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**VILLAGE OF PLAINFIELD**  
ILLINOIS

**DESIGN MANUAL**

FOR THE  
LOCKPORT STREET BUSINESS CORRIDOR

Prepared by  
ARRIS Architects + Planners, P.C.  
601 North Des Plaines Street  
Plainfield, Illinois 60544

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## **ACKNOWLEDGEMENTS**

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**This Design Manual is intended to be utilized in conjunction with the  
“Master Plan and Streetscape Design Plan for Downtown Plainfield”  
prepared by  
Teng & Associates, Inc. and dated August 7, 2000**

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## **Purpose and Intent of the Design Guidelines**

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The purpose and intent of the Design Guidelines contained within this manual are to maintain the familiar architectural character and small town atmosphere that identifies Plainfield as a historic place while providing opportunities for new development and re-development within the Lockport Street Corridor.

The balance between old and new will be the most critical challenge to be overcome when attempting to interweave the existing architectural character of historic buildings and areas with new construction in emerging or re-developing commercial and residential areas within the Lockport Street Corridor. Development standards must be applied uniformly to existing and new buildings to ensure a cohesive district that is recognizable as “Plainfield.”

To that end, the Design Guidelines utilize standardized recommendations that have been implemented across the United States to protect, preserve, and enhance historic buildings and open spaces while permitting ample opportunity for creative and respectful re-development. The Design Guidelines were created based on national and

local models and are consistent with design guidelines that have been adopted in communities surrounding Plainfield.

For those areas or sites within the Village that retain a high level of historic integrity, the Design Guidelines suggest standards that are consistent with recognized historic preservation principles.

Similarly, for those areas of the Village that retain less of a historic presence-- those areas in *developmental transition*, the Design Guidelines are less restrictive regarding historic preservation but provide for interpretive architectural solutions which will be sensitive to the most historic areas of the Lockport Street Corridor.

Finally, in those areas of the Corridor where little or no historic presence exists, the guidelines provide suggestive design solutions for new buildings which will be sympathetic to the architectural mass, proportions, and design details of the buildings in the historic core of the Village.

## **How to use this Design Manual**

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**Overriding Principles** are designated with the “➤” symbol which are followed by a series of **Guidelines** which support each specific overriding principle. Each guideline is followed by a series of **Design Recommendations** which ensure the proper application of the guideline.

**Therefore, the User must (1) find the appropriate Overriding Principle(s) that pertain(s) to a project; (2) then determine which Guidelines apply to the Project; and (3) follow the Design Recommendations which support the applicable guideline(s).**

Note: More than one Overriding Principle and multiple Guidelines may apply to any Project.







## **Plainfield: Elements of Community Character**

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### *Defined by Diversity*

As Will County's Oldest Community, the Village of Plainfield consists of a diverse collection of buildings dating from its beginnings in 1834 to the present time. The business and residential structures throughout the Village are a reflection of the architectural, economic and social influences that affected the development of the community over the course of history.

Because the community was not built as a single, integrated entity, Plainfield's built environment cannot be neatly categorized as a single type or style of architecture or urban development pattern. The historic core of Plainfield is, developmentally, diverse in its architecture and patterns of land use.

In fact, the 1995 Village of Plainfield Comprehensive Plan (prepared by Lane Kendig, Inc.) recognized the diversity of character throughout the village: "(Plainfield) residents talk about small town atmosphere. As one drives through central Plainfield, one characteristic that becomes obvious is the community's diversity. The Village's

slow evolution over the past decades has led to a rich mix of use, scale, height and parcel size. Diversity is part of the Village character and a strong asset."

Therefore, in order to continue the small town atmosphere of Plainfield, diversity--not homogeneity--must be the basic element of all new development and re-development in the historic core of the Village, which includes the expanded Lockport Street Business Corridor. Furthermore, to maintain continuity between old and new, the diversity of development must be rooted in the distinct patterns of architecture and land use already established in the historic core of the village.

### *Character of the Historic Core*

The historic core of Plainfield is comprised of a linear commercial district bounded by distinct residential neighborhoods.

The Central Business District of Plainfield, or "downtown," is an important part of the overall character of the community. Consisting of a substantially intact building stock dating from the mid 19th and early 20th century, downtown Plainfield has retained essential attributes of a

# Introduction

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Lockport Street Business Corridor Defined  
Character of Downtown Business District  
Patterns of Land Use

traditional turn-of-the-19th-century business district.

The Lockport Street Business Corridor is that area of the Village of Plainfield that loosely surrounds the linear commercial district. Stretching from Division Street on the east to U.S Route 30 on the west, the business corridor extends approximately one block south and two blocks north of Lockport Street.

Individual buildings play an important role in establishing the character of the downtown business district in Plainfield. Building scale, proportion, height, rooflines, materials, windows, doors, pattern, signage, color, awnings and architectural details play an important part in the successful design of the downtown as a whole.

However, the character of downtown Plainfield is established, also, by the rhythm of the buildings when viewed collectively. Building placement on lots, relationships to property boundaries, and development of public and private open space are essential elements of downtown Plainfield's built environment.

Furthermore, the patterns of land use and architecture vary from block to block along Lockport Street. Similarly, those patterns of development vary north and south of Lockport Street as the area transitions from commercial-residential

uses to strictly residential uses. Those patterns are marked by a change in building type, size, and materials as well as lot coverage and landscape.

To illustrate, consider the 500 Block of Lockport Street, which has developed with a solid, architectural presence. Similarly, the north side of the 400 Block of Lockport Street has developed with an equal presence--albeit a less structured appearance. When viewed together, the two blocks establish a strong sense of place that is identifiable as "downtown Plainfield." Yet, the character of each block--and the individual buildings themselves--is quite diverse.

Similarly, the surrounding residential neighborhoods contain a rich mix of architectural styles and building types. Small cottages, large residences, small yards and large yards intermingle freely throughout the historic core.

It is this diversity that creates a strong sense of place that sets Plainfield apart from surrounding communities. Furthermore, it is that sense of place that defines Plainfield as a distinct community and not as another "cookie-cutter" town that looks like so many others across America. It is that distinctiveness that yields "small town atmosphere" and maintains Plainfield as

an authentic community--real place to live, work and worship.

As stated in the 1995 Comprehensive Plan for the Village of Plainfield:  
“Diversity is good for aesthetics (and)... (d)iversity is critical for preserving Plainfield’s small town character.”

## ***Creation of Design Guidelines***

In 1999, the Village Board of Plainfield authorized the creation of Design Guidelines for the continued development and re-development of the historic core of Plainfield, in general, and the Lockport Street Business Corridor, in particular. The Design Manual, including the Design Guidelines, has been prepared in conjunction with a Master Development Plan, which is based on the successful entry for the 1996 New Town Center Design Competition.

ARRIS Architects + Planners, P.C. of Plainfield prepared the Design Guidelines; Teng & Associates, Inc. of Chicago prepared the Master Development Plan.

Numerous planning studies, which have been prepared for the Village of Plainfield, were consulted in the preparation of [the Design Manual](#) and

Master Development Plan. In particular, the 1995 Comprehensive Plan provided for the coherent evaluations of the existing community character.

Furthermore, the 1995 Plan suggested an appropriate direction for the revitalization of downtown Plainfield: “Infill development shall enhance the low intensity urban character of the Village’s historic portions. This form of development should become the model for new development.”

## ***New Development Districts for the Lockport Street Business Corridor***

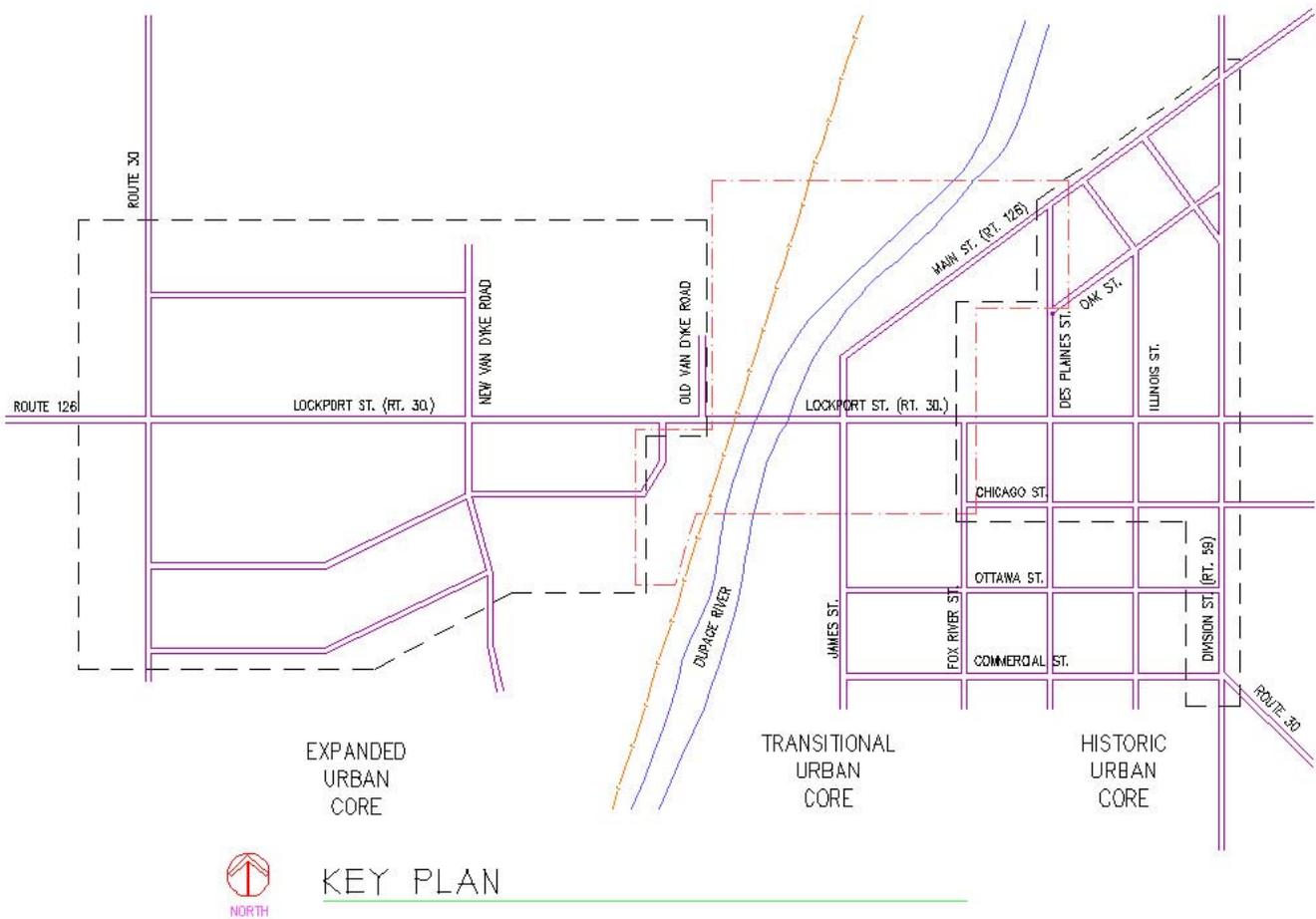
Based on the planning analyses and development proposals prepared by Teng & Associates, Inc., three distinct development districts emerged along the Lockport Street Business Corridor. However, the boundaries of each district overlap the other, allowing for interpretation of design issues and development goals where the districts interface with one another. This allowance for interpretation is not intended to “muddy the waters” but to permit the seamless development of the entire Lockport Street Business Corridor.

Specific development issues and goals define each district. At the same time,

# Introduction

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however, the three districts are dependent on continuing and interpreting the established urban and architectural character of the historic core of the Village of Plainfield.



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## *Lockport Street Development Districts*

## *Summary of Development Districts*

The three development districts within the Lockport Street Business Corridor are identified as follows:

### **Historic Urban Core:**

#### *Approximate Boundaries:*

- From a beginning point at the intersection of Division and Main Streets southwesterly along Main Street to Des Plaines Street, then south to the south property line of 802 Des Plaines Street, then west to Fox River Street (extended), then south to Chicago Street, then east to Division Street (including the intersection of Route 30 and Division St.), then north to Main Street.

