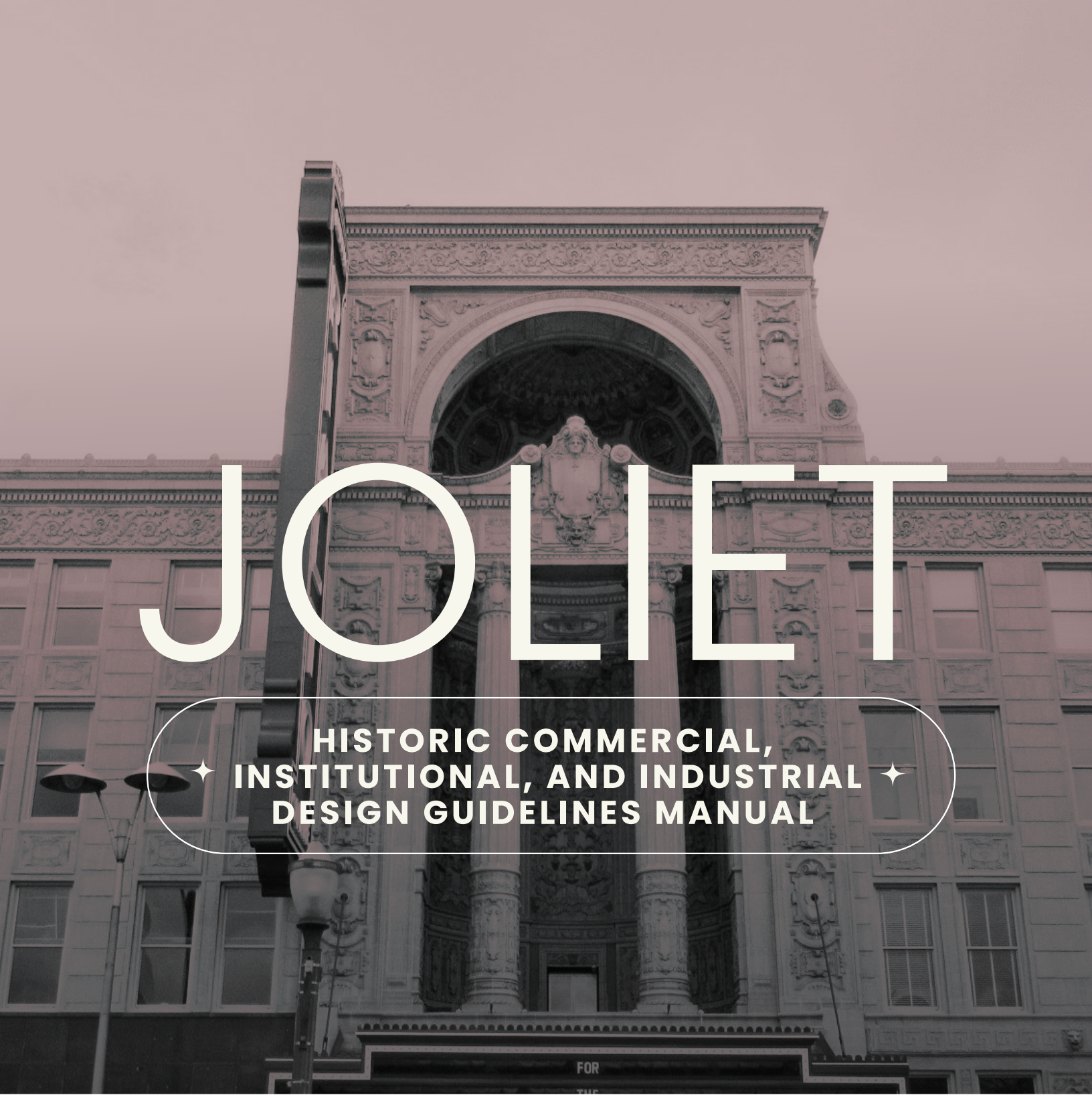


JOLIET

HISTORIC COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL DESIGN GUIDELINES MANUAL

CITY OF JOLIET, ILLINOIS

July 2022



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Table of Contents

SECTION 1: INTRODUCTION

Overview 07
Using the Commercial and Institutional Guidelines 08
Financial Incentives 08
Definitions 11

SECTION 2: MAINTENANCE AND PRESERVATION GUIDELINES

Overview 17
Facades 19
Storefronts 20
Awnings and Canopies 21
Paint and Paint Colors 21
Energy Efficiency 24
Solar Panels 25
Cool and Green Roofs 25

SECTION 3: ADDITIONS AND NEW CONSTRUCTION

Overview 31
Best Practices for Additions and New Construction 32
Additions to Commercial, Institutional, and Industrial Buildings 36
New Construction 38
Americans With Disabilities Act (ADA) 40

SECTION 4: GUIDELINES FOR LANDSCAPE AND SETTING

Overview 45
Best Practices for Landscape and Setting 46

SECTION 5: SIGNAGE

Overview 51
Best Practices for Signage 52
Signage Types 52

SECTION 6: ARCHITECTURE

Overview 61
Architectural Styles and Building Forms 62


Chicago



SECTION 1

INTRODUCTION


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ONE WAY



416 N. Chicago Street, St. Joseph's Church

Overview

Joliet's commercial, institutional, and industrial buildings help to define its historic character. Downtown Joliet boasts a rich diversity of architectural styles from the more traditional Italianate, Romanesque Revival, Queen Anne, Neoclassical Revival, and Beaux Arts Classicism to the more modern Art Deco, Commercial Style, and Brutalism. The Downtown also boasts several buildings designed or renovated by the renowned D.H. Burnham and Company. Joliet's older neighborhoods represent a diverse range of cultures and traditions through its commercial buildings and churches. The stone and steel industries are responsible for much of Joliet's growth, and historic industrial buildings remain to provide a link to this important period, such as the Main Office of the Joliet Steel Works (927 Collins Street.). Joliet's historic architecture, much of it built with the same stone and steel, reflects the city's rich history, and enhances Joliet's authenticity, sense of place, and quality of life.

USING THE COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL GUIDELINES

The Historic Commercial, Institutional, and Industrial Design Guidelines Manual provides guidance to property owners for conducting general maintenance, preservation, and rehabilitation, as well as the maintenance and preservation of landscaping and site features. The Guidelines also provide guidance and design direction for additions and new construction for commercial, institutional, and industrial properties and outline 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 Historic Commercial, Institutional, and Industrial 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 (see following page) — serve as a base set of design standards for the Historic Commercial, Institutional, and Industrial Design Guidelines Manual. The Standards for Rehabilitation acknowledge 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 the Appendices of the Joliet Historic Residential Design Guidelines Manual for a more complete description of the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties as well as historic landmark and district designation criteria and other available resources.

FINANCIAL INCENTIVES

There are several financial incentive programs available to owners of historic commercial, institutional, and industrial properties to encourage the preservation and reuse of historic buildings. Eligibility for most federal and state tax incentives requires listing the property in the National Register of Historic Places, designation as a certified local landmark, or a contributing building located within a local historic district. Joliet, through the City Center Partnership, also offers an incentive grant program to stimulate private investment within the Downtown, Collins Street Corridor, and Cass Street Corridor. Contact City staff for further information on these incentives.

- The Federal Historic Preservation Tax Credit (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.
- The Joliet City Center Partnership Development Incentive Program provides reimbursement grants for façade improvements, interior improvements, catalytic improvements, and small business assistance. The grant amount is determined on a sliding scale. The higher the amount of private investment (total

project costs), the higher the total grant amount but the lower the grant percentage of the total project costs.

- The Downtown and Cass Street Corridor Tax Increment Financing Districts channel funding towards improvements and economic development-related activities in these target areas.

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 archaeological 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.

BENEFITS OF HISTORIC PRESERVATION

- Understanding Community Identity. Historic commercial, institutional, and industrial buildings and sites 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, especially Downtown Joliet. The designation of Local Landmarks and Historic Districts, as well as appropriate renovations to older commercial, institutional, and industrial buildings, helps to maintain historic character.
- Encourages High Quality Design. Historic commercial, institutional, and industrial buildings often utilized quality materials and craftsmanship in their construction. When circumstances allow for new construction within a historic commercial district, the stakes are higher to provide a building of quality design in order to maintain the character of the neighborhood.
- Supports Neighborhood Revitalization. Attractive, well-maintained historic commercial neighborhoods will by their nature attract 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 commercial neighborhood like Downtown Joliet 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 commercial, institutional, and industrial 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.



200 block Washington Street

DEFINITIONS

The following are common terms and definitions used within the Joliet Historic Commercial, Institutional, and Industrial Design Guidelines Manual. For additional definitions, see Section 1: Introduction of the Joliet Historic Residential Design Guidelines Manual.

ADA: Americans with Disabilities Act of 1990.

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

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.

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.

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.

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.

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

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.

Fenestration: Arrangement of windows in a façade or 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.

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.

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

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

Sash: Part of the window that encloses glass, or a pattern of window glazing, which 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.

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.

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.

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

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.

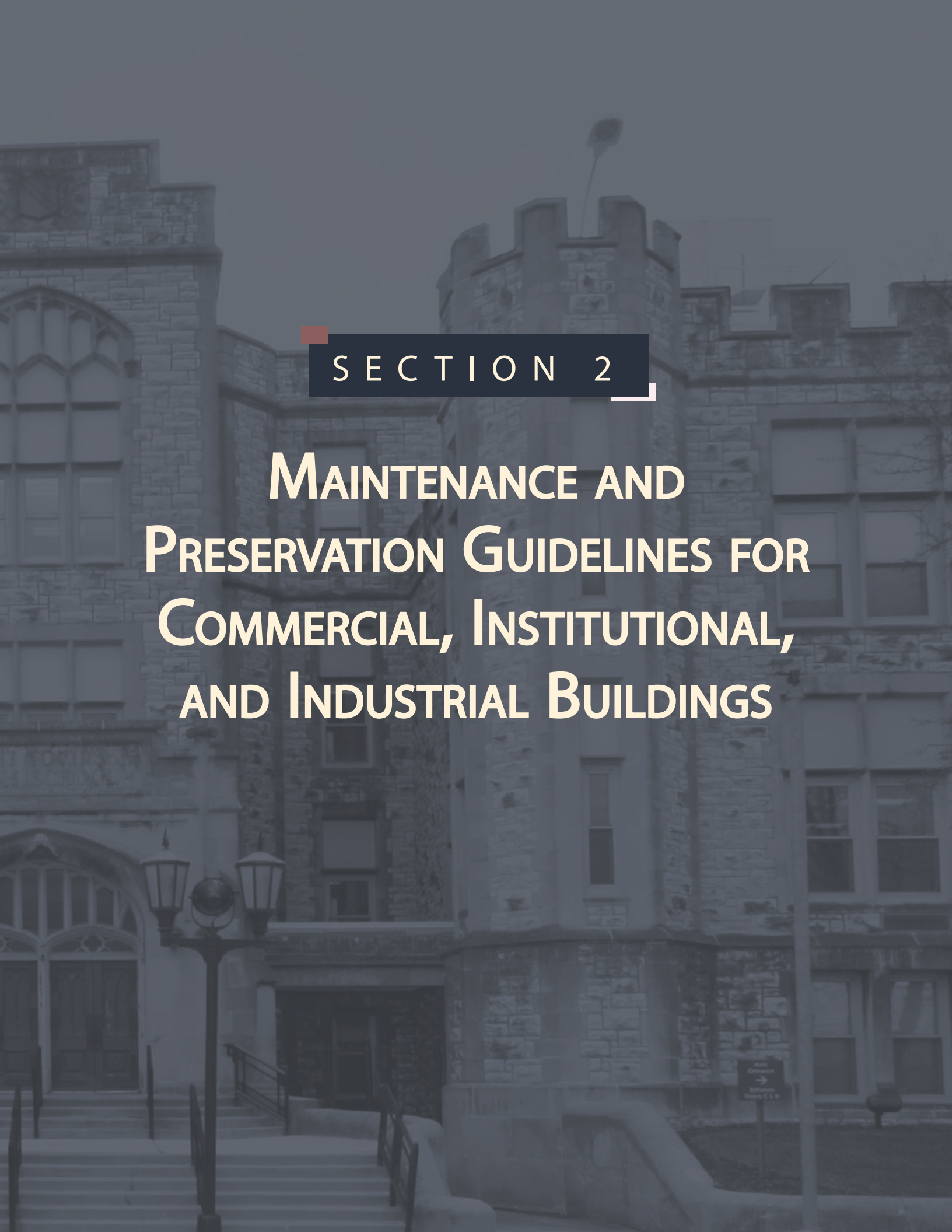
Window Hood: A wood or stone piece of ornate design or carving placed above an arched or curved window opening.

