation, Repair, and Painting, by the U. S. Environmental Protection Agency.
- Joliet-Lemont Limestone: Preservation of an Historic Building Material, by the Landmarks Preservation Council of Illinois (now Landmarks Illinois).

ARCHITECTURAL FEATURES

- Roofing for Historic Buildings, Preservation Brief 4, by Sarah M. Sweetser
- The Repair of Historic Wood Windows, Preservation Brief 9, by John H. Myers
- The Repair and Thermal Upgrading of Historic Steel Windows, Preservation Brief 13, by Sharon C. Park, AIA
- The Repair, Replacement, and Maintenance of Historic Slate Roofs, Preservation Brief 29, by Jeffrey S. Levine.
- The Preservation and Repair of Historic Clay Tile Roofs, Preservation Brief 30, by Anne E. Grimmer and Paul K. Williams.
- The Preservation and Repair of Historic Stained and Leaded Glass, Preservation Brief 33, by Neal A. Vogel and Rolf Achilles.
- Preserving Historic Wood Porches, Preservation Brief 45, by Aleca Sullivan and John Leeke.
- Entrances and Porches, Storefronts, Wood, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings by Kay D. Weeks and Anne E. Grimmer
- Paint in America: The Color of Historic Buildings, by Roger Moss.

ENERGY EFFICIENCY

- Energy Efficiency, Preservation Brief 3, by Jo Ellen Hensley and Antonio Aguilar.

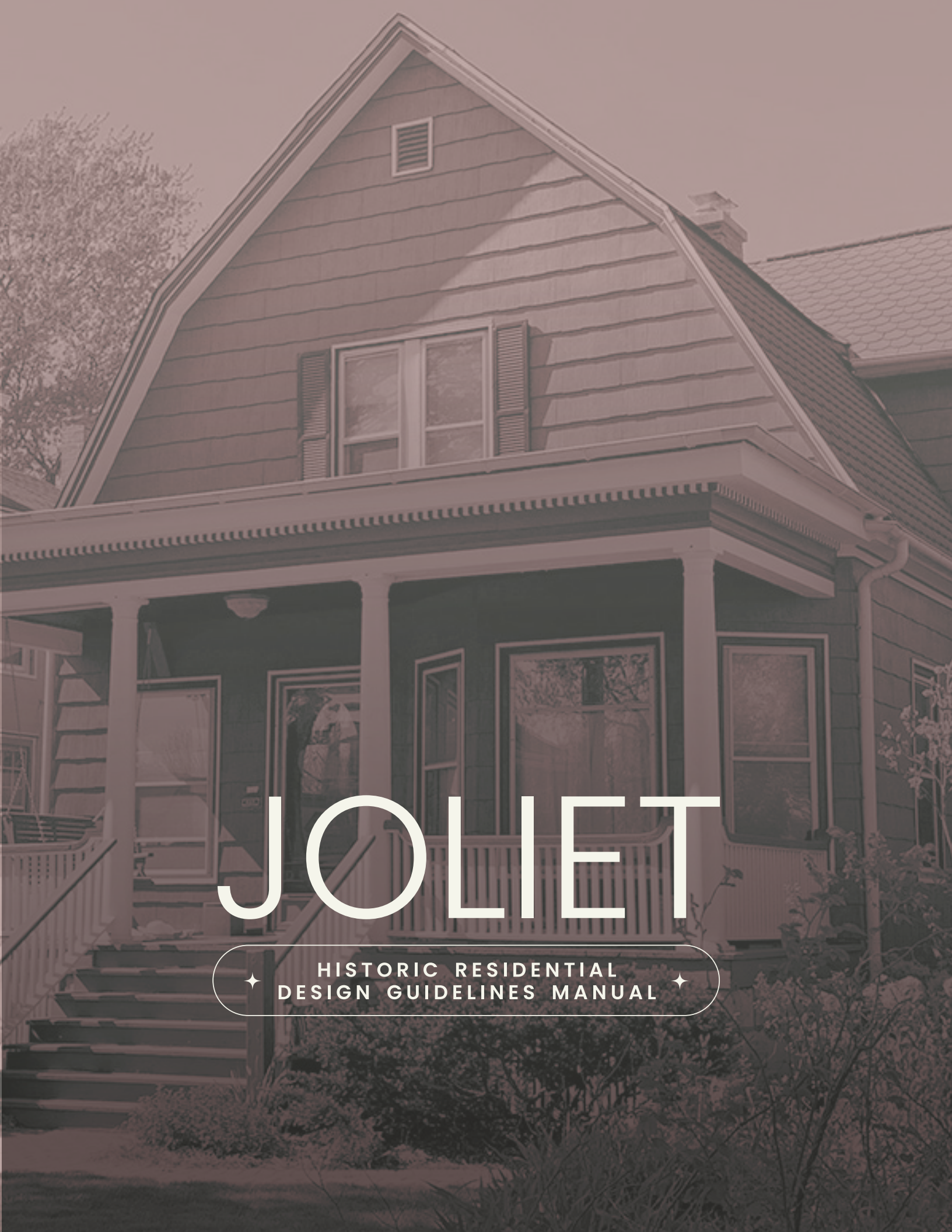
ADDITIONS AND NEW CONSTRUCTION

- New Exterior Additions to Historic Buildings: Preservation Concerns, Preservation Brief 14, by Anne E. Grimmer and Kay D. Weeks.
- Planning Successful Rehabilitation Projects: New Additions to Historic Buildings, Technical Preservation Services, National Park Service,
- Regulating New Construction in Historic Districts, by Eleanor Esser Gorski, AIA, The National Trust for Historic Preservation.

LANDSCAPE AND SETTING

- Making Historic Properties Accessible, Preservation Brief 32, by Thomas C. Jester and Sharon C. Park, AIA.
- Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes, Preservation Brief 36, by Charles A. Birnbaum.





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HISTORIC RESIDENTIAL DESIGN GUIDELINES MANUAL