#### *Existing Characteristics:*

- Incorporates the majority of the architecturally and historically significant commercial structures in the existing downtown area
- Development patterns range from full lot coverage to free-standing buildings on large, landscaped lots as well as surface parking lots

- Architecture includes wood and masonry commercial structures; wood institutional buildings; masonry civic buildings; and wood residences

#### *Development Goals:*

- Retain the existing architectural character and urban development patterns
- Enhance the retail focus of the area
- Encourage the restoration of historically significant structures
- Preserve the integrity of the historic architectural features of individual buildings
- Minimize alterations and new construction that weaken the historic integrity of individual buildings and of the area at large
- Preserve the area as a place of intense pedestrian activity
- Enhance streetscape features
- Provide additional vehicle parking facilities

# Introduction

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## **Transitional Urban Core:**

### *Approximate Boundaries:*

- From a beginning point at the intersection of Main and Des Plaines Streets due west to Old Van Dyke Road, then south along Old Van Dyke Road to Lockport Street, then west to the west property line of the Village Hall Site, then south to the north property line of Wallin Park, then east to the EJ&E tracks, then north to Chicago Street (extended), then east to Fox River Street, then north to the south property line of 802 Des Plaines Street, then east to Des Plaines Street, then north to Main Street.

### *Existing Characteristics:*

- Incorporates architecturally and historically significant commercial structures along Lockport Street
- Development patterns range from full lot coverage to free-standing buildings on large, landscaped lots as well as surface parking lots
- Architecture includes wood and masonry commercial structures; masonry industrial buildings; and wood residences

### *Development Goals:*

- Retain the existing architectural character and urban development patterns where practical
- Develop the area as a recognizable and viable commercial and residential district
- Encourage the restoration of historically significant structures
- Minimize alterations that weaken the historic integrity of individual buildings and of the area at large
- Encourage infill development and redevelopment consistent with the architectural character and land use patterns of the Historic Urban Core
- Encourage new development that respects, enhances or re-interprets the visual character of the area
- Improve the retail shopping and commercial office environment
- Provide additional residential housing opportunities
- Increase density of residential development
- Develop the Du Page River as a publicly-accessible amenity
- Establish the area as a place of intense pedestrian activity
- Provide additional vehicle parking facilities

## **Expanded Urban Core:**

### *Approximate Boundaries:*

- From a beginning point at the intersection of Old Van Dyke Road and Lockport Street, north along Old Van Dyke Road approximately 800'-0" north of Lockport Street, then west to a boundary approximately 650'-0" west of U.S. Route 30, then south to Commercial Street (extended), then east/northeasterly along Ottawa Street to New Van Dyke Road, then east along the north property line of Wallin Park to the west property line of the Village Hall site, then north to Lockport Street, then east to Old Van Dyke Road.

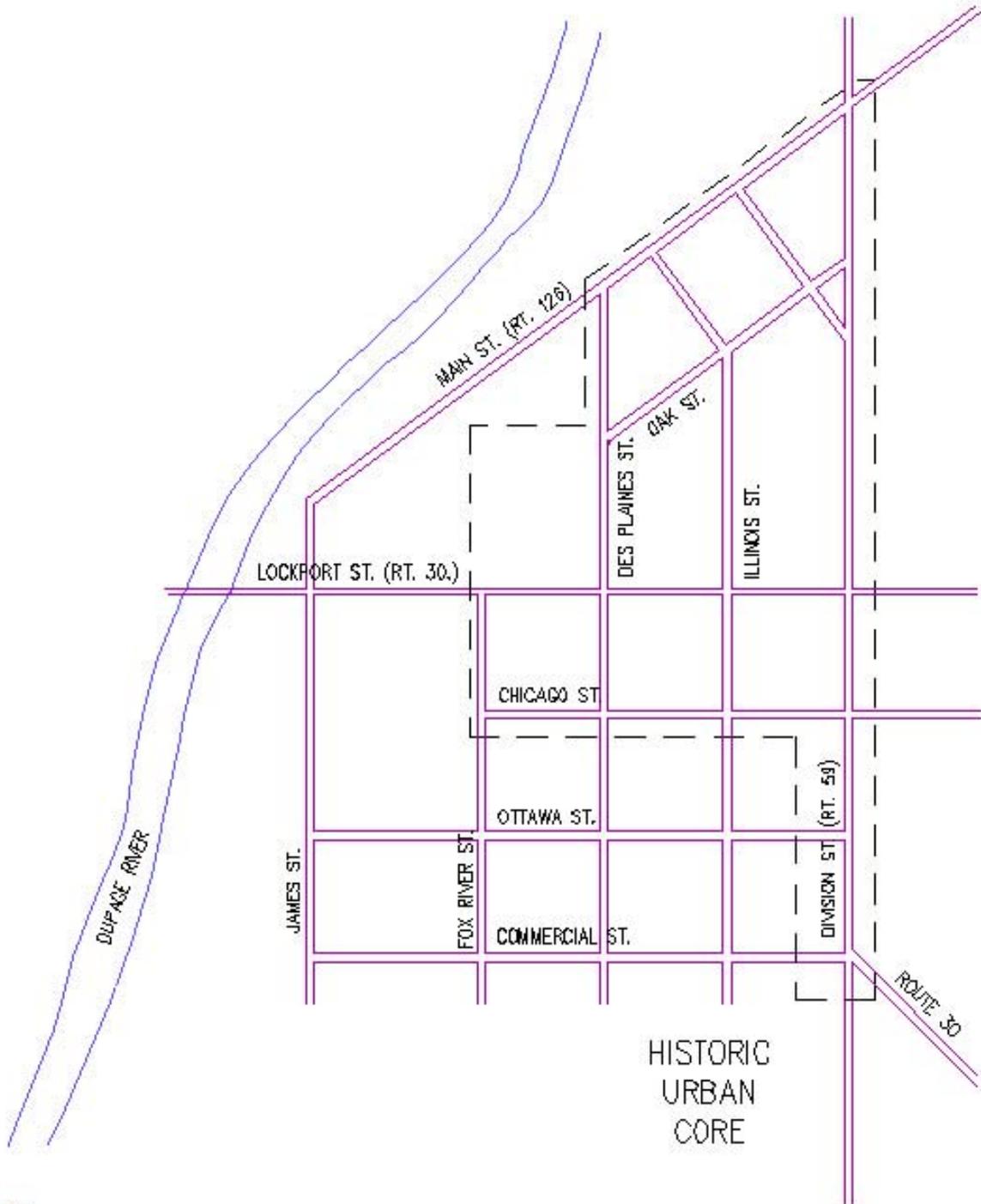
### *Existing Characteristics:*

- Development patterns incorporate large tracts of vacant land as well as a few established commercial uses
- Architecture includes wood, masonry and pre-engineered commercial structures; masonry commercial buildings; and wood residences
- Incorporates the area defined for the New Town Center Design Competition

### *Development Goals:*

- Encourage development and redevelopment consistent with both the architectural character of the Historic Urban Core and contemporary retail standards
- Improve the retail shopping and commercial office environment
- Provide additional residential housing opportunities
- Attract new business ventures that will increase pedestrian traffic in the Lockport Street corridor
- Provide new vehicle parking facilities
- Eliminate heavy thru-traffic in the Lockport Street corridor
- Realize development recommendations identified in the 1995 Comprehensive Plan and the 1996 New Town Center Design Competition

# Historic Urban Core



## KEY PLAN - HISTORIC URBAN CORE

## Defining the Historic Urban Core

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### *District Boundaries*

The Historic Urban Core is defined as that area with a point of beginning at the intersection of Division and Main Streets southwesterly along Main Street to Des Plaines Street, then south to the south property line of 802 Des Plaines Street, then west to Fox River Street (extended), then south to Chicago Street, then east to Division Street (including the intersection of Route 30 and Division St.), then north to Main Street.

### *District Overview*

The Historic Urban Core is one of the most venerated areas in the Plainfield community. The commercial architecture of the late Victorian period that lines Lockport Street combined with historic churches and wood-framed residences along adjacent streets reinforces the traditional small town image that is attractive to many Plainfield residents.

As an authentic downtown area--one of a handful remaining in Will County--the

development patterns and architecture combine to establish both a strong sense of place and a framework for continued development within Plainfield's business district.

The Historic Urban Core is comprised of many different building types and construction materials. The variety of architectural expression underscores the evolutionary process associated with the creation of an authentic community. However, the sensitivity to common design themes and human scale creates the overall impression that downtown Plainfield is a singular expression of place.

## Historic Development of the Lockport Street Business District

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### *Early Business Development in Plainfield*

The genesis of Lockport Street as the commercial center of the Village of Plainfield can be traced to the middle of the nineteenth century.

Prior to 1845, Lockport Street demarcated the boundary between north and south Plainfield. The road

# Historic Urban Core

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Main Street and Commercial Street  
Importance of Lockport Street as Business Center  
Houses of Worship Shape Lockport Street

was a dirt thoroughfare that was largely undeveloped except for a few houses and a few early businesses clustered near Des Plaines Street.

At that time, the original 13-block Village (“south Plainfield”) was served by businesses and industry near the intersection of “The Joliet Road” and Commercial Street. By the mid-1840s, additional businesses were becoming established on Des Plaines Street and scattered along the streets surrounding the Village Green.

Squire Levi Arnold’s Addition to the Village (“north Plainfield”) was served by a thriving commercial district, which was interspersed amongst the residences along Main Street. The two areas of the community were so distinct that both north and south Plainfield maintained their own school districts.

After 1848, when the Illinois & Michigan Canal opened, “The Lockport Road,” as it was commonly referred, became an increasingly important economic location. The roadway served as a major commerce route between the farms and communities west of the Village of Plainfield and the canal landing at Lockport.

Therefore, enterprising businessmen devised a plan to move their business operations to the center of

the community where they could reap the most advantage of economic benefits afforded along the Lockport Road.

## ***Lockport Street emerges as a Business Center***

The first significant development that began shaping the Lockport Street business district was not even business related. In the 1850s, four congregations erected new church buildings along Lockport Street: the Congregationalists (1850), the Methodists (ca. 1852), the Evangelicals (1855), and the Baptists (1856). The central location of each house of worship was probably important to meet each congregation’s goal of serving the entire Plainfield community.

Architecturally, these buildings reflected the general character of the Village at that time. The wood-framed buildings were imposing Greek Revival or Gothic Revival edifices rising above the dirt roads and streets.

Several concurrent events established the impetus for the development of Lockport Street as a business corridor about the time of the Civil War (1861 – 1865).

The Plainfield community continued to grow and build despite a shortage of money during the war effort. With an influx of new people in the Village, a centralized business district, which would be easily accessible to all residents, was desirable. Finally, property owners along Lockport Street between Division Street and Fox River Streets began to subdivide their property into business lots.

## ***First Business Buildings erected on Lockport Street***

In response to the demand and the opportunity, enterprising businessmen in the community began locating their entire businesses--including their buildings--to Lockport Street.

George Bennett, a local building mover, placed existing wood-framed buildings on every other lot. The remaining lots, between the existing buildings, required that only a floor, roof and front and rear walls be constructed to establish a place of business.

In one year, six buildings were moved from other locations around the Village to the north side of Lockport Street between Illinois and Des Plaines

Streets. The west end of the south side of the block developed in a similar fashion albeit at a slower pace. Within a short time, the central business district was established and flourishing.

The business district stretched along Lockport Street from Fox River Street on the west to Division Street on the east. Additionally, businesses such as a livery stable, a blacksmith and the Central Hotel lined Des Plaines Street between Lockport Street and the Village Green. The greatest concentration of businesses was located on Lockport Street between Des Plaines and Illinois Streets.