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 Sign: Any sign, picture, or symbol painted or placed within a window that communicates information about a business or service.







SECTION 2

Maintenance and Preservation Guidelines for Commercial, Institutional, and Industrial Buildings



167 N. Ottawa Street



56-58 N. Chicago Avenue

Overview

Section 2 of the Historic Commercial, Institutional, and Industrial Design Guidelines Manual focuses on the maintenance and preservation of commercial facades and storefronts as well as energy efficiency; however, the guidance for façades and paint, and the associated maintenance guidelines, as well as the preservation and rehabilitation guidelines 2.1 through 2.3, also apply to institutional and industrial buildings.. For information on the maintenance and preservation practices for common building materials found in commercial, institutional, and industrial buildings, see Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual. These guidelines follow the Secretary of the Interior's Standards for the Treatment of Historic Properties (revised in 2017) 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 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 when required. Consult with City staff for additional information on permitting requirements.

The following guidelines provide recommendations for appropriate preservation and rehabilitation procedures. Refer to Section 6: Commercial, Institutional, and Industrial Architecture for information on Joliet's commercial, institutional, and industrial building types, and architectural styles.

68-72 N. Chicago Street



MAINTENANCE AND PRESERVATION GUIDELINES

The following section describes the common elements of historic commercial buildings with a focus on façades and storefronts.

FACADES

The exterior wall surfaces of a building are known as a façade or elevation. The front façade of most traditional commercial buildings, when built to the front and side lot lines, exhibits elements that define the building's architectural style and historic character through the use of materials and architectural ornamentation. For corner buildings there are commonly two primary facades. Most commercial façades in Downtown Joliet and in other neighborhood locations are of brick, stone or terra cotta and may include additional materials such as wood or metal. Stone, terra cotta, and metal are common materials used for architectural ornamentation. The use of materials and ornamentation may refer to a particular architectural style, such as Queen Anne or the Commercial Style, however, most commercial building classifications use the building type. A one-story building with a storefront and no second floor is known as a One-Part Commercial Block. A Two-Part Commercial Block includes a storefront on the ground floor with multiple floors above capped by a cornice or frieze. In some instances, a building may have both an architectural style and a building type. It is important to properly maintain and rehabilitate significant façade elements in order to preserve a building's historic character.



Fig 2.1: Elements of a Commercial Building Facade



79-81 N. CHICAGO STREET

STOREFRONTS



9 W. Cass Street

Most commercial buildings feature one or more storefronts on the ground level. Storefronts are a significant feature of historic commercial buildings as they are the most visible element of the building to pedestrians and passing cars. Large storefront windows, some with transom windows above, not only display merchandise but also served to provide additional light to the interior. A storefront may exhibit specific architectural ornamentation or features specific to the style of the building. In many cases, storefront alterations or replacement provided a more contemporary appearance and provided an economic improvement for business owners at the time. A few original storefronts remain in Downtown Joliet, such as the three-story white terra cotta building at 9 West Cass Street. A storefront that is not original to the building but is at least 50 years in age may be architecturally significant in its own right as an example of the architectural evolution of the building. Carefully consider preservation and repair options when looking to rehabilitate an existing storefront.

Common materials used in the construction of late 19th and early 20th century storefronts include cast iron, brick, stone, or wood. A traditional storefront design incorporated a central recessed entry flanked by clear plate glass storefront windows, often with clear or prism glass transom windows above. In some instances, the floor of the recessed entry used materials such as stone or tile as a design element, often incorporating the name of the business or building. Some late 19th century storefront designs include cast iron storefronts and pressed metal cornices. By the mid-20th century, storefront designs provided a more modern look to attract new customers, often using a brick or stone veneer with angled entries and aluminum or steel framing with plate glass windows. Other popular materials during this period included glass block, metal panels, and terrazzo.

Fig 2.2: Elements of a Commercial Storefront



In those instances where the storefront is not historic, the age, design, and character of the building can serve as clues for future rehabilitation. Consult archival documentation such as drawings or historic photographs to assist in determining an appropriate storefront design. New storefront materials should reflect the design and character of the building.

AWNINGS AND CANOPIES

Awnings and canopies are common on historic commercial buildings and provide an important function while also adding to the character of the building. Awnings and canopies offer shade and protection from the elements while helping to reduce heat gain to the interior. The materials and color scheme provide visual interest to the building's façade as well as the commercial streetscape. Most awnings used prior to World War II consisted of canvas or cloth materials attached to a metal structural frame either retractable using a system of hinges or fixed in place. New technologies and visual preferences saw mid-20th century awnings using materials such as acrylic fiber, vinyl resin, fiberglass, polyester, and aluminum. Most historic canopies consisted of wood and metal, often using a cantilevered system of metal tie rods or support chains. Many historic buildings in Downtown Joliet utilized awnings or canopies.

Fig 2.3: Commercial Awnings and Canopies



PAINT AND PAINT COLORS

Most historic masonry commercial buildings in Downtown Joliet remain unpainted. The painting of an exterior masonry surface typically provided an aesthetic change or helped to prevent the infiltration of water or to preserve materials damaged from weathering or sandblasting. Painted signs were also common on the sides of brick buildings in commercial areas during the late 19th and early 20th centuries. The painting of wood frame commercial buildings was common. Most paint colors on brick or stone commercial

buildings reflected the original color of the material, although white was a common alternative. Commercial paint colors on wood buildings varied, with one color for the main wall surface and compatible colors for architectural details and windows. See Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual for procedures on paint and paint colors.

Maintenance Considerations

Preserving a commercial building's character requires regular maintenance and repair of historic storefronts and building facades. The various materials and components found on commercial storefronts often require different maintenance needs. Deterioration occurs at different rates and for different reasons for brick, stone, wood, and glass materials, and regular maintenance and repair will provide a longer material lifespan. See Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual for proper material maintenance and repair.

Maintain and repair historic awning and canopy hardware and replace damaged or deteriorated parts only when needed. Replace historic awning materials too deteriorated to repair with in-kind or similar materials using colors and designs appropriate to the style of the building.

Painted surfaces require regular maintenance to remove areas of flaking or peeling paint to prepare for repainting. Reference Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual for cleaning building materials and appropriate painting methods. Consult a professional painter for larger projects.

Guidelines for Preservation and Rehabilitation

2.1 Façade Inspections – Inspect the condition of exterior facades annually or semi-annually, including all materials, wall surfaces, windows, doors, roofs, and parapets.

2.2: Façade Material Preservation and Repair – Retain original or historic materials and do not cover with different or artificial materials. Repair deteriorated areas using matching materials. When matching materials are unavailable, use materials similar in appearance and appropriate to the architectural style of the building. Materials such as wood, brick, stone, metal, and stucco involve specific methods for material preservation and repair. For information on preserving and repairing original or historic materials, refer to Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual.

APPROPRIATE



(150 N. Scott Street) Repair and preserve character-defining features such as historic wood and metal windows.

2.3: Character-Defining Façade Features – Repair and preserve character-defining features of building facades, including historic storefronts, decorative windows, cornices, parapets, windows, doors, and original openings, as well as additional features important to the historic character of the building.

2.3.1: Retain and repair historic windows. Do not replace windows unless repair is not feasible. Use an in-kind or similar material for replacement windows matching the profile and appearance.

2.3.2: In most cases, sanding, and paint removal down to the original wood surface on wood storefronts is 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: Alterations to the original or historic façade should complement the building's architectural style and form. Do not add features or other elements that are incompatible with the style of the building.

2.4: Storefront Preservation and Repair – Retain and preserve original or historic storefront materials. Do not cover or replace historic materials with different or artificial materials, including artificial siding, masonry veneer, stucco, or EIFS (External Insulating Finishing System). Use matching or similar materials appropriate to the style of the building when repairing deteriorated storefronts.

2.5: Character-Defining Storefront Features – Preserve character-defining features of historic storefronts, including display windows and frames, doors and recessed entrance configurations, bulkheads, transom windows, sign bands, and storefront cornices.

2.5.1: Use matching materials when repairing historic storefront windows and frames. When repair is not feasible, replace using materials compatible with the historic appearance, profile, and configuration of the original or historic design.

2.5.2: Use transparent glass when replacement of historic storefront windows is necessary.

2.5.3: When altering or replacing a non-historic storefront, or reconstructing a missing historic or original storefront, use historic documentation such as photos and blueprints to determine the historic storefront design. When documentation is not available, propose design changes compatible with the architectural style and period of the building, including materials, scale, and proportion of windows, window and storefront framing, bulkheads, and entrances. Do not introduce new materials or features incompatible with the character of the building, such as arched openings or masonry infill. New materials should be consistent with traditional storefronts from the building's period of construction, including wood, metal, cast iron, and glass. Consider consulting a preservation architect for additional guidance.

2.5.4: Do not install false fronts over historic or original storefronts.

APPROPRIATE



Retain and preserve original or historic storefront materials, such as cast iron and metal.

APPROPRIATE



(22 E. Clinton Street) Preserve character-defining storefront features such as display windows and recessed entrances.

NOT APPROPRIATE



Do not cover or enclose historic storefronts with false fronts.

2.6: Existing Awnings and Canopies – Retain and repair original or historic awnings and canopies where possible, including awning materials and framing systems. Replace materials and features too deteriorated to repair using matching or similar materials.

2.7: New Awnings and Canopies – When installing a new awning or canopy, use historic photos as a guide when available. When historic photos or other documentation is not available, use an awning or canopy design compatible with the architectural style and period of the building. Design new awnings to fit existing openings rather than the entire façade. Use historic materials such as canvas, metal, or materials similar in appearance. Do not damage historic materials on the façade or storefront when installing new awnings or canopies.

APPROPRIATE



(9 W. Cass Street) Storefront transom windows let additional light into the storefront.

ENERGY EFFICIENCY

Historically, the design of commercial buildings often incorporated inherent energy efficiency features, such as:

- Storefront transom windows to let additional light into the interior
- Awnings over upper-story windows and storefronts for shade from the sun and to keep interior spaces cool.
- Operable upper-story windows to allow air circulation.
- Interior light wells for additional light and ventilation.
- The reduction of energy loss and gain through the use of masonry walls, which serve as a thermal barrier.

These inherent methods of energy efficiency can provide low-cost energy savings and guide current property owners when preparing an energy conservation plan.

APPROPRIATE



(19-23 E. Van Buren Street) Awnings provide shade from the sun and keep interiors cool.

Weatherization

Weatherization refers to methods for reducing heat loss in a building. The most common methods of weatherproofing any building include storm windows and doors, adding insulation, and reducing air infiltration. For additional information and guidelines for weatherization, refer to Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual.

NOT APPROPRIATE



Do not locate solar panels where visible from the street.