## ***Early Architectural Character***

The business buildings consisted of wood-framed buildings of all shapes and sizes. The buildings were one, one-and-one-half, and two stories in height. Most of the re-located buildings retained their gabled facades while the infill structures were most commonly false-fronted buildings with horizontal, wood cornices.

However, the first floors of the former residences were remodeled into storefronts to provide merchandise display windows. The result of the first

# Historic Urban Core

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## Early Masonry Commercial Buildings Common Design Elements

floor remodelings was facades, typically three bays wide and nearly 80% glass. Fixed, projecting awnings of wood and metal were most common. Wood plank sidewalks at floor level were raised on limestone foundations approximately 24 inches above the dirt roadbed.

About 1867, the Methodist congregation moved from their Lockport Street church to a new limestone building one block south. The old building, which sat back from the street, and property were sold and subdivided. The former wood church building was moved closer to the street and converted to a business on the first floor and social hall on the second floor.

In 1868, the Universalists erected a new, wood-framed building east of the Congregational church. Numerous wood-framed, business structures were erected throughout the 1860s. Also during that time, several wood-framed residences were converted to businesses, and the main floors were remodeled to incorporate retail storefronts. The last—and most ornate—wood-framed, commercial building to be built on Lockport Street was erected on the northwest corner of Lockport and Illinois Streets in 1869.

## *Masonry Buildings in Plainfield*

The first masonry business buildings along Lockport Street were erected after 1865. About 1867, a two-story limestone building was erected on the north side of Lockport from stone quarried northeast of Plainfield. Two brick buildings, each two stories, were constructed on the north side of Lockport Street about 1875 and 1876. The first brick building on the south side of the street, a one-story structure, was not erected until 1882 or 1883. Four additional masonry structures—including the Opera House—were built by 1898. With the exception of the two-story Opera House, the masonry buildings on the south side of the street were only one-story in height.

With advances in and the availability of new construction materials, the post 1870 masonry buildings were noticeably different. While the earlier structures were primarily residential in appearance and unrelated to each other architecturally, the masonry buildings introduced a new commercial architectural character to Lockport Street.

Common design themes began to integrate the buildings with one another. Strong horizontal relationships from one building to the next identified first and second floors as well as common

rooflines. The introduction of cast iron storefronts permitted the use of larger display windows and more glass than ever before. Operable, canvas awnings shaded the large expanses of glass and protected customers from both sun and inclement weather. Stamped metal cornices, although not identical, completed the reinforcement of uniform materials and design at the horizontal parapets of the common rooflines. Although a new architectural character was introduced to Lockport Street, the wood plank sidewalks, which were raised above the dirt roadbed, persisted. The 500 Block of Lockport Street was a hard landscape, devoid of trees or vegetation. However, the adjoining blocks and side streets were lush with wide parkways and majestic canopy trees.

### ***Fires Re-shape Business District***

Several destructive fires between 1881 and 1898 leveled most of the wood-framed businesses along Lockport Street and transformed the architectural character of the business district. The Fire of 1881 destroyed numerous businesses on the south side of the street. Nonetheless, most of the buildings were reconstructed of wood.

On December 29, 1891, a fire consumed fourteen of the seventeen businesses on the north side of Lockport Street. Although only the two sidewalls of the limestone building remained, the other two masonry buildings as well as one wood-framed building, survived.

The last significant fire began in February of 1898 and destroyed five masonry structures and the businesses within, which included the Opera House, the Post Office and a bank.

Following the 1898 fire, many of the remaining wood buildings were razed and replaced with masonry structures.

### ***Lockport Street Business District at the End of the 19th Century***

By the late 1890s, the character of downtown Plainfield had become well established. From Division Street to Illinois Street, the properties consisted, primarily, of churches with a few residences and small businesses. From Illinois Street to Des Plaines Street, the majority of the properties consisted of masonry commercial buildings, one and two stories in height. From Des Plaines Street to Fox River Street, the properties were largely industrial and related to the transportation industry. West of Fox

# Historic Urban Core

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Industrial Uses in Downtown  
Transportation Influences on Development

River Street, the properties consisted mostly of residences and vacant lots.

With the closing of the nineteenth century, public utilities were introduced throughout the Village. Gas streetlights first appeared in the downtown area. The south side of Lockport Street between Des Plaines Street and Fox River Street became increasingly more industrial as the principal location of utility offices, storage yards and warehouses. An early machine shop, which was built in 1894, was constructed with timbers from the Old Red Mill (ca. 1835), which was dismantled that year. Other buildings on the block included the Village Hall (1897), Water Tower (1895) and Fire Station (1898) as well as a few businesses.

## *Streetcars, Automobiles & the 20th Century*

With the introduction of the Aurora, Plainfield and Joliet Railway, a streetcar line, two significant developments altered the character of the downtown area. First, the railway company constructed a streetcar barn near the DuPage River at the far west end of Lockport Street. Secondly, the railway company established a twenty-acre

entertainment and resort, known as Electric Park, at the DuPage River in 1904.

As the era of the automobile dawned, the Lockport Street business district was transformed. In 1910, a second machine shop was erected on Lockport Street between Des Plaines and Fox River Streets.

With the automobile, roads were improved and the first, paved transcontinental roadway, the Lincoln Highway (1913), was routed through downtown Plainfield. The increased traffic through the Lockport Street business district led to the establishment of several buildings and spurred the redevelopment of the Corke Building in 1912. The Plainfield State Bank erected a new building at the corner of Lockport and Illinois Streets in 1915. The concrete-paved section of the Lincoln Highway through Plainfield was completed in 1921 and, because the roadbed was raised, eliminated the high curb along Lockport Street.

Several curbside gasoline stations lined Lockport Street in the downtown area. Eventually, six stations operated in the Lockport Street business corridor. Of the six stations, the Standard Oil Gas Station (1928) at the corner of Lockport and Des Plaines Streets was the most architecturally noteworthy.

In 1941, the Village of Plainfield Free Public Library (est. 1926) built a small Georgian Revival building on Illinois Street.

In 1959, the Plainfield National Bank (formerly Plainfield State Bank) remodeled its building with the construction of a new wing and the installation of a modern façade over the historic storefront. Also, about that time, the exterior of the Railoc Manufacturing Company building (formerly the Aurora, Plainfield and Joliet streetcar barn) was modernized.

Throughout the 1950s, 1960s and 1970s, numerous storefronts in the Lockport Street business district were remodeled in keeping with the tenor of the times. Additionally, several architecturally unremarkable buildings were constructed in the downtown area.

## *Historic Signage*

Advertisement has always been a part of the downtown business environment.

In the early years of Lockport Street's development, signage typically consisted of flat signs with hand-painted lettering. The signs either projected over the sidewalk from the face of the

building or were attached to the fixed canopies above the sidewalk or at the building cornice.

Simple, iconographic signs were not uncommon at this time. A plow perched above the cornice might identify an implement store while a chair placed on the gable ridge might identify a furniture maker and undertaker.

Many buildings erected after the Civil War were emblazoned with the original builder's name or initials or a building name. The engraved identification was often incorporated below the cornice or above windows as part of the lintel or window hood detail.

As operable awnings became more popular after the Civil War, store names or types of merchandise were often painted on the awning flap or on the awning face (although this seems to have been a rare occurrence in Plainfield). Also, as large, plate glass windows became more common, painted window signage began to appear on the storefront windows and doors. Where businesses were located on upper floors, signage was limited, generally, to the upper windows and at the stairway door. Painted, wall-mounted signs and iconographic signage remained popular throughout the nineteenth century.

# Historic Urban Core

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Exterior Wall Advertisement  
20th Century Signage  
Historic Open Space

A few examples of exterior, painted wall advertisements, which promoted tobacco, chewing gum or a local store, existed in the downtown area. The location of such signs apparently was limited to the west facades of buildings along the 500 Block of Lockport Street.

Early in the twentieth century, electric signs appeared inside the windows of some businesses on Lockport Street. Although no photos of the signs exist, historical examples of the period would suggest that the signs might have been similar to small theater marquees with changeable letters with, perhaps, small light bulbs encircling the perimeter. One of the first was installed by Mr. Corke and proclaimed his confectionary store as “Lincoln Highway Headquarters.”

By the early 1940s, many businesses along Lockport Street were utilizing electric neon signs that projected from the second floor of the street facades and over the sidewalk and operable awnings. In the evening, neon signs cast a soft glow throughout the downtown.

By the 1960s, few of the neon signs remained, and internally-illuminated, projecting signs became increasingly popular.

In the 1980s, the use of internally-illuminated signs were being

discouraged in favor of more historically sensitive, non-illuminated signs. However, by the end of the decade, neon beer signs re-appeared in some store windows. By the mid-1990s, other neon images began to fill more storefront windows.

## *Open Space in the Downtown Area*

Open space has been a time-honored element in the downtown area of Plainfield.

Although the block of Lockport Street between Des Plaines and Illinois Streets developed from lot line-to-lot line, the remainder of the downtown area developed in a manner that retained landscaped yards, tree-lined streets, and open space. The landscaped parkways and open space provided visual relief from the built environment as well as maintained a quaint, “small town” atmosphere. Additionally, these small pockets of greenspace extended the peaceful effect of the Village Green into the downtown retail environment and provide a place for public entertainment and gathering.

Certainly, the largest open space ever established in the downtown area was the privately-operated, Electric Park

resort along the banks of the Du Page River.

Many of the tree-lined parkways have been destroyed to provide wider streets and parking areas suitable for our vehicle-oriented lifestyle. Still, since the early 1980s, those small oases that have remained contribute to the success of town festivals and events as well as the pleasant shopping environment. With increased pressure for redevelopment, these small spaces are disappearing and are being replaced with parking lots and driveways, new buildings or building additions, expansive concrete sidewalks, or uninteresting outdoor patios.

### ***Importance of Adjacent Residential Neighborhoods***

As the business district developed, so did the adjacent residential neighborhoods. Unlike many communities, which grew outward from a central business district, Plainfield grew inward: away from the earlier, north and south business districts and merged towards a central commercial area. Therefore, the Lockport Street business district developed as a linear commercial area bounded by and with little expansion into the residential neighborhoods. The residences

immediately north and south of the Lockport Street business district have been an important and integral element of the district's character.

### ***Downtown Development since 1975***

In 1975, the Plainfield National Bank expanded and remodeled its Lockport Street façade.

The first significant redevelopment effort in the Lockport Street business corridor was initiated in 1977. At that time, the abandoned St. Mary Immaculate (formerly Universalist) church building along with three residences and a small medical office were renovated to create The Meeting Place. Named for the one-time *meeting place* of the two longest paved highways in the world, the retail complex included numerous shops, a bakery, and The Sanctuary restaurant. A brick wall with iron gates reminiscent of Electric Park surrounded the complex.

Several buildings were renovated or constructed through the end of the decade.

In 1984, the Standard Oil Gas Station was placed on the National Register of

# Historic Urban Core

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## Character of Modern Downtown Plainfield Key Development Patterns

Historic Places and, later, was renovated for use as an office complex. From the mid-1980s through the end of the 20th century, numerous buildings have been renovated with respect to their original design. A former livery stable and automotive repair business has been converted to an interior decorators' showroom. Three mid-nineteenth century residences, individually, have been converted to a restaurant, an architect's office, and a day spa. A former machine shop has been converted to retail and office space.

Following an explosive fire in 1996 that destroyed a 1940s era automobile dealership, The Village Center, a two-story, mixed-use retail and office complex, was built on a lot at Lockport and Des Plaines Streets and was completed in 1998.

### *Existing Character of the Historic Urban Core*

With the exception of the 500 Block and portions of the 600 Block of Lockport Street, the character of the Historic Urban Core consists, primarily, of free-standing structures on landscaped parcels. Architecturally, the buildings are diverse in style, size and lot placement. Much of the re-development

that has occurred since 1975 is not sensitive to the historic development patterns of Lockport Street or the architectural character of the individual buildings themselves.

### *Development Patterns*

The key principles that define the development patterns of the Historic Urban Core are:

- ❑ 400 Block of Lockport Street and streets surrounding the Lockport Street Corridor are dominated by free-standing buildings; large open spaces (private and public); and significant areas of landscaping between structures
- ❑ 500 and 600 Blocks of Lockport Street are dominated by structures built adjacent to the public sidewalk and the full width of their lot; landscaping is confined primarily to the public right-of-way streetscape improvements
- ❑ Converted residences along Lockport Street maintain their historic relationship to the street

The Lockport Street Commercial District is composed of numerous building types. Some of the building types are characteristic of the historic period of development (1845 – 1925) while others are modern building types that detract from the historic atmosphere of the central business district.

### Commercial Architecture

The principal commercial building types that exist currently in the Historic Urban Core are:

**Historic Commercial** – generally, these buildings are more than 90 years old. Constructed of masonry or wood, these buildings are 1-2 stories in height. Current occupations include retail stores, restaurants, professional offices and apartments.

**Infill Commercial** – generally, these buildings are less than 30 years old. Constructed of masonry, these buildings are typically 2 stories in height. Current occupations include retail stores, professional offices and apartments. Most do not contribute to the character of the Historic Urban Core.

**Religious**– generally, these buildings are more than 130 years old. Constructed of wood or

limestone, these buildings are 1-2 stories in height. Current occupations continue as religious facilities although one building has been converted to a restaurant.

**Historic Industrial** – generally, these buildings are more than 50 years old. Constructed of wood, these buildings are 2 stories in height. Current occupations include professional offices and apartments.

**Infill Industrial** – generally, these buildings are less than 50 years old. Constructed of masonry, these buildings are typically 1-2 stories in height. Current occupations include warehousing or are vacant. Most do not contribute to the character of the Historic Urban Core.

**Professional Offices**– generally, these buildings are less than 50 years old. Constructed of masonry, these buildings are 1 story in height. Current occupations include professional offices. Most do not contribute to the character of the Historic Urban Core.

**Drive-thru Banking Facilities**– generally, these buildings are less than 50 years old. Constructed of masonry, these buildings are typically one story in height. Current occupations include retail stores,

# Historic Urban Core

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Existing Commercial Building Types (cont.)  
Historic Residential Architecture Styles & Types

restaurants and professional offices. Most do not contribute to the character of the Historic Urban Core.

**Civic and Public Buildings**—generally, these buildings are less than 60 years old. Constructed of masonry, these buildings are 1.5 –2 stories in height. Current occupations include library services and fire protection services. Most do not contribute to the character of the Historic Urban Core.

**Residential Conversions**—generally, these buildings are more than 80 years old. Constructed of wood or masonry, these buildings are 2 stories in height. Current occupations include retail stores, restaurants, professional offices and apartments.

## Residential Architecture

According to a 1994 architectural survey completed by The Urbana Group for the Village of Plainfield, the typical residential building styles and types that exist currently in the Historic Urban Core are (see also Appendix D):

### **Residential Architectural Styles**

**Greek Revival:** (circa 1825 –1860). Gabled or hipped roof of low pitch;

cornice line and porch roofs emphasized with a wide band of trim; façade corners sometimes identified by a corner board; front door typically surrounded by narrow sidelights and a rectangular line of transom lights above; frequently found with porches, either entry or full façade.

**Gothic Revival:** (circa 1840 –1880). Steeply pitched roof, usually with steep cross gables; gables commonly have decorated vergeboards (bargeboards); windows commonly extend into the gables, frequently having pointed-arch (Gothic) shape; one story porch usually present.

**Italianate:** (circa 1840 - 1885). Two or three stories; low-pitched roof, usually hipped, with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborate hood molds; can have square cupola or tower; small porches may be present; sits prominently above grade on a limestone foundation.

**Second Empire:** (circa 1860-1890). Distinctive Mansard roof; dormer windows may be present on the steep lower slope of the roof; molded

cornices bound the upper and lower edge of the steep roof slope; widely overhanging eaves having decorative brackets; iron creating common at main and secondary rooflines; may be combined with Gothic Revival or Italianate details; sits prominently above grade on a limestone foundation.

**Shingle Style:** (circa 1880-1900). Wall cladding (most times only second story) and roof cladding of continuous wood shingles; shingled walls without interruption at corners; asymmetrical facades with irregular, steeply-pitched roofline; porches and dormers are common; windows may be varied and are sometimes recessed at attic gables; sits prominently above grade on a limestone foundation.

## ***Residential Architectural Types***

**Gabled Ell:** Intersecting gable roof and L-shape floor plan, ridgelines of both roofs must be the same height; façade comprises a gable end and a perpendicular side wing of varying dimension; entrance is usually in the wing, sheltered by a porch; one, one-and-one-half, or two stories.

**Gable Front:** Gable or gambrel roof oriented to face street; entrance in gable or gambrel end; one to two-

and-one-half stories; side elevation dormers often enlarge space in half-story.

**Side Hall Plan:** Two rooms deep and one room wide with sidehall containing a staircase; entrance located to far left or right; gable, gambrel, or low hip roof; one to two-and-one-half stories.

**Upright and Wing:** Gable front (upright element) with perpendicular side wing; side wing half to one full-story lower in height than upright; T or L-shape floor plan; perpendicular orientation; gable roof; façade entrance located in gable end or side wing, often sheltered by a porch.

# Historic Urban Core

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## Architectural Design Guidelines for the Historic Urban Core

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### *Purpose of the Guidelines*

The Village of Plainfield has extended a special commitment to the visual quality of the Lockport Street Business Corridor. These guidelines--and the design manual of which they are part--are intended to put in one place an explanation of the expected design standards when public or private development is planned in the downtown area.

The guidelines that follow are to be used as a design tool and to enable meaningful dialogue between developers, designers and community representatives regarding the appropriateness of specific design proposals.

The guidelines indicate the design elements that may be present in an architecturally compatible downtown building and focus attention on those elements that will encourage a pedestrian-friendly atmosphere. Development in the Historic Urban Core

must be especially sensitive to issues of compatibility.

### *Objectives of the Guidelines*

The guidelines for development within the Historic Urban Core are intended to:

- Retain the existing architectural character and urban development patterns
- Enhance the retail focus of the area
- Encourage the restoration of historically significant structures
- Preserve the integrity of the historic architectural features of individual buildings
- Minimize alterations and new construction that weaken the historic integrity of individual buildings and of the area at large
- Preserve the area as a place of intense pedestrian activity
- Enhance streetscape features
- Provide additional vehicle parking facilities

### *Compliance with the Guidelines*

It is the intent of the Village of Plainfield that all development and redevelopment within the Historic Urban Core shall conform to the following basic guiding principles.

# Historic Urban Core

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Preservation of Site Character  
Maintenance of Existing Patterns of Development

➤ ***Preservation of the Original Character of the Site***

**Guideline: Maintain existing site development patterns.**

The setback of the principal building on a site shall be consistent with the setback of adjacent or nearby buildings facing on the same street

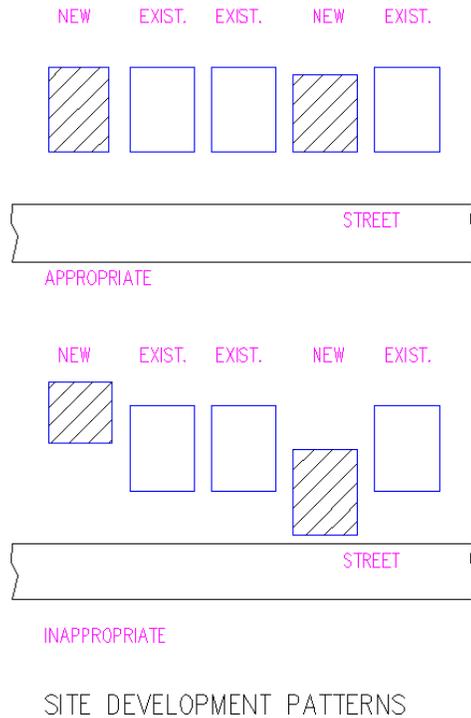
On corner lots, the setback of the principal building on a site shall be consistent with the setbacks of adjacent or nearby buildings on the intersecting streets

Retain existing openspace and landscaped yards associated with historic buildings wherever practical

Retain original historic location of Principal Entrance to a building

Retain mature landscaping wherever practical

Restore historic site features (such as fences, paving materials, lighting, etc.) wherever practical



Preservation of Primary Façade  
Retention of Building Character  
Original Facades  
Significant Components

➤ ***Preservation of the Original  
Character of the Primary Façade(s)***

**Guideline: Maintain the original character of the façade.**

Determine historic architectural features through research of written and photographic sources

Respect original architectural design

Retain historically significant façades

Be historically and architecturally honest to the period of construction or significant historic remodeling

Resist any temptation to falsely “historicize” a building by adding features that are not of the construction period or were never part of the original design

Maintain character of all facades visible from the public right-of-way when a building is located on a corner lot

**Guideline: Preserve architecturally significant components of historic commercial buildings.**

Preserve original construction materials including wood, brick, terra cotta, stone, glazing, cast iron, etc.

Maintain size, material, shape and configuration of historic storefront openings including transoms and doorways

Maintain storefront elements including panels below display windows, cast iron columns, storefront lintels, wall height, etc.

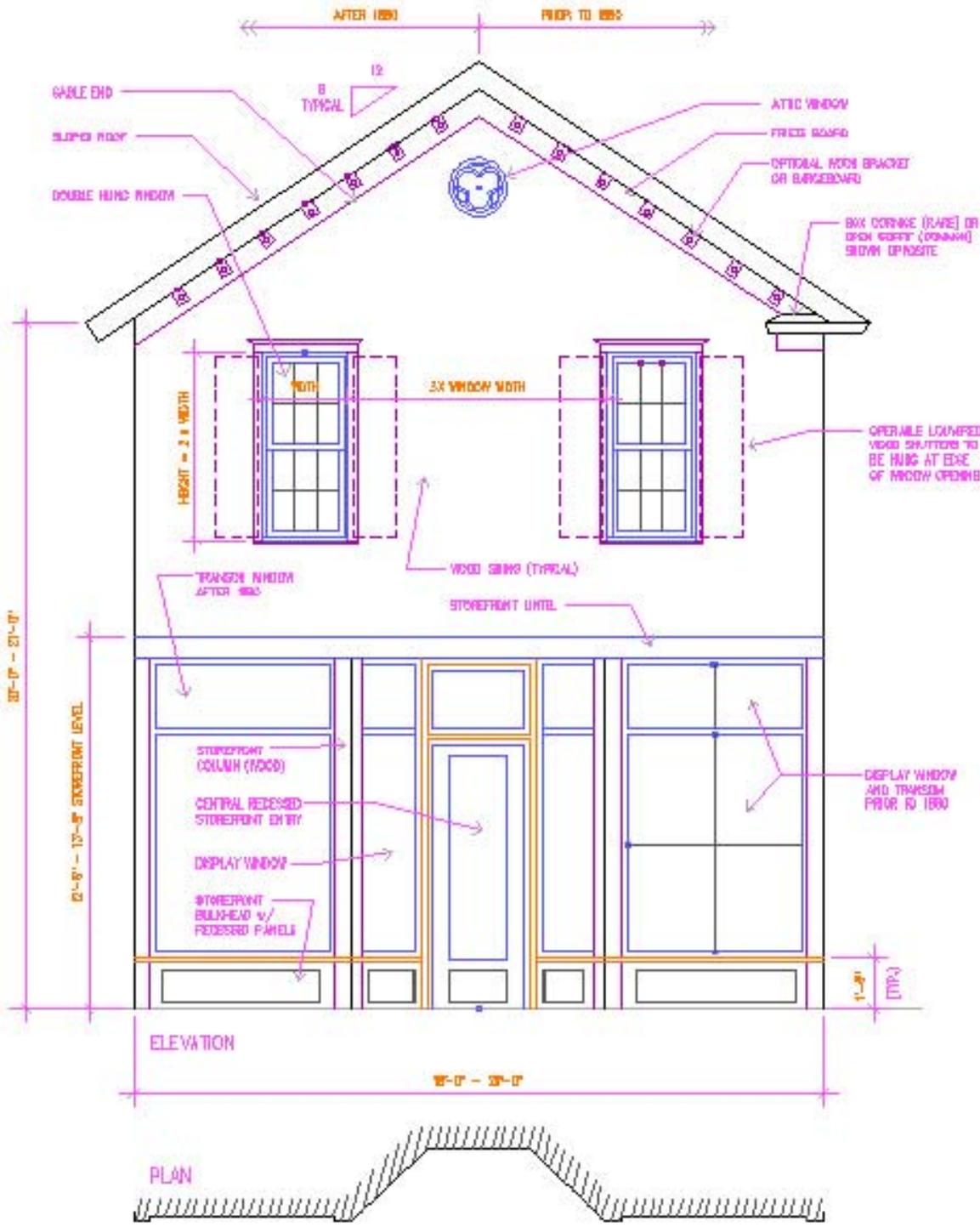
Preserve size, shape and configuration of upper story windows