Solar Panels

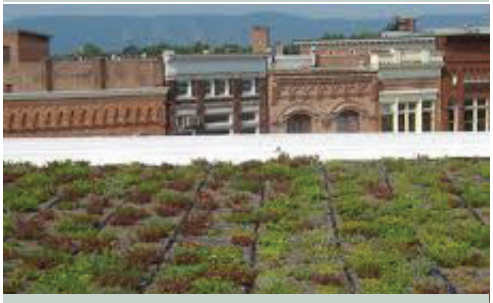
Solar panels are a renewable energy source that converts solar energy to electricity to power a building. Installing solar panels can reduce energy costs for property owners. When properly sited, solar panels route solar energy through photovoltaic cells supplying power to the building's electrical system 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. 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. Do not damage historic roofing materials or architectural features during installation. For additional information and guidelines for installing solar panels, refer to Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual.

Cool and Green Roofs

When enhancing energy efficiency in a historic commercial or institutional building, first consider examining the roof, which is often the most significant source of heat loss in a traditional commercial building, to determine the need for repair or replacement. When replacement is necessary, consider a light-colored or "cool roof" instead of a dark-colored one to prevent unwanted heat gain during the summer months. Low-slope roofs in particular should be light-colored or white to reflect the summer sun and reduce the urban heat island effect. Light-colored roof systems can also have a greater lifespan since reduced temperatures reduce thermal stresses.

Green roofs involve the installation of living vegetation on a flat roof surface, typically within waterproof trays or other systems. Green roofs help to manage stormwater runoff in urban areas and can improve water quality through a system of filters. They can also help to improve air quality by absorbing heat and reduce a building's heating and cooling costs by acting as additional insulation. Green roofs also act as protection from UV rays and other elements by covering roofing materials and prolonging their material lifespan.

APPROPRIATE



Green roofs help to manage stormwater runoff and improve air quality. (Source: Iowa Main Street)

When planning a green roof, verify that the structural and load-bearing capacity of a building is sufficient to hold the additional weight of a green roof. Other considerations include waterproofing, plant selection appropriate to the climate, and systems for water drainage and/or storage. In most cases, maintenance requirements for green roofs are minimal and include ongoing inspections, weeding, and some watering. The ideal location for a green roof is a flat or low-pitched roof – less than 1:12 pitch. However, advancements in green roof technologies allow for installation of some systems on roof slopes of greater pitch.

Roof locations and visibility from the street are key considerations when planning to install a green roof on a historic building. Locating a green roof on a flat roof with a parapet will provide a barrier from public view and maintain the historic appearance of the building from the street. Locating green roofs towards the rear of a building's roof away from the street is preferable on buildings of lower height.

Guidelines for Preservation and Rehabilitation

2.8: Cool Roof Installation – Consult with a professional roofing contractor regarding the installation of a cool roof using light colored or highly reflective materials.

2.9: Green Roof Locations – Locate green roofs in a location not visible from the street, such as a flat roof with a parapet or on a rear roof slope.

2.10: Green Roof Installation – Consult a qualified professional prior to installation to confirm that the structural and load-bearing capacity of the building is sufficient to hold a green roof system. Select a green roof system that is appropriate for the building and climate, including plant materials, water drainage and/or storage. Do not damage or alter a historic building, roof, or historic materials during the installation of a green roof.

2.11: Green Roof Maintenance – Inspect the green roof system on an ongoing basis to identify maintenance and repair needs and to ensure proper water drainage and/or storage.

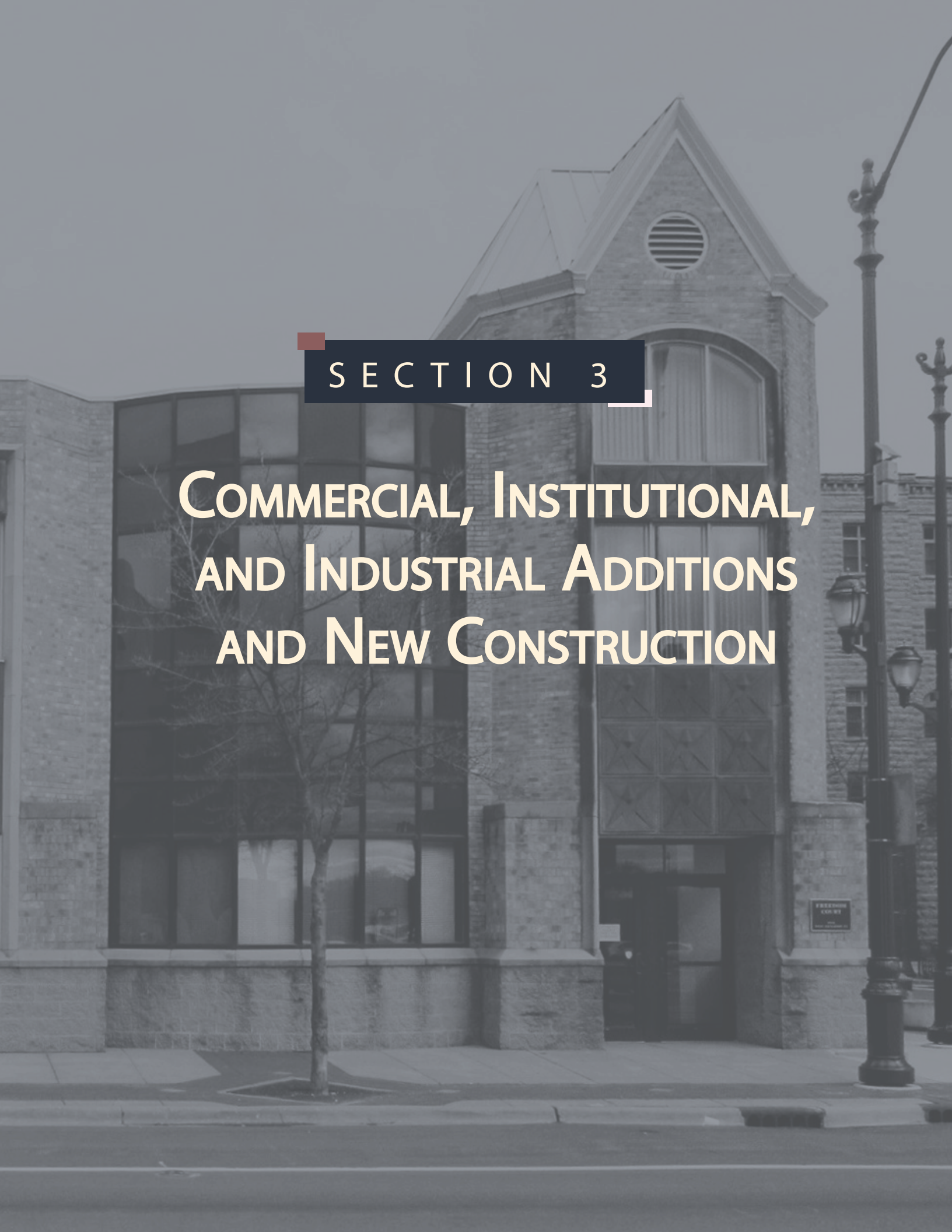
2.12: Green Roof Repair – Repair the green roof system when necessary to prevent damage to historic materials due to plant overgrowth, water leakage, and other issues.





22 E. Clinton St.


FOR RENT
708-301-4700



SECTION 3

Commercial, Institutional, and Industrial Additions and New Construction


34 W. Clinton Street
DRAGONS DEN SHOP



Joliet YMCA, 215 N. Ottawa Street

Overview

Most historic commercial, institutional, and industrial buildings in Joliet represent traditional building forms and are rectangular in shape. Some include features that reference a particular architectural style. Most commercial buildings are located together along a block with minimal or no front or side setbacks, though often with flat roofs. When the option to construct an addition is available, the addition should be compatible with the architectural style and building form of the historic building, as well as the surrounding commercial block, including materials, scale, massing, and proportion.

Historic institutional buildings, such as schools and churches, are typically larger in scale and massing than commercial buildings, often encompassing an entire block. Roof types, location on the lot, and available setbacks vary. High-style designs and a variety of architectural features present a greater challenge when constructing a new addition, which must respect overall character and design of the building as well as the surrounding neighborhood.



Eliza Kelly School at 100 McDonough Street

In most cases, historic industrial buildings are vernacular in design with minimal architectural details and are often large in massing and scale. Important factors to consider when planning a new addition is to maintain existing historic features and materials and to minimize the visibility of the addition from the street.

In all three building types, the placement of additions in locations with minimal visibility from the street, as well as careful consideration to prevent the loss of historic materials and features, are key to maintaining the overall character of the historic building and its surroundings.

BEST PRACTICES FOR COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL ADDITIONS AND NEW CONSTRUCTION

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation, consider the following best practices when planning an addition or new construction:

- Minimize the Removal of Historic Materials When Constructing an Addition to a Commercial, Institutional, or Industrial Building. While the loss of some historic materials is unavoidable during the construction of an addition, the size, scale, and placement of the addition can help to minimize the loss. In most cases, the placement of significant architectural features and ornamentation is on the primary facade facing the street. Locating an addition on the rear or side of the building, or minimizing the connection through a hyphen, avoids or minimizes the removal of historic materials. Constructing an addition that is subordinate to the historic building in height and scale also minimizes the removal of historic materials and helps to maintain the character of the building.
- Design Additions to Commercial, Institutional, or Industrial Buildings That Are Compatible But Differentiated. The design of a new addition should be compatible with the historic building in terms of its materials, size, scale, proportion, color, and placement on the lot. The addition should not replicate the historic design but should reference the architectural style of the building for compatibility. It is important to maintain the historic character of a building by making a clear visual distinction between the old and new construction without drawing the attention away from the historic building.
- Encourage Contemporary Commercial, Institutional, or Industrial Building Design Compatible With the Surrounding Neighborhood. The design of a new commercial, institutional, or industrial building should reflect current stylistic preferences and not replicate a historic architectural style. A new building using contemporary design and materials should also be compatible with the surrounding neighborhood in terms of its setbacks, scale, height, materials, and location on the lot.

Planning Considerations

When planning an addition to a commercial, institutional, or industrial building, consider the location of the addition and its impact on the character of the historic building. Most commercial buildings in Joliet share party walls with adjoining buildings, leading to rear or rooftop additions. Factors such as roof shape, size, height, materials, and setbacks are key to maintaining the character of historic institutional or industrial buildings. While constructing another floor on top of a small, one to three-story historic commercial building is seldom appropriate in a traditional downtown setting, due to their potential to alter a downtown's historic character and scale, careful and thoughtful design can help make such additions fit in more appropriately.

APPROPRIATE



Design new buildings to respect the massing, scale and height of surrounding buildings.

For the construction of a new commercial, institutional, or industrial building, consider the impact of the building on the character of the surrounding buildings or along the block. The placement of the building on the lot, as well as the scale, massing, height, building materials, and design all play a significant role in determining the character of a new building. In general, compatibility with the neighborhood is key when planning and designing a new building.

Consult a professional architect when planning a commercial, institutional, or industrial addition or new building. Consult the City of Joliet Municipal Code and Sections 47-11 through 47-13 of the Joliet Zoning Ordinance for applicable requirements. Contact the City of Joliet Department of Community Development for Certificate of Appropriateness requirements if the building is a Joliet Landmark or located within a local historic district.

APPROPRIATE



The addition to the Library at 150 N. Ottawa Street (shown on the right) is compatible in design, scale, and materials.

Important factors when planning and designing commercial, institutional, and industrial additions or new construction include:

- Placement. Additions to commercial, institutional, and industrial buildings should not alter the character of the historic building when viewed from the street. Place additions to the rear of the building to minimize visibility. In instances where a rear location is not feasible, place side or roof-top additions back from the main building façade to differentiate between old and new. Do not place additions on the front of commercial, institutional, or industrial buildings. Place new buildings on the lot in a location that is compatible with the placement and setbacks of surrounding buildings and along the block.
- Architectural Style and Design. Additions to commercial, institutional, and industrial buildings should be compatible with the character and architectural style of the historic building. Avoid duplicating architectural features and details of the historic building to provide distinction between old and new. Referencing the architectural style of the building using contemporary design and materials is appropriate when the addition is compatible to the style and character of the historic building.