Preserve upper wall architectural features including masonry or wood details

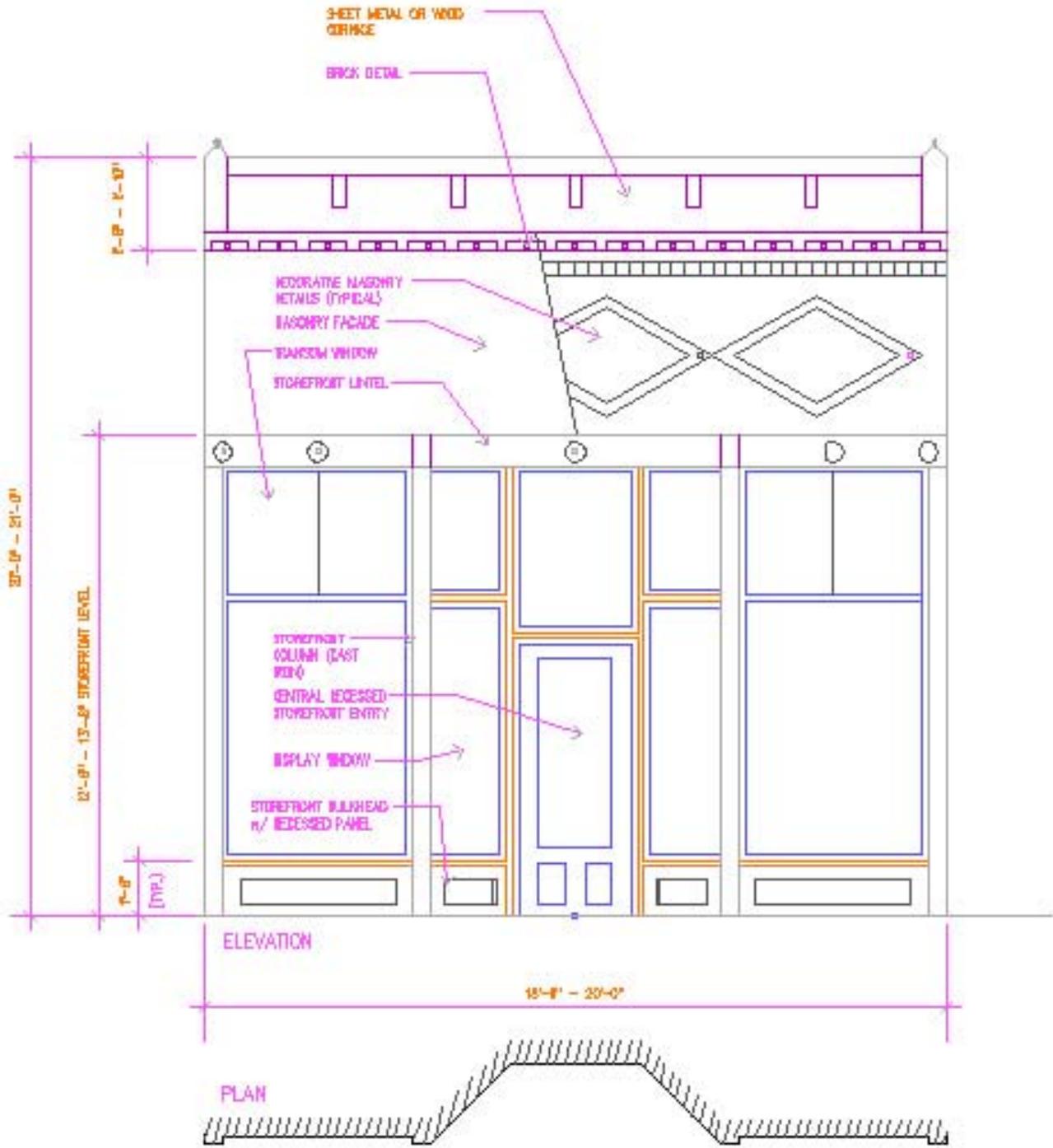
Maintain original design of roofline including decorative wood or metal cornices or parapets at the roofline

Replace missing components with new elements that match the material and appearance of the original component based on historic documentation

# Historic Urban Core

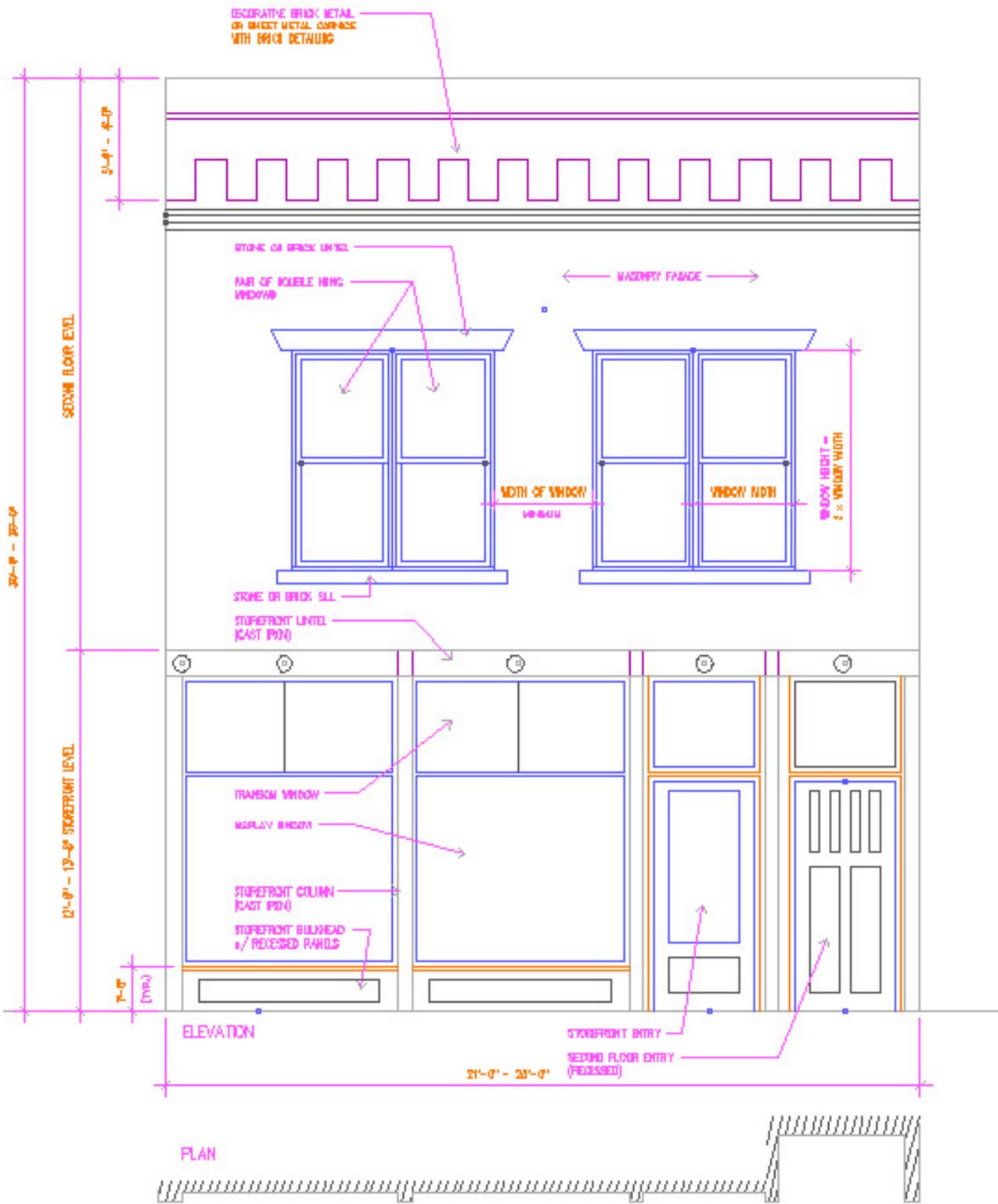


TYPICAL TWO STORY WOOD COMMERCIAL BUILDING  
BUILT 1845 - 1890



TYPICAL ONE STORY MASONRY COMMERCIAL BUILDING  
BUILT 1900 - 1925

# Historic Urban Core



TYPICAL TWO STORY MASONRY COMMERCIAL BUILDING

BUILT 1890 - 1900



NOTE: EFFICIENT RECESSED ENTRY SPINDS MAY BE USED TO INDICATE TYPICAL PATTERNS.  
UNLESS MATCHING ENTRY PROCESSES IN SINGLE BUILDINGS WITH MULTIPLE  
STOREFRONTS.

**TWO STORY MASONRY COMMERCIAL BUILDING - MULTIPLE BAY**

BUILT 1910 - 1930

# Historic Urban Core

Preservation of Primary Façade  
Alignment of Architectural Elements  
Incorporation of Pedestrian-oriented Design

## Guideline: Align architectural elements.

Reinforce established horizontal relationships of building elements (including storefront height, storefront components, upper floor components, rooflines and cornices) between adjacent structures

Reinforce established vertical relationships of building elements within a building façade

Restore original line of commercial storefronts at the sidewalk edge

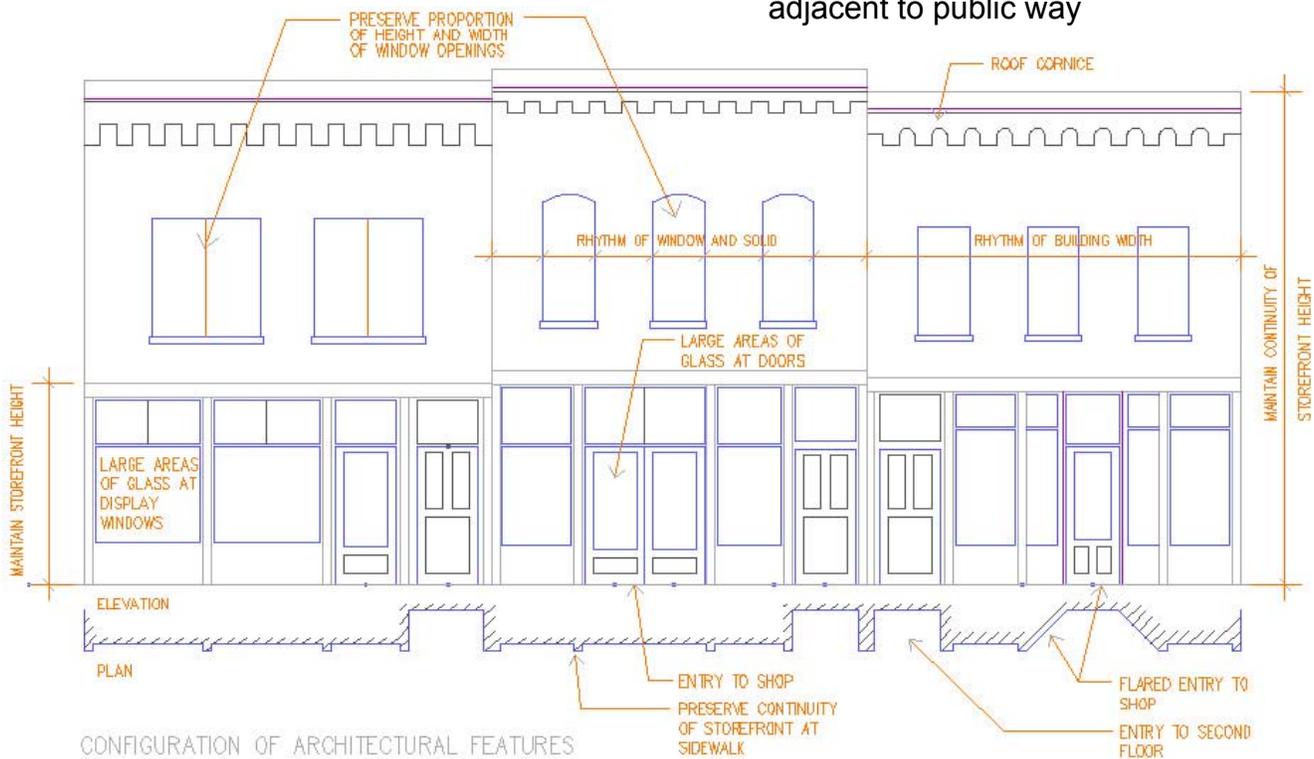
## Guideline: Incorporate pedestrian-oriented design elements at sidewalk level.