Avoid adding additional architectural features to an addition when not found on the historic building. The architectural style and design of new buildings should be compatible with the character of surrounding buildings and the neighborhood.

- Form and Proportion. The form of an addition and the proportion of its architectural elements should be consistent with the historic building, including wall dimensions, roof shape, window, and door openings. For example, the addition to a historic building with a flat roof should also have a flat roof. The form and proportion of a new building should be compatible with overall form and proportion of adjacent buildings.
- Massing and Scale. The overall size of an addition – its height and width – should be consistent in relation to the historic building. The addition should be subordinate to the historic building in overall massing and scale. The combined historic building and addition should also be compatible in massing and scale with the surrounding properties. The massing and scale of a new building should be compatible with surrounding buildings and along the block.
- Materials. Use materials that match or are compatible with those of the historic building, including type, color, texture, durability, profile, surface finish, and appearance. For new buildings, materials should be compatible with those used in surrounding buildings and in the neighborhood. Contemporary materials are appropriate when compatible with the appearance of materials on adjacent buildings.

APPROPRIATE

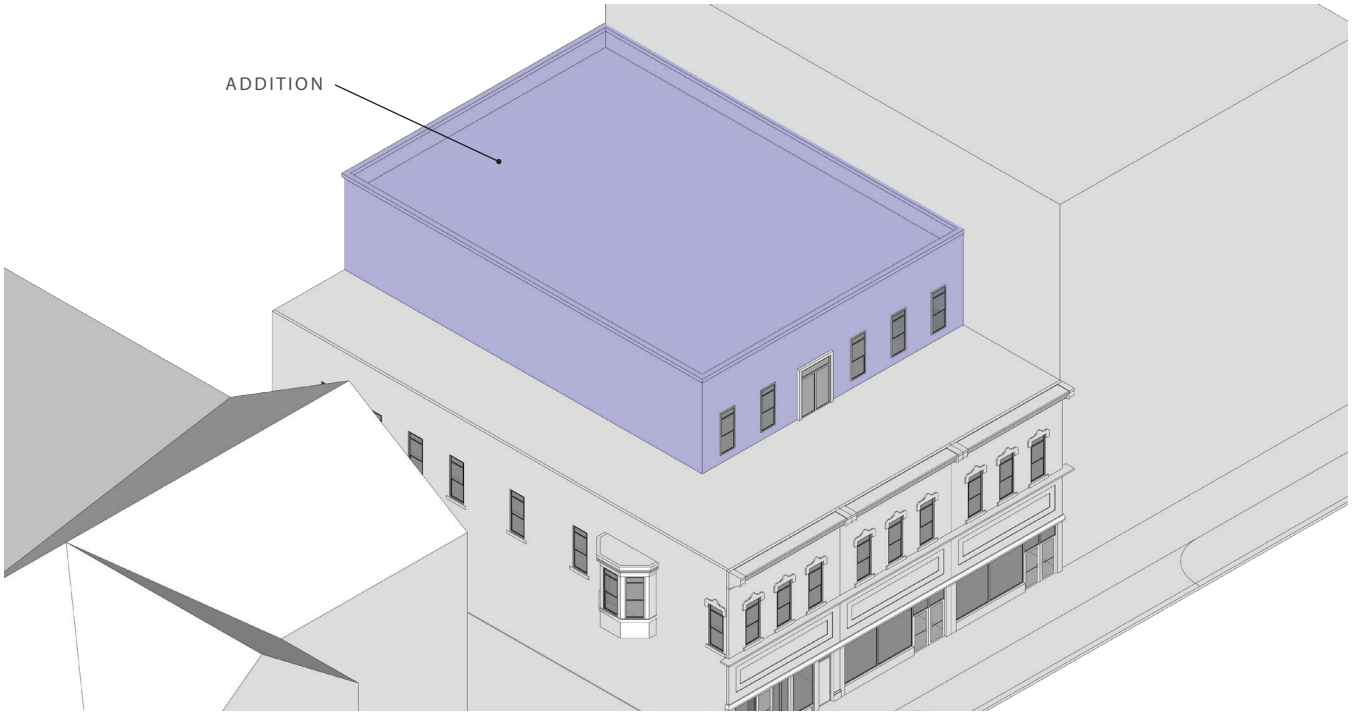


Addition to Joliet Township High School at 201 E. Jefferson Street

Fig 3.1: Commercial Addition



ROOFTOP ADDITION VIEWED FROM ACROSS THE STREET



ROOFTOP ADDITION SHOWING FRONT SETBACK

ADDITIONS

Guidelines for Additions to Commercial, Institutional, and Industrial Buildings

3.1: Placement – Place new additions on the rear façade of the building whenever feasible. If a rear location is not feasible, side or rooftop additions are acceptable in most cases when set back from the primary façade to minimize visibility from the street. Do not locate additions on the front façade.

3.1.1: When planning a roof top addition, place on buildings over three stories in height to minimize visibility from the street. Consider a roof top addition only when adjacent buildings are of similar height or taller.

3.1.2: Set roof top additions back from the front façade and parapet when feasible to minimize visibility from the street.

APPROPRIATE



Locate additions on the rear or side facade and set the addition back from the front facade. (Source: National Park Service)

3.2: Lot Considerations and Consistency – The footprint of the building should correspond in proportion to the size of the lot for consistency with surrounding buildings and along the block. Refer to the Joliet Zoning Ordinance for lot coverage and building setback requirements.

3.3: Historic Setting – New commercial, institutional, and industrial building additions should respect the surrounding architecture and historic context.

3.4: Architectural Style – Design new additions to be compatible with the architectural style of the historic building. Do not provide ornamentation or other features not common to the architectural style of the building. The use of contemporary design and materials is acceptable when the overall design interpretation is compatible with the architectural style of the building while providing a clear visual distinction.

3.5: Window and Door Openings – Design windows, doors, and their openings with like or similar proportions, dimensions, profiles, design, and details as those on the historic building.

3.6: Historic Materials and Architectural Features – When constructing a new addition, avoid the removal or destruction of historic building materials and architectural features. Salvage and reuse historic materials or architectural features removed during construction of a new addition where possible.

3.7: Addition Differentiation – Use building wall setbacks, minor changes in building materials, or the placement of other architectural details, ornamentation, and features to provide a clear visual distinction between the new addition and the historic building.

3.8: Roof Shape and Materials – Match the roof form, pitch, and orientation of the addition with the historic building. Lower the roof ridgeline of the new addition from the main ridgeline when feasible, though matching the main ridgeline of the historic building is acceptable. A higher roofline on the addition may be acceptable if compatible with the height of ridgelines on surrounding buildings and along the block. Limit the use of a higher

roofline on an addition to the rear of the building when feasible. Use like or compatible roof materials on the addition to that of the historic building.

3.9: Roof Top Additions – The use of full-floor roof top additions is not appropriate on most one- to two-story commercial buildings as they will be visible from the street and impact the building's historic character. In most cases, a roof top addition on buildings with a flat roof is acceptable when set back from all facades to limit visibility from the street. Consider providing a rear setback when the building is adjacent to a residential neighborhood.

APPROPRIATE



(150 N. Ottawa Street) Side additions should be compatible with the massing, scale, and height of the historic building, as shown on right.

3.10: Massing and Scale – New side and roof top additions to commercial, institutional, and industrial buildings should be compatible with the massing, scale, and height of the main historic building façade as well as those of adjacent buildings and along the block. For larger additions, break the facades or elevations of the addition into smaller bays to help reduce the scale.

3.11: Addition Materials – Use like or compatible materials with those found on the historic building and surrounding buildings along the block. Materials should be compatible in color, texture, durability, and surface finish with those found on the historic building. For larger buildings, the use of traditional materials on the addition can help to create a sense of human scale.

3.12: Building Entrances – Locate the primary entrance of a new addition facing the street when feasible. Locate secondary entrances on side or rear facades.

3.13: Parking Areas – Refer to Section 47-17.17 of the Joliet Zoning Ordinance regarding the placement and design of off-street parking lots.

3.14: Mechanical Equipment – Refer to Section 47-15H of the Joliet Zoning Ordinance for requirements regarding the placement and screening of mechanical equipment. Place mechanical equipment on new additions in locations that are not visible from the street, including central air units, utilities, satellite dishes, and other equipment. Locate new mechanical equipment at the rear of the roof within a proper screening enclosure using materials compatible with the addition or historic building.

3.15: Solar Panels – Locate solar panels on flat roofs or on a rear sloping roof when feasible to minimize visibility from the street. Mount solar panels flush with the surface on sloping roofs and on flat roofs when possible. When feasible, use solar panels with a similar color to that of the roof surface or materials to minimize visibility. In some cases, alternatives to solar panels such as solar shingles or tiles may be appropriate depending on the existing roof materials. Refer to the Solar Panel guidelines in Section 2: Guidelines for Building Materials in the Joliet Historic Residential Design Guidelines Manual for additional information.

NEW CONSTRUCTION

The construction of a new commercial, institutional, or industrial building is appropriate when providing infill on a vacant lot or when replacing a building lost by fire or significant deterioration. However, it is rarely appropriate to demolish a historic building to construct a new one. New commercial, institutional, and industrial buildings should be compatible in massing, scale, form, and materials with surrounding buildings on the block and within the neighborhood. A compatible design may include a reinterpretation of historic styles using modern materials and construction techniques or a contemporary design. Ensuring that a new building is compatible reinforces and maintains the character of the neighborhood.

Fig 3.2: NEW COMMERCIAL CONSTRUCTION



The new building (shaded above) is compatible with the streetscape in its height, scale, and materials.

Guidelines for New Commercial, Institutional, and Industrial Construction

3.16: Site Design and Demolition – Avoid the demolition of historic buildings, structures, sites, landscapes, and objects when planning for the construction of a new commercial, institutional, or industrial building.

3.17: Entrance Orientation and Architectural Elements – Locate the main entrance of new commercial, institutional, and industrial buildings facing the street or other public spaces. Locate storefront entrances facing the street when there are multiple storefronts within one commercial or mixed-use building. Highlight the main entrance through the use of architectural elements such as a change in materials or color, moldings or decorative door surrounds, a recessed entryway, or a canopy or awning.

3.18: Placement on the Lot – Align the front of new commercial, institutional, and industrial buildings with adjacent buildings. When variation in front setback occurs, locate the front of the new building in a setback compatible with the character of the block.

3.19: Massing and Scale – The massing, scale, and height of a new commercial, institutional, or industrial building should be compatible with adjacent buildings and those on the block.

3.20: Façade Articulation and Architectural Arrangement – Design exterior facades using articulation techniques such as setbacks, changes in materials, and window locations to reduce the overall massing and scale and to create visual interest.

3.20.1: Vertical wall setbacks, moldings and trim, horizontal brick or stone courses, compatible changes in materials, and coordinated color schemes are visual articulation elements which help to reduce the scale of larger buildings. Vertical articulation may tie to storefront locations or roof designs.

3.20.2: Use quality materials and design articulation to create visual interest on both street-facing facades of corner buildings.

3.20.3: When designing a building with a flat roof, include a parapet or cornice to provide visual distinction at the roofline.

3.20.4: Incorporate façade articulation such as balconies, setbacks, and other architectural features in large-scale new development to provide visual interest.

APPROPRIATE



Use setbacks and changes in materials to articulate new facades.

APPROPRIATE



The massing, scale, and height of a new commercial building (shown on the right) should be compatible with adjacent buildings and those on the block. (Source: Wisconsin Historical Society)

3.21: Storefronts – Design new commercial buildings in traditional commercial districts using storefronts compatible in design and scale with adjacent storefronts and along the block.

3.21.1: Provide bulkheads at the ground level below the display windows when designing a new storefront.

3.21.2: Include recessed entryways when designing a new storefront. Consider placing new recessed entryways at the center of the storefront.

3.21.3: To engage passing pedestrians along the street, include window display areas in storefront design. Add visual interest through the use of changes in materials, color, and texture. Do not use blank walls.

3.21.4: Include canopies and awnings in storefront design to define windows and entries, provide shade for display windows, and add a human scale to the street level.

3.21.5: Do not use tinted or reflective glass in new storefront designs. Provide transparent glazing to allow for light and visibility from the street. Do not obscure visibility with window signage.

3.20.6: Design storefronts in large-scale new development in a size and scale that is compatible with nearby traditional storefronts.

3.21.7: Refer to Section 5: Guidelines for Signage for guidelines on the design and installation of new signage.

3.22: Mechanical Equipment – Refer to Section 47-17.18 of the Joliet Zoning Ordinance for screening regulations for uses adjoining residential districts. Locate new mechanical equipment in areas not visible from the street, including at the rear of the building or on a flat roof. Use appropriate screening materials, such as fences, walls, or vegetation, when mechanical equipment is visible from the street.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

Lack of accessibility is a common issue for historic commercial, institutional, and industrial buildings as most did not accommodate people with disabilities in their original design. In 2004, the City of Joliet adopted the Joliet Accessibility Code (Ordinance No. 14651), which incorporates the Americans with Disabilities Act, the Illinois Accessibility Code, and the Fair Housing Act. The Joliet Accessibility Code requires compliance for publicly owned or leased facilities as well as buildings housing commercial activities. As a result, buildings with public access may need retrofitting to meet accessibility requirements. Careful consideration of the design and location of accessibility ramps and chair lifts will allow for safe and accessible access to historic buildings while also minimizing their visual impact from the street. Consider hiring an architect or contractor with ADA experience to assist in designing and adapting historic buildings for accessibility. Contact the City of Joliet Building Inspection Division for more information on compliance with the Joliet Accessibility Code.

Guidelines for Accessibility

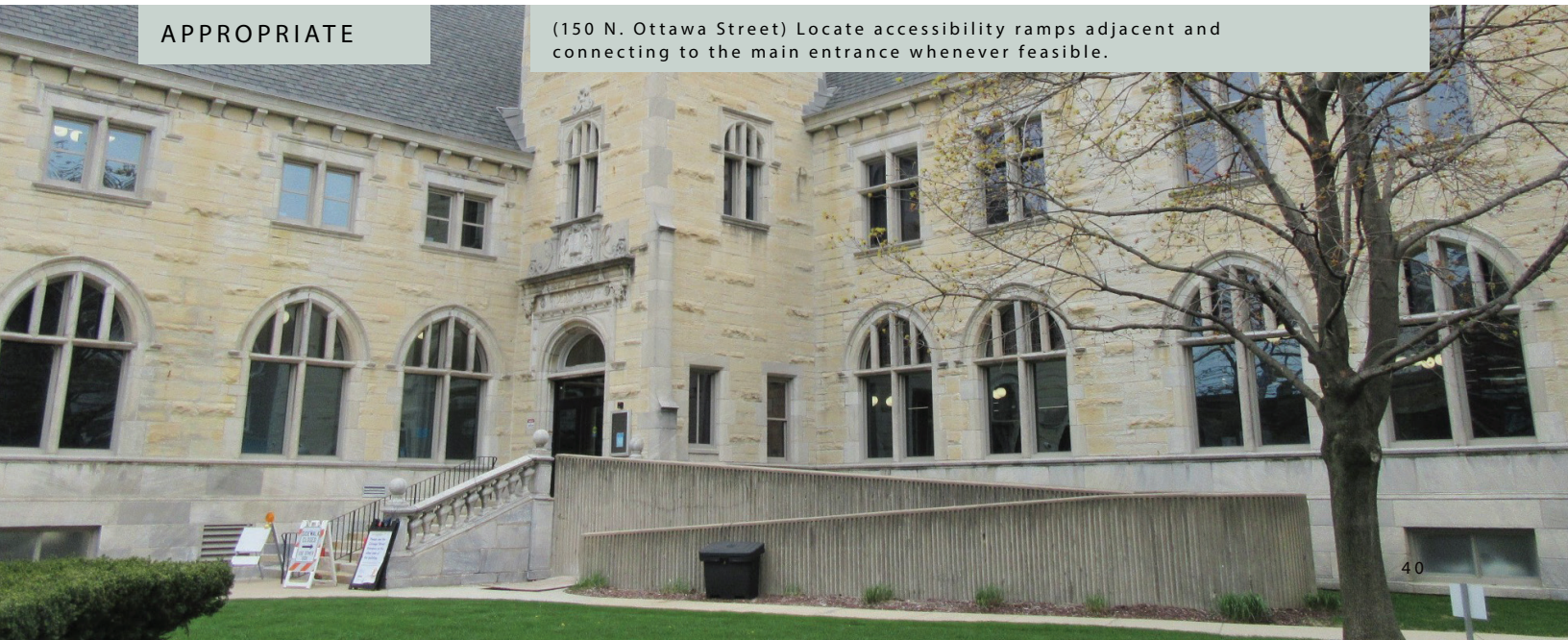
3.23: Location and Placement – Locate accessibility ramps adjacent and connecting to the primary entrance wherever feasible. If a direct connection is not feasible, locate as closely as possible to the primary entrance. Connection to a secondary or rear entrance is also acceptable. Avoid the creation of substantial grade changes when locating accessibility ramps to the front façade.

3.24: Preservation of Historic and Architectural Features – Avoid damage to historic materials during installation of accessibility ramps and chair lifts and do not alter or remove architectural features whenever possible. Maintain original door openings when feasible.

3.25: Materials – Use materials and colors for accessibility ramps and chair lifts that are compatible with those found on the historic building.

3.26: Screening – Use landscaping or other compatible methods to screen accessibility ramps and chair lifts to minimize the visual impact from the street.

APPROPRIATE



(150 N. Ottawa Street) Locate accessibility ramps adjacent and connecting to the main entrance whenever feasible.

101 E. Clinton Street





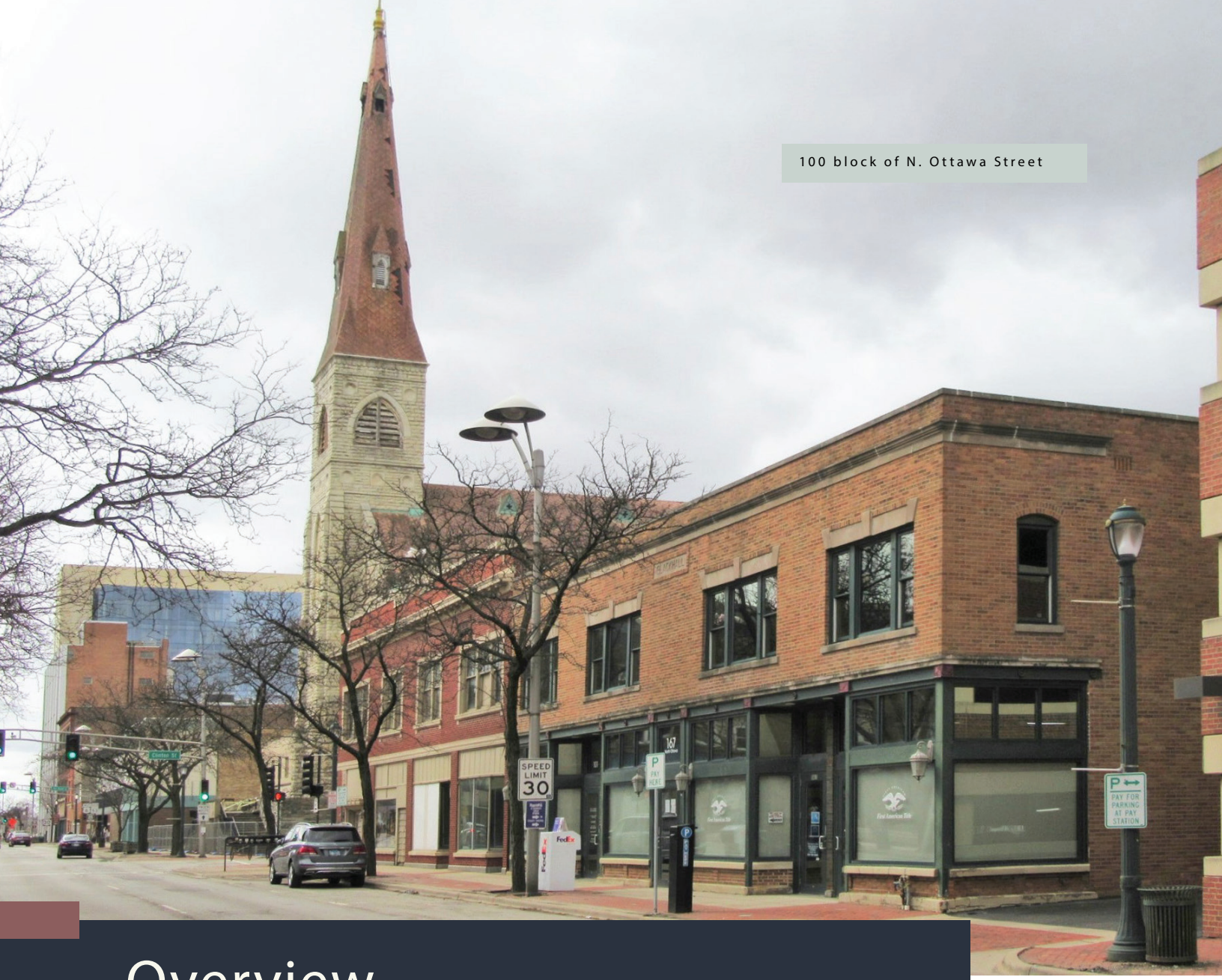


SECTION 4

Commercial, Institutional, and Industrial Landscape and Setting



520 Plainfield Road



100 block of N. Ottawa Street

Overview

Most commercial buildings in Joliet abut the sidewalk at the front property line and typically share a side party wall with adjacent buildings. As a result, the public sidewalks and parkways are the primary setting for landscape features in traditional commercial districts. Institutional buildings, such as churches and government buildings, are typically set back from the sidewalk, leaving space for lawns, landscaping, or other public spaces. Larger setbacks are also common for industrial buildings, though typically these spaces are utilitarian in nature.

These Guidelines follow the Secretary of the Interior's Standards for Preservation and Rehabilitation (revised in 2017), 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, Section 47-14.9 for screening, and Section 47-17.6 for fence and wall heights.

APPROPRIATE



(10 block W. Clinton Street) The tree grate and brick pavers are compatible with the commercial streetscape.

BEST PRACTICES FOR LANDSCAPE AND SETTING

- Identify Historic Landscape Features Through Research. Consult archival documentation such as blueprints and historic photographs to determine the historic landscape plan, significant features, and original materials when planning a landscape project. Consider preserving or restoring original or historic landscape features.
- Maintain and Preserve Historic Landscape Features. Maintain historic landscape features such as walking paths, driveways, fencing, trees, and other significant elements on a regular basis. Repair deteriorated elements using like materials. If replacement is necessary, match the appearance, texture, color, and materials.

Planning Considerations

When planning changes to the landscape or setting of a commercial, institutional, or industrial property, research previous changes to the land through historic photographs, maps, drawings, and other sources to determine an appropriate design and compatible materials. Depending on the scope of work, consider the services of a landscape architect and/or contractor with knowledge and experience with historic properties.

N. Ottawa Street (Source: Joliet Area Historical Museum)



Commercial Streetscapes

Joliet's traditional commercial streetscapes, including Downtown Joliet, East Cass Street, and North Chicago Street, include wide concrete sidewalks with decorative pavers in some areas. A few trees line the outer edges of the sidewalks, placed within ornamental metal grates. The streetscape environment also contains pedestrian-oriented streetlights with a traditional appearance as well as taller, modern streetlights. Existing street furniture includes concrete and metal planter boxes and trash receptacles. Informational signage located in various sidewalk locations includes maps of downtown Joliet, transportation routes, local walking trails, and Route 66 information.