Retain recessed entry doors to storefronts; recessed entries with splayed sidewalls are desirable

Maintain large display windows; incorporate merchandise display areas inside storefront windows

Storefront doors shall have large areas of glass

Retain recessed entry doors to second floor stairways where adjacent to public way



**Guideline: Utilize storefront awnings and shutters appropriately.**

Consider awnings to provide depth to the façade and to shade the storefront glass; historically awnings were rarely utilized on the south side of Lockport Street; select an awning style that complements the historic period of the restored storefront

Utilize individual awnings for each storefront bay; avoid use of continuous awnings across multiple storefront bays

Storefront awnings may project over 50% of the width of the public sidewalk or to a maximum of 6'-0" from the face of the building

Align bottom edge of awning flaps when multiple awnings are utilized along a street; mount awnings not less than 7'-6" above the sidewalk

Awnings may be installed at upper floor windows if suggested by historic documentation

Install fabric awnings only (metal awnings are not permitted); operable awnings are preferable

Do not backlight awnings (making the awning a beacon along the street); downlighting for the

enhancement of the storefront may be installed below the awning

Coordinate awning color with building color scheme; avoid garish contrasts

Where suggested by historic documentation, fixed canopies may be appropriate where permitted by Village approval

Store identification signage (business name and/or company logo) may be located on the awning face; such signage, subject to approval, shall not exceed 12 square feet and may contain only a store name and logo

Store names and street addresses may be placed on an awning flap

Install shutters only where suggested by historic documentation

Install window shutters correctly so that shutters appear to be operable (inside vertical edge of shutters shall be placed at the edge of the window opening *not* at the outside edge of window trim)

Utilize wood shutters; plastic, metal or other synthetic materials are not appropriate

# Historic Urban Core

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## Preservation of Primary Façade Signage Regulations

### **Guideline: Install appropriate building signage.**

Locate signage in historically appropriate spaces of the building façade

The total area of signage for each storefront will be determined based on a “Storefront Design Plan” which identifies the location of all proposed signage and which will be evaluated based on the historic architectural character of the façade(s) and/or site plan

Street addresses may be placed on facades above the Principal Entry or painted on entry doors or transoms above the principal entry

Store identification signs may be placed above the storefront and awning; the height of signs shall not exceed 24 inches, the width of signs shall not exceed 65% of the building width or storefront width to a maximum of 15 feet in length (whichever is less)

Iconographic and store identification signs may project from the building façade no more than 5 feet; the overall dimensions of projecting signs may not exceed 16 square feet per face: the lowest part of the sign

must be a minimum of 7’-6” above the sidewalk

Where practical, ground-mounted signage is permitted; the overall dimensions may not exceed 20 square feet per face and not exceed 54” in height measured from grade

Ground-mounted signage must be constructed of materials similar in character to the principal structure; ground-mounted signage may not be placed where it may block sightlines for pedestrian and vehicular traffic

Painted storefront signage is encouraged and each face may be lit by external means; internally-illuminated signage, including individual letters, is not permitted

Signage shall be illuminated with inconspicuous sources that utilize the lowest wattage lamp practical

Flashing or moving message boards may not be incorporated in any permitted sign; lighted message boards are not permitted

Painted window signage for the purpose of store identification is permitted; window signage is permitted at display windows and, if exposed above an awning, at transom windows

Overall area of window signage graphics may not exceed 9 square feet per display window or more than 25% of the total glass area per display window (whichever is less)

Neon signs, which are nostalgic or historic in character, are permitted by special approval; signs may not exceed 5 square feet in overall dimension and are limited to no more than 2 movements

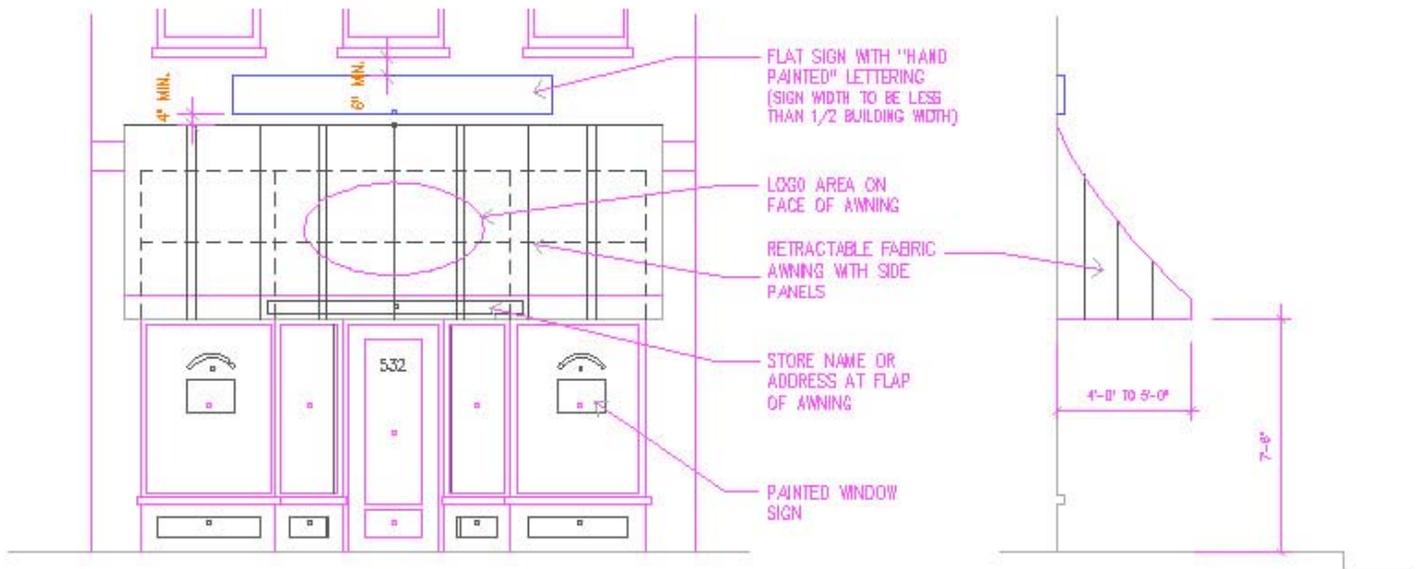
Neon advertising and business operation signs are not permitted

Temporary promotional signs and placards may be placed in display windows for no more than 30 days; the total area of such signs shall not exceed 8 square feet

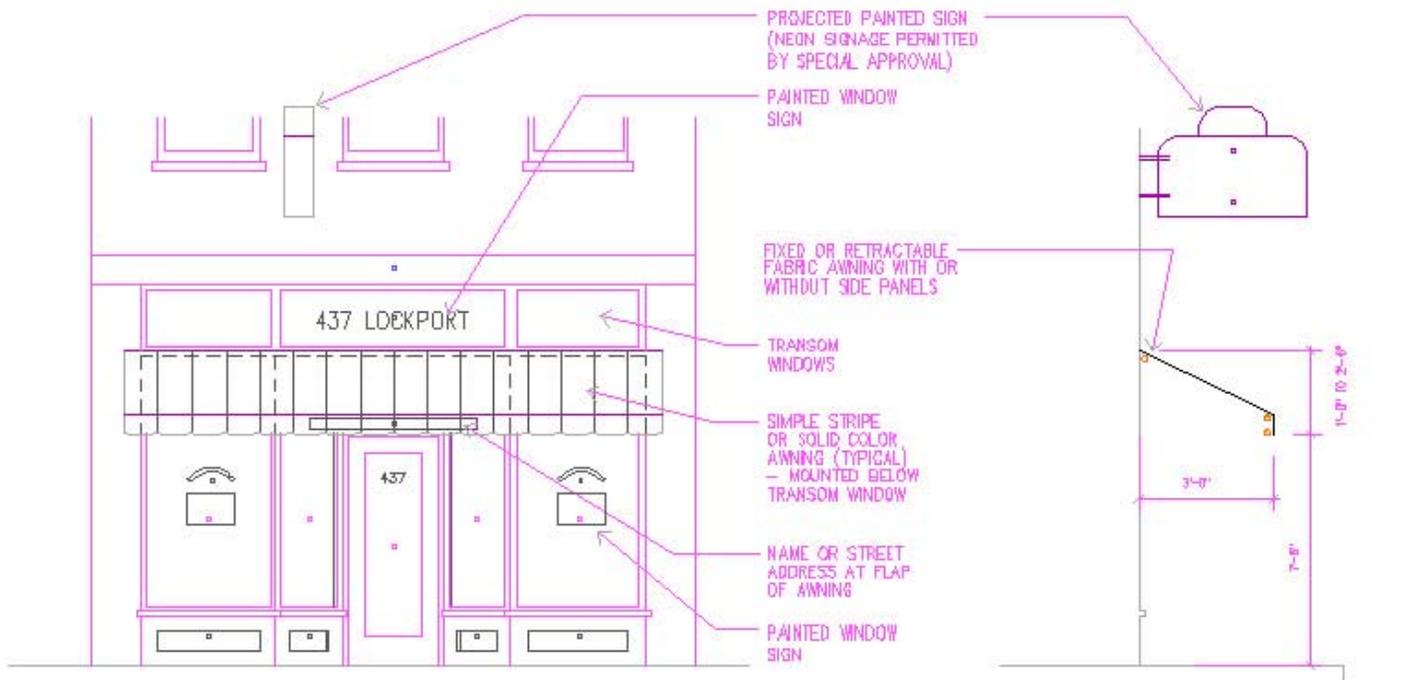
Rooftop signage is not permitted

Permanent building identification (such as building names, cornerstones, etc.) shall not be construed as building signage

# Historic Urban Core



TYPICAL "HOOD AWNING" AND SIGNAGE PRIOR TO 1910



TYPICAL "VENETIAN OR VALANCE" AWNING AND SIGNAGE AFTER 1910

**Guideline: Utilize historically appropriate color schemes.**

Color shall enhance the tone of the major building materials

Historic storefronts most often were painted in deep tones (such as black, dark olive green, dark bronze brown, deep maroon, etc.)

Avoid the temptation of highlighting architectural details with multiple colors

Use color to unify architectural elements of each storefront; colors shall be compatible with business logo

Use color to visually link one building with other nearby buildings

Do not paint masonry that has not been painted previously

Prepare surfaces to be painted utilizing the gentlest means possible; sandblasting is not permitted

**Guideline: Preserve architecturally significant components of historic institutional buildings.**

Preserve original construction materials including wood, brick, terra cotta, stone, glazing, cast iron, etc.

Preserve all historic facades visible from the public right-of-way

Maintain size, material, shape and configuration of historic window, door and entry portal openings of institutional buildings (such as churches and libraries)

Retain all historic monumental stairways, porches and principal entry details

Preserve upper wall architectural features including masonry or wood details

Maintain original design of roofline including decorative wood or metal cornices or parapets at the roofline

Retain all decorative roof elements such as lanterns, cupolas, steeples, spires, etc.

# Historic Urban Core



SIGNIFICANT BUILDING COMPONENTS (SELECTED EXAMPLES)

**Guideline: Preserve architecturally significant components of historic residential buildings.**

Preserve all historic facades visible from the public right-of-way

Preserve original construction materials including wood, brick, terra cotta, stone, glazing, cast iron, etc.

Retain historic wall material; vinyl or synthetic siding is not permitted

Maintain size, material, shape and configuration of historic window and door openings

Retain all historic stairways, porches and principal entry details

Preserve upper wall architectural features including masonry or wood details

Maintain original design of roofline including decorative wood or metal cornices or parapets at the roofline

Retain all decorative roof elements such as dormers, chimneys, etc.

# Historic Urban Core

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Infill Development and Remodeling  
Alignment of Elements in New Construction  
Rhythm of Existing Facades

➤ ***Infill Development and Remodeling  
of Secondary Facades in the Historic  
Urban Core***

**Guideline: Align architectural elements in new construction.**

Reinforce the established horizontal relationships of building elements on the façades of adjacent buildings

Incorporate the established vertical relationships of building elements on the façades of adjacent buildings

Maintain the line of the storefront at the sidewalk edge to match adjacent buildings

Maintain the average height of the principal façade of adjacent buildings (adjacent buildings include buildings on either side, to the rear and across a street)

**Guideline: Respect rhythm of existing façades.**

Consider designs that will maintain the rhythm established by the repetition of standard façade widths

Minimize long expanses of building façades that are out-of-scale with the historic commercial buildings along Lockport Street; provide variation of the storefront building plane

Maintain the original line of the storefront at the sidewalk edge

Building facades adjacent to pedestrian alleyways that may connect the public right-of-way to internal block functions (such as parking lots or pocket parks) must be designed to reflect the architectural character of the principal facade

**Guideline: Respect the existing architectural character of the building and adjacent buildings.**

Maximum building height for residential buildings shall not exceed 35'-0" measured vertically from the main floor to the roof ridge

Respect the established architectural character of adjacent residential buildings or the predominant architectural style evident in the surrounding neighborhood

Maximum building height for institutional buildings shall not exceed 10'-0" above the highest point of the nearest institutional building (excluding steeples, cupolas, lanterns, etc.)

Respect the established architectural character of the adjacent institutional building types in the Historic Urban Core

Maximum building height for commercial buildings shall not exceed 35'-0" above public sidewalk at the principal entrance to a building

Maintain similarity in storefront, upper floor and overall building heights at the principal street façade of commercial buildings

Maintain the historic size, shape and configuration of storefront openings including transoms and doorways of adjacent buildings

Retain recessed entry doors to storefronts; recessed entries shall have splayed sidewalls and storefront doors shall have large areas of glass

Maintain storefront elements including panels below display windows, vertical storefront columns, storefront lintels, awnings etc.

Maintain large display windows; incorporate merchandise display areas inside storefront windows

Retain recessed entry doors to second floor stairways where provided

Preserve size, shape, proportion and configuration of upper story windows; reinforce the established pattern(s) of upper story windows

Maintain the historic distinction between lower and upper floors of commercial buildings

Interpret upper wall architectural features including masonry or wood details and decorative cornices or parapets at the roofline

# Historic Urban Core

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Infill Development and Remodeling  
Historically Appropriate Materials  
Open Space Considerations

**Guideline: Utilize historically appropriate materials.**

Utilize materials that are similar to the original, historic construction materials

Utilize materials that are similar in texture to those established in the historic commercial area such as metal, glass, brick, stone, unglazed terra cotta, etc.

Incorporate traditional façade components and materials in new building designs; new components shall be based on traditional components but may be interpreted in a less historic manner

Refrain from introducing materials that have not been used historically; however, new materials sympathetic in appearance or character to historic materials may be appropriate

Utilize standard-sized building components to help establish apparent scale and maintain the overall scale of the Historic Urban Core

**Guideline: Retain connection between public and private open space.**

Wherever possible (with the exception of the 500 Block of Lockport Street) maintain all open space fronting public right-of-ways

Develop open spaces for the enjoyment of social activities, architectural landmarks or natural land forms that may be visually interesting; encourage seating that is useable year-round

Provide direct access from public sidewalks to all retail shops, restaurants, businesses and institutional buildings

Provide a 6'-0" wide (min.) landscape bed to screen the view of any surface parking lot adjacent to the public right-of-way

➤ ***Additions to Existing Buildings in the Historic Urban Core***

**Guideline: Respect and preserve historic architecture.**

The size and scale of additions shall not visually overpower a historic building; an addition shall not alter the future interpretation of the historic character of a building

Additions shall be located as inconspicuously as possible at the rear or least character-defining façade of the building; contemporary designs shall be limited to façades that are not visible from the public right-of-way

Additions shall not obscure, damage or destroy any defining architectural feature of the historic structure that is visible from a public right-of-way

Additions shall be designed in a manner that--if such additions were to be removed in the future--the essential form and integrity of the structure would be unimpaired

Additions shall be designed to be compatible with the original materials and architectural character of the historic building; however, the

addition shall be readily discernable from the historic building

Additions shall be compatible with the historic building in mass, height (including foundation height and eave lines) materials, proportion, roof shape and window spacing, size and configuration

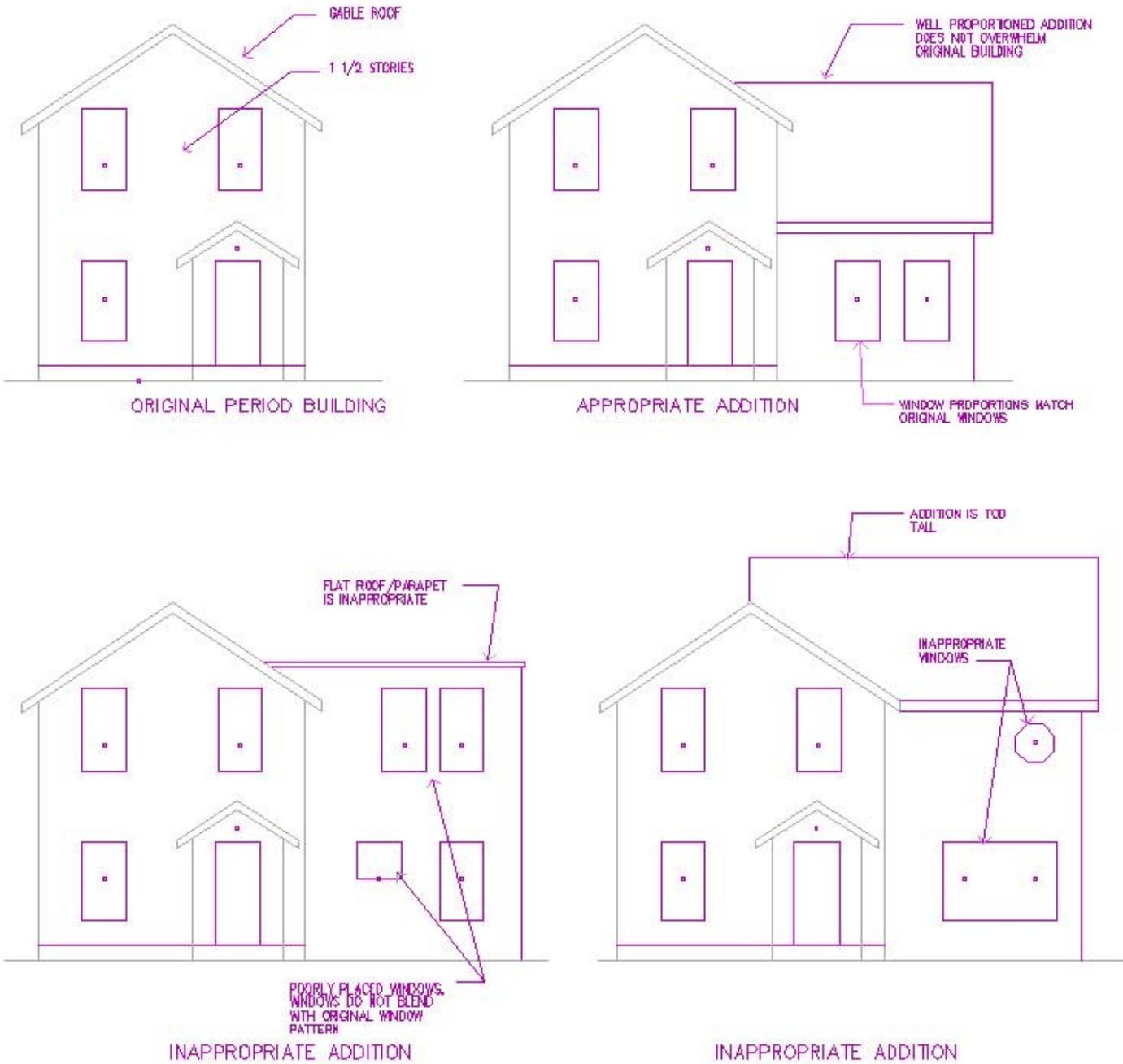
Additions must be visually separated or set back from the historic façade(s) of a building

It is inappropriate to add architectural details or features that do not have precedence in the building and that would create a false historic appearance to buildings deemed “significant” or “contributing”

It is inappropriate to enclose front or side porches that are visible from the public right-of-way unless such modification does not alter the historic appearance or components of the porch

If a historic architectural component is completely missing, it shall be replaced with either a reconstructed element based on accurate documentation or a new design that is compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail and color