Parking and Screening

Most commercial districts include multi-level parking garages and off-street parking lots. Section 47-17.17 of the Joliet Zoning Ordinance outlines the requirements for off-street parking and screening.

APPROPRIATE



(E. Jefferson Street) Streetscape along 10 block of E. Jefferson Street

Guidelines for Preservation and Rehabilitation

4.1: Commercial Streetscapes – Retain and preserve traditional or historic commercial streetscape elements including brick streets, brick and stone sidewalks, tree grates, benches, and streetlights.

4.1.1: Preserve original or historic street furniture, street materials, and streetlights whenever possible.

4.1.2: Use matching materials to repair original or historic streetscape elements wherever possible. Use materials compatible in color and texture when in-kind materials are not feasible.

4.1.3: Design new streetscape elements such as tree grates, benches, and other street furniture, using a design and materials compatible with the commercial district. Maintain a scale appropriate to the neighborhood when adding new streetlights.

APPROPRIATE



Appropriate landscape and screening of an off-street parking lot.

4.1.4: New telecommunication towers require federal agency review as required under Section 106 of the National Historic Preservation Act of 1966.

4.2: Commercial Parking – For commercial off-street parking regulations, see Section 47-17.17 of the Joliet Zoning Ordinance.


ROUTE
Joliet
ILLINOIS
SOLD HERE



SECTION 5

Guidelines For Signage



102 N. Chicago Street



1327 N. Raynor Avenue, Historic Projecting Sign

Overview

This section provides an overview of signage types found in Joliet and information on the preservation, maintenance, and installation of signs for historic commercial, institutional, and industrial buildings. The various signage types found in Joliet's traditional commercial neighborhoods, including window signs, projecting signs, wall-mounted signs, free-standing signs, and awning signs, as well as historic signs and ghost signs, play an important role in defining neighborhood character.

The emphasis of these guidelines is to retain and preserve historic signs through maintenance, as well as to recommend the installation of new signage in a way that is compatible with the character of historic commercial buildings and neighborhoods.

Although these guidelines provide information to property owners, design professionals, and other decision-makers, they do not intend to substitute consultation with qualified design professionals, preservation architects, landscape architects, and contractors when planning and executing a historic signage project. Property owners are also responsible for obtaining all pertinent building permits, including a Certificate of Appropriateness for projects located within a historic district. Please consult with the City of Joliet Department of Community Development for additional information on permitting.



(351 N. Ottawa Street) Historic Projecting Porcelain Enamel Sign

COMPLIANCE WITH JOLIET SIGNAGE REGULATIONS

The Signage Guidelines in this section are not meant to replace the existing City of Joliet sign regulations contained in Section 47-17.21 of the Joliet Zoning Ordinance. Whenever there is a conflict between the design guidelines presented here and the Zoning Ordinance, the Zoning Ordinance will prevail. All new signs, including window signs and replacement signs, require a sign permit.

BEST PRACTICES FOR SIGNAGE

In addition to the Secretary of the Interior's Standards for Preservation and Rehabilitation, consider the following best practices when planning a project to preserve historic signs or install a new sign:

- Preserve Historic Signs That Are Integral to the Character of the Building. Historic signs attached to a building as a hanging sign, wall sign or painted on the façade help to convey a sense of history and continuity. They may be of wood, metal, porcelain enamel steel, or neon and can serve as a landmark in the neighborhood. When the use or tenant in a building or storefront changes, it is important to keep historic signs in place whenever possible to maintain the character and history of the building.
- Install New Signage That is Compatible with the Historic Building. Signs not only convey the name of a business, but also provide color and design to a storefront and streetscape. New signage should be compatible with the materials, color, and scale of the historic building or storefront to maintain the character of the building and improve the pedestrian experience.

SIGNAGE GUIDELINES

The following guidelines look at the various signage types found in Joliet and their maintenance and preservation needs.

SIGNAGE TYPES

There are many signage types within Joliet's downtown and traditional neighborhood commercial districts. Signs not only advertise a business or function but provide character to the building and streetscape through their location, materials, scale, color, and design. Signs that are out of scale with the building and nearby signage can visually detract from the character of the building and neighborhood.

- Historic Signs. Historic signs play an important role in defining the character of a building or neighborhood through their design, type, scale, shape, and materials. Most traditional commercial buildings included signage, whether as part of the storefront, projecting from the building façade, or painted on a side elevation. Free-standing signs became common in the mid-20th century with the popularity of the automobile and the inclusion of off-street parking, such as those found with motels, gas stations, and other roadside architecture. Preserving historic signs is key to maintaining the character of a commercial streetscape.

- Ghost Signs. Ghost sign, commonly painted to the exterior or interior wall of a building, represents a past tenant or advertisement. Ghost signs often featured bright colors, large lettering, or other images to attract attention and heighten their visual appeal. Ghost signs are a particular type of historic sign that can easily convey a sense of history and often serve as visible neighborhood landmarks. In many instances, a ghost sign can have its own significance in addition to enhancing the character of a building and should be preserved.

APPROPRIATE



Ghost signs provide a visual connection to the past and serve as iconic community landmarks.

- Awning and Canopy Signs. Many traditional commercial buildings utilized awnings and canopies over storefront windows and door openings to provide shade as well as signage. Traditional awnings comprised a metal frame – either fixed or retractable – covered with fabric materials. Historic canopies provided shelter over door openings and often consisted of a metal roof projection with supports attached to the façade. Maintaining and preserving awnings and canopies contributes to the overall character of a commercial building and streetscape.

APPROPRIATE



Traditional window signs apply individual lettering to the glass.

- Wall-Mounted, Projecting, and Suspended Signs. The most common types of traditional signage on a commercial storefront are wall-mounted, projecting, and suspended signs. These signage types are highly visible from the street and easily installed. Many historic commercial buildings include a sign band above the storefront for the display of wall-mounted signs to face the street. Projecting signs extend out from the building façade above the storefront attached by supports, often comprised of wood, metal, or neon. Suspended signs hang from a pole or A-frame attached to the roof. These signage types contribute to the character of a building and streetscape. When feasible, retain and preserve historic wall-mounted, projecting, or suspended signs. Design new wall-mounted and projecting signs using compatible colors, scale, and materials.

- Free-Standing Signs. Free-standing signs are more common in auto-oriented commercial areas and for larger institutional buildings set back from the street. Free-standing signs, typically attached to wood or metal posts with a secure base, include wood, metal, or neon materials and are characteristic of their environment. Preserve existing historic free-standing signs when feasible and install new signs that are compatible with the character of the building and streetscape.

- Window Signs. Many traditional commercial storefronts included signs attached to the windows or doors to provide additional identification to pedestrians. Most window signs, applied directly to the interior or exterior of the glass, utilize lettering or a logo design to advertise the business. Install new window signs

using simple designs in scale with the storefront. Window signs should not occupy more than 50 percent of the total window surface area per storefront elevation and no more than 25 percent of a single storefront window

- Monument Signs. Monument signs are located in front yards near the street and are low to the ground, typically with a large base. Monument signs are not common in traditional commercial areas but are in auto-oriented neighborhoods and for institutional and industrial buildings set back from the street. A monument sign is typically comprised of wood, metal, or masonry and displays the name of a business or organization.

APPROPRIATE



(454 S. Joliet Street) Locate murals on secondary facades.

- Murals. Murals differ from ghost signs as they represent artwork rather than advertisement. While murals are an attractive way to liven up a blank wall and provide visual interest to a streetscape, careful consideration is necessary to determine their impact on the historic character of a building. Locate murals on secondary or rear facades and do not install on masonry surfaces not previously painted. When installing a mural on a historic façade, allow for future removal without damage to historic building materials.

Guidelines for Signage Preservation, Rehabilitation, and Design

5.1: Historic Sign Preservation and Maintenance – Retain and preserve historic signage that contributes to the character of a building and streetscape. Provide regular maintenance to prevent deterioration and future removal.

5.1.1: Retain historic signs in their original location whenever possible. If removal is necessary or desired, store historic signs for future use. If storage is not possible, consider donating historic signs to the Joliet Area Historical Museum or another appropriate organization.

APPROPRIATE



(1300 N. Raynor Avenue) Retain historic signs in their original location whenever possible.

5.2: Historic Sign Repair – Repair historic signage using matching materials and features, such as the sign board, parts, and support structure. If awning signage replacement is necessary, use matching or similar materials.

5.3: New Signage Design – Use historic photo documentation or existing historic signage to plan for new signage on a commercial building. Consider traditional signage locations such as a sign band or directly above the storefront, as well as other recommendations in this section. Design new signage to be compatible with the character of the building and streetscape through the use of materials, scale, and color, as well as the relationship of the signage to the storefront and building façade.

5.3.1: Do not cover or obscure significant architectural features or materials when installing new signage.

5.3.2: Locate signage for the use of pedestrians rather than automobiles in traditional commercial districts.

5.3.3: Design new signage to be compatible in scale and proportion with the storefront and building façade.

5.4: Awning and Canopy Signs: Placement and Installation – Locate new awnings and canopies over window and door openings, when necessary, in a size, scale, and proportion appropriate to the building façade. Do not install new awnings or canopies on a building style or type that did not traditionally utilize them. Do not cover or obscure significant architectural features or damage historic building materials when installing an awning or canopy. Attach awning or canopy support structures to the mortar joint when feasible.

5.5: Awning and Canopy Signs: Design and Materials – Install canvas or fabric awnings and metal canopies using colors and materials appropriate to the character of the building. Fit new awnings and canopies to the window and door opening matching the shape of the opening. Avoid covering multiple openings with one awning or canopy when possible. Locate awning and canopy signs on the valance facing the street.

5.6: Wall-Mounted, Projecting, and Suspended Signs: Placement and Installation – Locate new wall-mounted, projecting, and suspended signs above the storefront in existing sign bands or other appropriate locations on the façade or roof. Use existing sign locations or similar locations to adjacent buildings when possible. Consult Section 47-17.21 of the City Joliet Zoning Ordinance for number of wall-mounted and projecting signs permitted and maximum square feet allowed.

5.7: Wall Mounted, Projecting, and Suspended Signs: Scale – Install new wall-mounted, projecting, and suspended signs in a size, scale, and proportion appropriate to the building façade.

5.8: Wall-Mounted, Projecting, and Suspended Signs: Design and Material – Design new wall-mounted, projecting, and suspended signs using materials and colors compatible with the character of the building. Use traditional sign materials such as wood or metal when possible.

5.9: Free-Standing Signs: Placement and Installation – Use free-standing signs in appropriate auto-oriented commercial areas or for institutional or industrial buildings when set back from the street. Free-standing signs should be located on private property and visible from the street. Use materials for the sign and support structure appropriate to the character of the building. Consult Section 47-17.21 of the City of Joliet Zoning Ordinance for number

APPROPRIATE



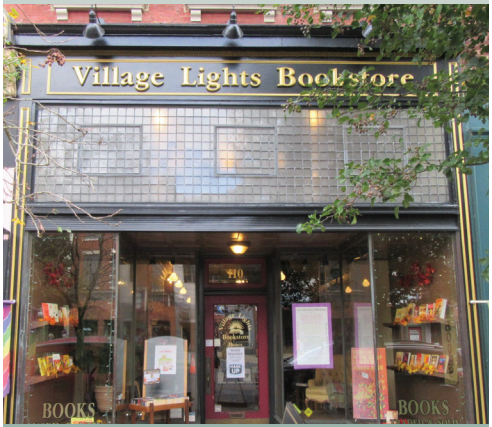
Locate awnings over existing openings. Locate signage on the valance facing the street.

APPROPRIATE



Locate new wall-mounted signs above the storefront in existing sign bands.

APPROPRIATE



Use compatible colors and materials when designing new wall-mounted signs.

of free-standing signs permitted and maximum height allowed by zoning district.

5.10: Free-Standing Signs: Scale – Design free-standing signs to be compatible with the scale of the building and streetscape. Free-standing signs that are out of scale with the neighborhood or commercial corridor can negatively impact its character.

5.11: Free-Standing Signs: Design and Materials – Design new free-standings signs using materials and colors compatible with the character of the building. Use traditional sign materials such as wood, masonry, or metal when possible.

APPROPRIATE



The monument sign is compatible with the Haley Mansion at 17 S. Center Street.

5.12: Window Signs: Placement and Installation – Locate window signs in areas where they are visible from the street, such as in a storefront window or door. Consult Section 47-17.21 of the City of Joliet Zoning Ordinance for regulations on the placement of window signs.

5.13: Window Signs: Design and Materials – Design window signs to be compatible with other existing signage on the storefront or building. Use colors appropriate to the character of the building. Use individual lettering, when possible, to allow light and visibility to the interior.

5.14: Monument Signs: Placement and Installation – Locate monument signs on private property where they are visible from the street. Consult Section 47-17.21 of the City of Joliet Zoning Ordinance for placement and height requirements.

5.15: Monument Signs: Design and Materials – Install new monument signs using materials and colors compatible with the building.

5.16: Murals – Locate murals on secondary or rear facades. When possible, use materials that are removable without damaging historic building materials. Murals that include advertising or company logos are wall signs regulated under Section 47-17.21 of the City of Joliet Zoning Ordinance. Consult the City of Joliet Arts Commission for review of proposed new mural designs.

5.17: Historic Ghost Signs – Retain and preserve historic ghost signs painted on the exterior of a building. If desired, restore historic ghost signs using matching colors and design.

5.18: Lighting – Install external lighting to illuminate historic or new signage. Use light fixtures that are appropriate to the style and period of the building. Internal illumination is not appropriate for signage on traditional commercial buildings.

310 N. Ottawa Street, Historic Projecting/Suspended Sign





Historic fixed canopy at Union Station, 50 E. Jefferson Street


WEST
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RoadToRock.org

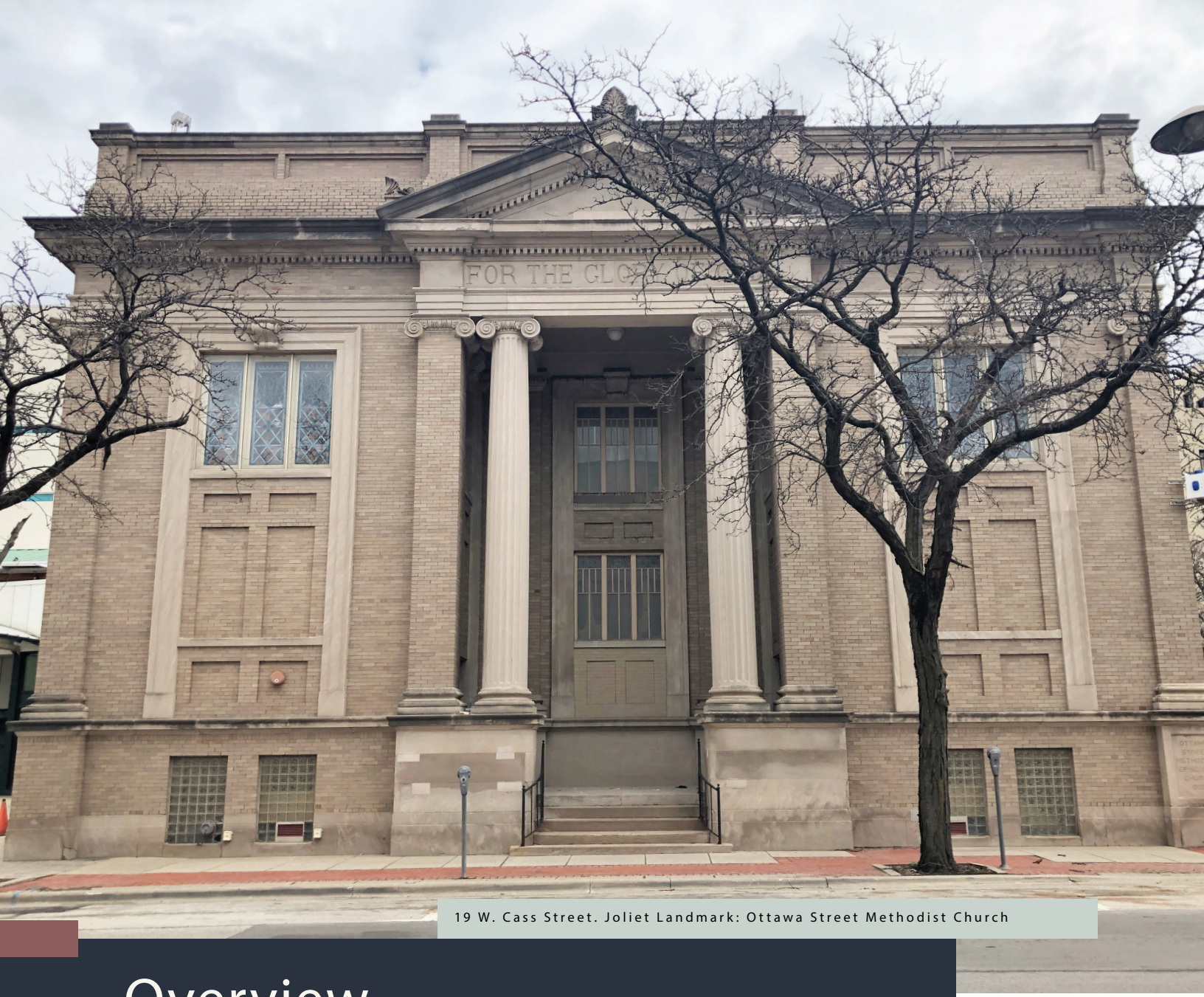


SECTION 6

Commercial, Institutional, and Industrial Architecture

56-58 N. Chicago Street





19 W. Cass Street. Joliet Landmark: Ottawa Street Methodist Church

Overview

Joliet has a wide variety of commercial, institutional, and industrial architectural styles and building forms, with commercial architecture concentrated in its downtown district. This variety provides a rich tapestry of construction periods and architectural fashion and is a physical representation of Joliet's history and development. Historic period commercial, institutional, and industrial buildings span the decades from the 1840s through the 1970s, coinciding with the primary decades of development in Joliet. Styles represented include Commercial Style, and Gothic Revival, Collegiate Gothic Revival, Queen Anne, Colonial Revival, Classical Revival, and other Period Revival styles. Commercial and industrial building forms include:

One-and Two-Part Commercial Blocks, Two-and Three-Part Vertical Blocks, Industrial Loft, Production Shed, Industrial Office, and Powerhouse buildings. This chapter describes the characteristics of these styles and types to help a building owner identify preservation and repair priorities. Architectural styles are shown in green and vernacular forms are shown in brown.

JOLIET COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL ARCHITECTURAL STYLES AND BUILDING FORMS

GOTHIC REVIVAL/COLLEGIATE GOTHIC REVIVAL (1840-1860)

The Gothic Revival style evokes medieval design using masonry construction, pointed arches at door and window openings and wall ornamentation, and roof elaborations including steep pitches, castellations, and spires. While most frequently used in church design, the style was adapted to private clubs, offices, and commercial buildings. The Collegiate Gothic Revival style was popular in the late 19th and early 20th centuries for the design of schools. Less ornate than high Gothic style churches, but retaining the use of masonry construction, pointed arches and stone ornament, the style reflected education's stature and permanence in the community.



416 N. CHICAGO STREET

ONE-PART COMMERCIAL BLOCK (1850-1950)

The One-Part Commercial Block is a categorization that describes the composition of the façade and is a common commercial building type in historic commercial districts, defined as having one story and usually a rectangular plan, a traditional storefront with large plate glass windows and transoms, and a parapet wall at the roof level. The parapet and cornice can be plain or ornate.



138 E. CASS STREET

(508 N. Chicago Street, One-Part Commercial Block) Classical Revival style with urns at the parapet.



TWO-PART COMMERCIAL BLOCK (1850-1950)

The Two-Part Commercial Block describes the composition of the façade defined by its two to four story height: the commercial storefront as the first part, and the upper floors as the second part. This form is ubiquitous in historic downtowns, with the commercial storefront level considered as one zone and the upper floors as the second. A cornice over the storefront, or a change in materials or fenestration indicates separation between the first and second parts. The large storefront windows at the first floor and the smaller windows above provide additional visual clues that the lower level is commercial space and the upper floors may be offices or apartments. While the façade is sometimes plain, it may include a distinct architectural style.



151-155 N. OTTAWA STREET

TWO-PART VERTICAL BLOCK (1850-1950)

The façade treatment of tall commercial buildings, simplified by organizing it into two distinct zones, results in the Two-Part Vertical Block. The first part is the ground floor with entrances and sometimes commercial spaces, and the second part is composed of the remaining floors thus emphasizing verticality. The upper floors appear as a unified whole further distinguishing the façade as two parts. While four or more stories create the height needed, the type can be composed of three stories utilizing tall windows on the upper floors to help create the appearance of height.



179 N. CHICAGO STREET

THREE-PART VERTICAL BLOCK (1850-1950)

The Three-Part Vertical Block is a façade treatment that is an evolution of the Two-Part Vertical Block with the main difference being a clearly differentiated upper zone composed of one to three stories and the cornice. This top zone is often set apart with a projecting or ornate belt course or in a different scale with different ornament than the floors below. In addition to commercial buildings, theaters and hotels exhibit this treatment, especially in the 1920s.



22 E. CLINTON STREET

(303 E. Cass Street)Queen Anne style shaped parapet.



STACKED VERTICAL BLOCK (1850S-1880S)

The Stacked Vertical Block describes a façade that is five or six stories, organized horizontally into three zones. The lowest zone is the first floor, the middle zone is composed of two or more stories in the middle, and the third zone is limited to the ornamented cornice. This simplified third zone is what differentiates it from the more elaborate third zone of the Three-part Vertical Block. Each zone has unique design characteristics that distinguish one from another. For example, the lowest zone encompasses the storefront, visually separated from the rest of the façade by a sign band or ornamented belt course. In turn the upper stories of the middle section are similar in design and ornament, topped by an ornamented cornice, the third zone.



2 RIALTO SQUARE

INDUSTRIAL LOFT BUILDINGS (1850S-1910S)

The design of the Industrial Loft building allowed for a variety of industrial functions to be carried out on different floor levels. These multi-story buildings have open floor plans on the upper levels, creating ample space suitable for manufacturing and storage. To manage the equipment and space needed for manufacturing, floor plates are large, with high ceilings, and large expanses of windows providing light and ventilation. The ground floor often served as retail space to sell the products manufactured in the floors above. Depending on the size of the building and the scale of manufacturing, multiple tenants often shared the building. Building exteriors are masonry with minimal ornamentation although may include arched wall elements, window and door openings, and windows and doors.



18 HENDERSON AVENUE

PRODUCTION SHEDS (1850S-1960S)

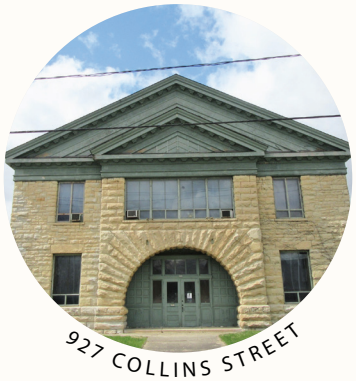
The Production Shed is one to three stories, rectangular, with wide open spaces and tall bays for overhead traveling cranes. The moveable crane was the critical equipment in a Production Shed and the building engineered for strength and stability to support the crane or cranes. The plan was typically rectangular and long, conducive to expansion as needed for multiple cranes and production bays. Because the manufacturing required large equipment, facade windows remained at a small scale, supplemented with rooftop monitors that brought in additional daylight and fresh air. Production Shed design enabled heavy manufacturing to occur on one level and required direct access to transportation to move the finished product.



324 HENDERSON AVENUE

INDUSTRIAL OFFICES (1890S-1940S)

The administrative offices of an industrial operation were very often a separate building away from the noise, dust, and fire hazards of the factory. These buildings were often small compared to the other manufacturing buildings, and sometimes were the factory owner's former house. Purpose-built industrial offices were the focal point of the company and given this status, were more likely to be of a high style design. The size and design of the office building reflected the scale and prosperity of the company. They are one to three stories, square or rectangular in plan and with multiple windows and architectural ornamentation.



927 COLLINS STREET

POWER HOUSES (1890S-1940S)

A central Power House provided electricity to a factory or a city and these facilities were in widespread use by the late 19th century. Municipal Power Houses were often located on a river to produce hydroelectricity, supplying power to residents, business owners, and depending on capacity, supplied power to small manufacturers. Industrial complexes, especially when large, required their own power plant to supply the energy needed to operate the factory. The Power House, generating steam to power engines and equipment, was located away from the manufacturing buildings as a safety precaution. These buildings have a square or rectangular plan, constructed of masonry with little ornamentation, with large windows, and tall chimney stacks.



50 W. JACKSON STREET

QUEEN ANNE (1880-1910)

The Queen Anne style was universally adapted to other types of buildings such as hospitals, schools, and commercial buildings. The style, known for its profusion of ornament and contrasting materials is more restrained in commercial applications. Examples of the style in the traditional downtown district, usually one to three stories, are recognizable due to their asymmetry, achieved by incorporating projecting window bays in uneven numbers and rounded turrets at corners or end walls. Contrasting materials, brick and wood for example, contribute to the variety of the style.



202-212 E. CASS STREET



(621-627 N. Hickory Street) Queen Anne style corner turret and bay windows.

ROMANESQUE REVIVAL (1840-1900)

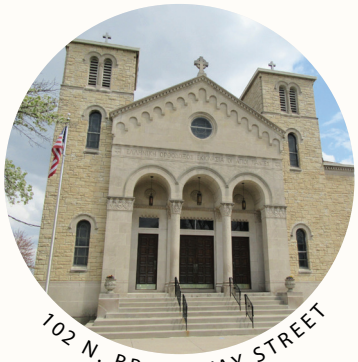
The Romanesque Revival style, known for its heavy stone construction, was well suited to the local Joliet Limestone, a material used in abundance in Joliet. The result is a variety of Romanesque Revival buildings such as commercial buildings, churches, and schools. The style is identifiable by its use of rusticated stone, heavy arches over windows and doors, and round towers.



68-72 CHICAGO STREET

ROMANESQUE BYZANTINE REVIVAL (1895-1950)

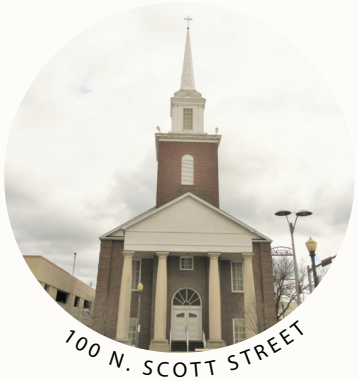
The Romanesque Byzantine Revival, used in several church designs in Joliet, is rooted in ancient architectural design of the Byzantine Empire (from the 5th to the 15th centuries). Church construction in the early 20th century influenced a revival of the style. The interpretation of this architecture is reflected in the masonry façade, finely detailed paired towers, dressed stone ornament, and the monumentally scaled arcaded and pedimented entrance portal. In some examples, Christian iconography is employed in the interior vaulted ceilings, ornate mosaics, windows, and murals.



102 N. BROADWAY STREET

COLONIAL REVIVAL (1880-1955)

The Colonial Revival style remained popular well into the 20th century interpreted in small office buildings, municipal buildings, and churches. The style was particularly well-suited to church design adapting the characteristic tall spire into a central church steeple over a pedimented entry. Brick masonry construction, columns at the entry portal, fanlight over the door, and multilight rectangular windows all help identify the style.



100 N. SCOTT STREET

20TH CENTURY COMMERCIAL (1895-1930)

The 20th Century Commercial style buildings are one to three stories, usually of wire-cut brick construction, and incorporate a stepped or patterned cornice, on an otherwise simple facade. The first floor typically has a traditional storefront system and doors often have a rectangular transom window above. The upper floors have regular fenestration and windows are typically one-over-one with arched window heads. Limited ornament includes corbelled brick and stone accents.



553 N. CHICAGO STREET

(19 W. Jefferson Street) Heavy stone arch of the Richardsonian Romanesque style.



COMMERCIAL STYLE (1895-1930)


65 N. OTTAWA STREET

The Commercial Style is also frequently called the Chicago Style and as the name suggests, refers to the development of the tall office building. The style reached greater height of five or more stories and large expanses of open floor space by incorporating recent technologies. Critical to the development of this style is the technological development of metal skeleton framing, first in cast and wrought iron, then later in steel. Metal structural framing means less masonry necessary to support the height of the façade, and less stone on the façade allows a greater concentration of windows. A grid of masonry intersecting piers and cross spandrels expresses the metal skeleton on the exterior. The abundance of large windows is the most recognizable feature of the style, giving the façade a "lighter" appearance, maximizing light and ventilation. The "Chicago window" characteristic of the style is composed of three parts, a large rectangular fixed center light with a narrow double-hung or casement window to each side. Storefronts are located at the ground floor and exterior ornament is minimal.

TUDOR REVIVAL (1890-1940)


800 W. JEFFERSON STREET

The Tudor Revival style is easily recognizable by its steeply pitched gables and masonry construction with contrasting wood trim, or half-timbering, in the gables. The dominant wall material may be brick, stone, or stucco and doors or windows placed within arched openings. While one of the most popular residential styles of the early 20 century, it was adapted to other building types including stand-alone auto service stations and commercial buildings.

CLASSICAL REVIVAL/NEO-CLASSICAL (1895-1955)


150 N. SCOTT STREET

In the decades of the late 19th and early 20th centuries the Classical Revival style was frequently used in commercial, institutional, and educational applications. Popular for schools, government buildings, offices and banks, the style signaled stability and permanence. Classical Revival characteristics include a rectangular plan, symmetrical brick or stone construction, pedimented windows and entryways, pilasters, porticos, and cornices elaborated with brackets, dentils, and modillions.

(50 E. Jefferson Street, Classical Revival) Balustraded parapet, cornice with dentils and modillions.



GEORGIAN REVIVAL (1895-1950)

A subtype of the Colonial Revival but without the heavy architectural details, the Georgian Revival style was popular in the early 20th century. The style uses characteristics of Georgian architecture of the American Colonial period, adapted with greater elaboration. Buildings are rectangular with symmetrical facades, have corner quoins in contrasting material and have dentils at the cornice.



215 N. OTTAWA STREET

SPANISH REVIVAL (1915-1940)

The Spanish Revival style embodies various Spanish architectural traditions, popular in the United States in the 1920s and 1930s. Early Spanish missions were the initial design inspiration, but the style evolved to include sculpted exterior surfaces in stucco and terra cotta, curvilinear gables and parapets, round arch openings, arcaded entryways, and wrought iron detailing. Heavy roof tiles are common.



214 N. OTTAWA STREET

BRUTALISM (1950-1970)

Brutalism is an imposing style, popular especially in the 1960s for governmental and university buildings, constructed of heavy concrete forms, monumentally scaled, and characteristically having raw or unfinished surfaces. The overall form is often rectangular, but the composition is typically less regular, often employing varied geometric shapes placed perpendicularly or at unpredictable angles. Entrances are frequently recessed or obscured, and windows are narrow. Placement of Brutalist buildings in a public plaza is common.



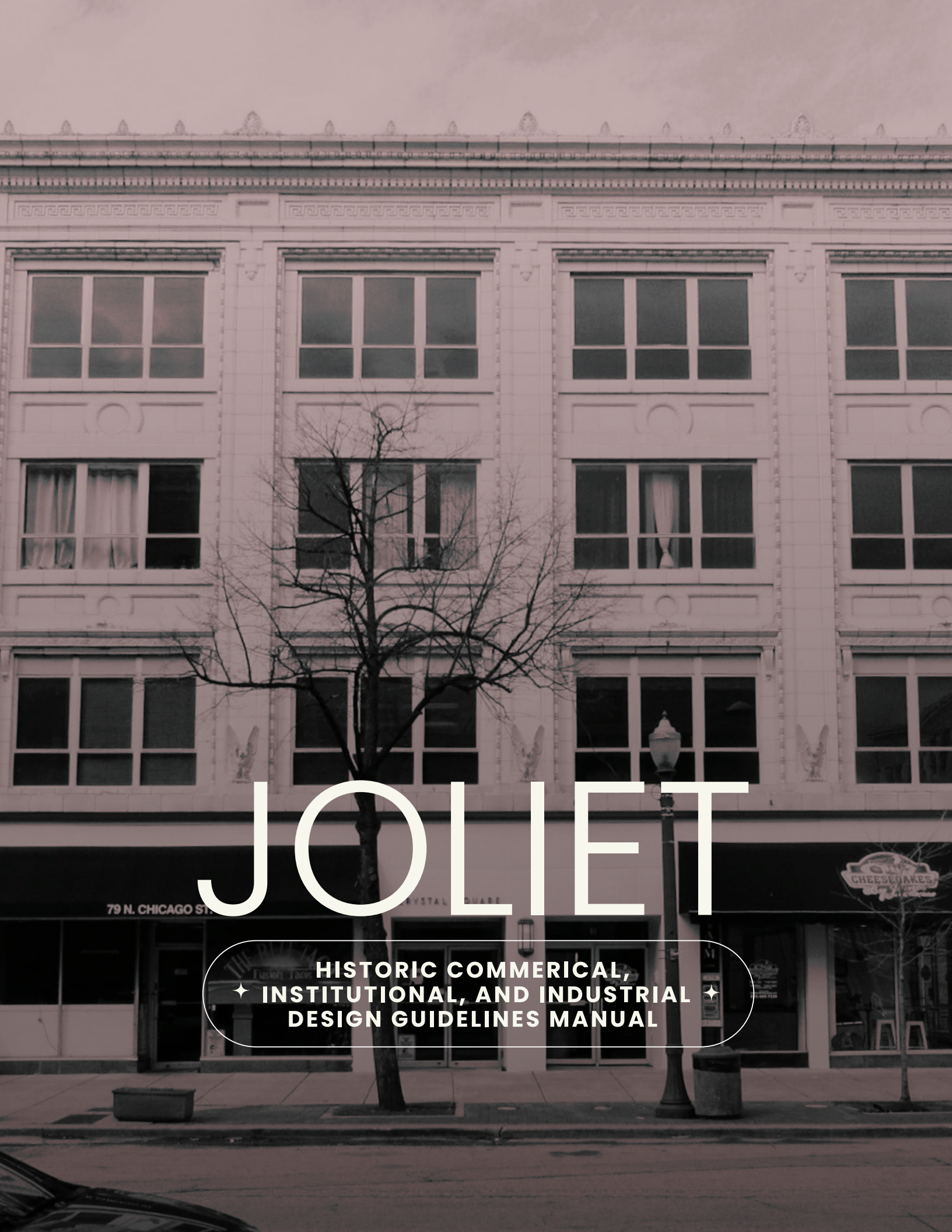
14 W. JEFFERSON STREET



(29 N. Broadway Street) Classical Revival cornice with pedimented gable and Classical motifs.

202-224 E. Cass Street.





JOLIET

HISTORIC COMMERICAL, INSTITUTIONAL, AND INDUSTRIAL DESIGN GUIDELINES MANUAL