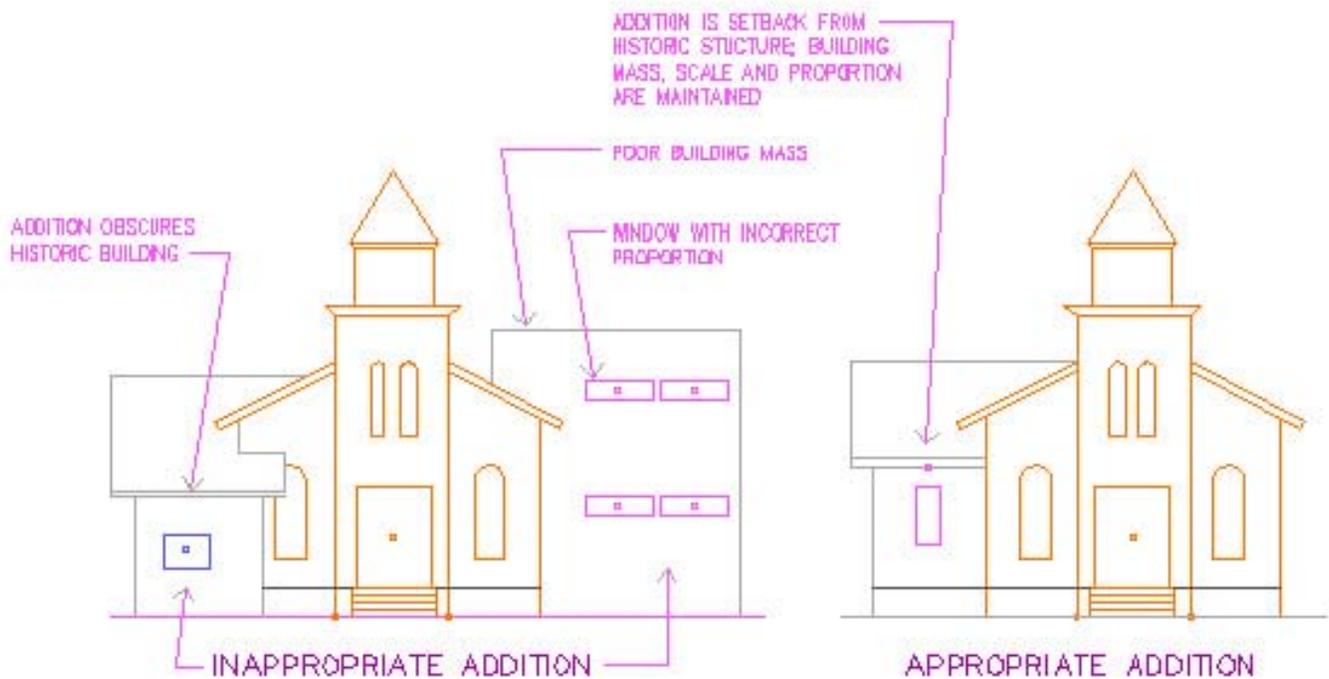
# Historic Urban Core



## ADDITIONS TO RESIDENTIAL BUILDINGS

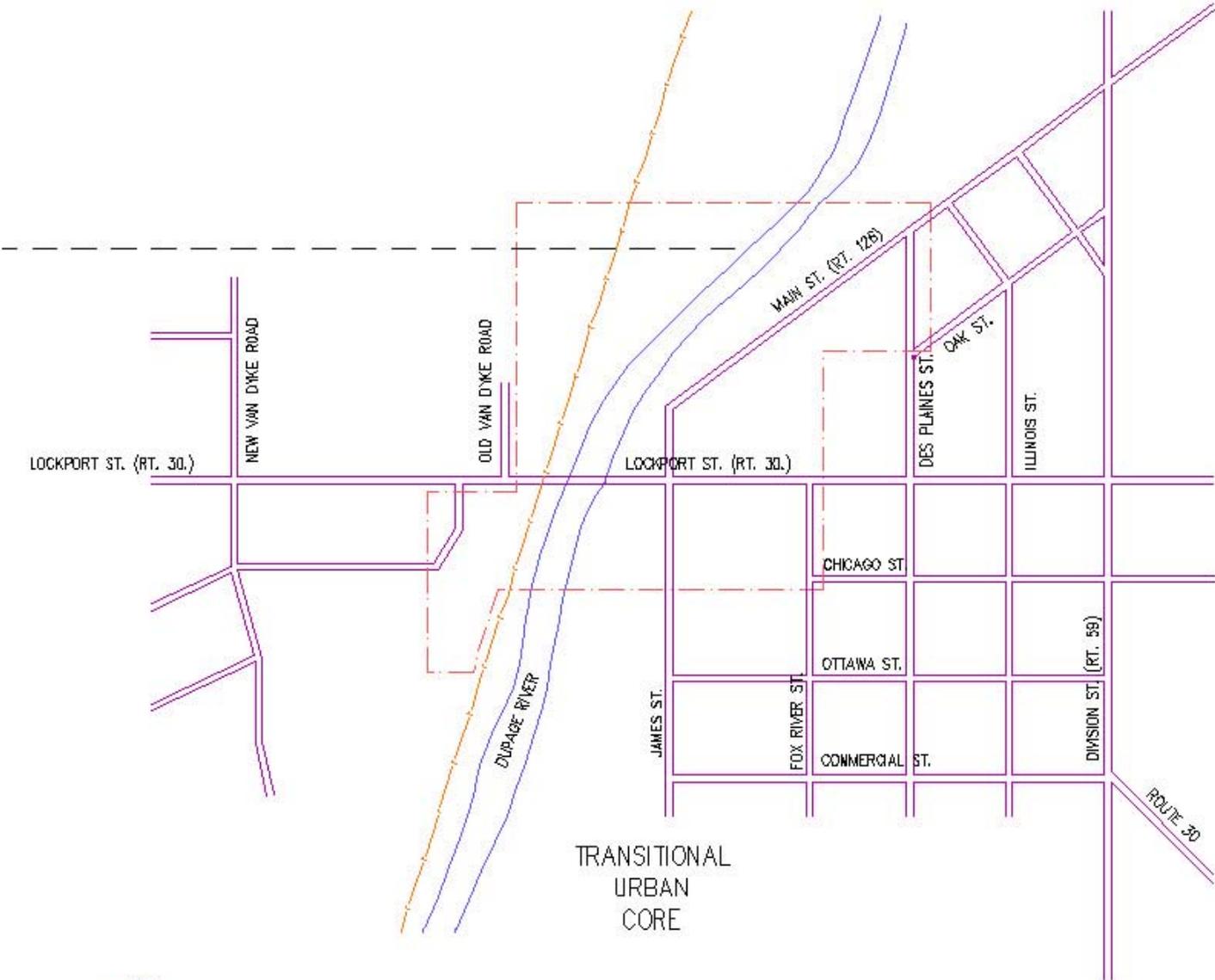


## ADDITIONS TO COMMERCIAL BUILDINGS



## ADDITIONS TO CHURCH/LIBRARY

# Transitional Urban Core



KEY PLAN - TRANSITIONAL URBAN CORE

## Defining the Transitional Urban Core

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### *District Boundaries*

From a beginning point at the intersection of Main and Des Plaines Streets due west to Old Van Dyke Road, then south along Old Van Dyke Road to Lockport Street, then west to the west property line of the Village Hall Site, then south to the north property line of Wallin Park, then east to the EJ&E tracks, then north to Chicago Street (extended), then east to Fox River Street, then north to the south property line of 802 Des Plaines Street, then east to Des Plaines Street, then north to Main Street.

### *District Overview*

The Transitional Urban Core is an area surrounding Lockport Street that has been in flux since the earliest years of the Plainfield community. As an extension of the well-defined business district of the Historic Urban Core, the Transitional Urban Core includes similar commercial architecture of the late Victorian period. However, instead of historic churches, the Transitional Urban Core contains numerous historic

industrial buildings. Although a few historic masonry residences exist along Lockport Street and within the adjacent neighborhoods, wood-framed residences of the late 19th and early 20th century dominate the Transitional Urban Core.

In the Transitional Urban Core, the architectural character is not as well defined as in other areas of the Plainfield community. The Transitional Urban Core is comprised of many different building types and construction materials. The variety of architectural expression highlights the evolutionary process that has influenced this area of the community for many generations.

Unfortunately, many of the historic buildings in the Transitional Urban Core do not retain a great deal of integrity; many of the newer buildings are of poor design. Therefore, this area of Lockport Street is an ideal location for re-development initiatives.

## Historic Development Patterns of the Transitional Urban Core

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### *Early Development*

# Transitional Urban Core

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## Impact of Early Transportation

The area identified as the Transitional Urban Core was, until the turn-of-the-nineteenth-century, the western edge of the Village of Plainfield. Historically, the area has served as a major hub of transportation routes, the Du Page River, and a mixed-use area of industrial and residential uses. Within the last several decades, the Lockport Street Business District has expanded westward towards the Du Page River into this area.

Transportation shaped the development of this end of Lockport Street. As a major stagecoach route between Chicago and Ottawa, Illinois, Main Street intersected with Lockport Street at the Du Page River. At this point, the route south of Plainfield split: one could cross the Du Page River and travel on the west side of the river or one could continue on James Street (formerly Kankakee Street) towards the Walker Mill site.

Near this intersection, the first development occurred. About 1845, James Beggs operated a tavern near this point where the roads and river met. Also near this point, a large hotel, Du Page House, was erected on the north side of Lockport Street; it burned to the ground on New Year's Eve of 1863.

Few residences were constructed near Lockport Street either west of Fox River

Street or at the southern end of Main Street before 1890. Those houses that were erected were small, vernacular buildings. Those houses that exhibited architectural characteristics favored Greek Revival elements. One of the most notable residences was the E.E. Woods Octagonal House (1854), which rose from the ridge north of Lockport Street and west of the Du Page River.

In the early 1850s, two plank road companies--the Oswego, Chicago & Indiana Plank Road Company and the Yorkville, Plainfield and Lockport Plank Road Company--were formed and established their routes along Lockport Street. Both toll routes crossed the Du Page River and split: one route continued west and the other route headed north on Van Dyke Road. Although both companies were short-lived, they operated a common tollhouse at the northeast corner of Lockport Street and Van Dyke Road.

In the early 1880s, the Elgin, Joliet & Eastern (E.J. & E.) Railroad acquired an easement and laid railroad tracks West of the Du Page River.

By the close of the 19th century, the area around the Du Page River, which was prone to periodic flooding, was largely open pastureland with a few residences, businesses and industrial buildings.

## *Impact of the Streetcar*

In 1904, the Aurora, Plainfield & Joliet Railway (originally Joliet, Plainfield & Aurora), a streetcar company, was formed and established its route along the former Oswego, Chicago & Indiana Plank Road easement.

At that time, the company erected a large, brick storage and maintenance building on the north side of Lockport Street east of Main Street. This facility housed all of the line's streetcars and provided a hub for the railway operations.

Simultaneously, the Aurora, Plainfield & Joliet Railway purchased twenty acres of land, which spanned the Du Page River south of Lockport Street between James Street and the E. J. & E. Railroad tracks. Christened "Electric Park," the land was developed into an entertainment park replete with sunken gardens, a restaurant, a two-story gazebo, an auditorium, an open-air dance pavilion, a bowling alley, harness track and other attractions. To permit boating, "bathing," and other water activities, the Du Page River was dammed. Camping cottages were constructed on the east side of the river. A footbridge and two iron truss bridges--one for horse and carriages and another for streetcars--crossed the Du Page River. As the popularity of streetcar

travel waned, Electric Park closed in 1923.

Not only did the development of the park alter the character of the west end of Lockport Street but also encouraged other development--primarily residential--west of Fox River Street.

## *Development since 1925*

After Electric Park closed, the property east of the Du Page River was subdivided and sold for residential construction. Many of the cottages were converted to year-round homes. The property west of the Du Page River sat vacant for several years. Radio Station W.W.A.E. operated from the park pavilion, and a roller coaster was erected on the west bank of the Du Page. In the 1940s and 1950s, the pavilion, which was the only remaining non-residential building on the site, was converted to a roller skating rink and dance hall. Later, it was converted to a warehouse and bus garage.

In the late 1920s, a gas station was built at the intersection point of Lockport and Main Streets. During the 1930s and 1940s, a small dairy operated on Van Dyke Road north of Lockport Street. Since the 1940s, several industrial buildings were erected and the former streetcar barn was converted to a

# Transitional Urban Core

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Historic Signage  
Adjacent Residential Neighborhoods  
Open Space  
West End Largely Undeveloped

manufacturing facility. West of the Du Page River, a small automobile junkyard developed on the old tollhouse property.

In the 1960s, a large telephone exchange building was constructed on the north side of Lockport Street just east of Fox River Street. Through the 1960s and 1970s, numerous apartment buildings were constructed on Main Street, stretching eastward from the intersection with Lockport Street.

## *Historic Signage*

Advertisement has always been a part of the downtown business environment.

However, because this portion of the Lockport Street corridor remained largely industrial in use, few historic signage references are available. In fact, few businesses in this area of Plainfield utilized signage. Until recently, projecting signs with painted faces were most common.

As more buildings converted to commercial and retail use in the 1990s, storefront awnings with the business name imprinted on the face have become the standard.

## *Residential Neighborhoods & Open Space*

At the east end of the Transitional Urban Core area, the business district development is related to and contained by the surrounding residential neighborhood. Therefore, the east end of the Transitional Urban Core area of the Lockport Street business district developed as a linear commercial area bounded by and with little expansion into the residential neighborhoods. The residences immediately north and south of the Lockport Street business district at the east end of the Transitional Urban Core have become an important and integral element of the district's character.

The mid-section of the Transitional Urban Core is primarily residential. Because the west end of Lockport Street developed few commercial uses until the 1940s, the residential neighborhoods north and south converged at Lockport Street.

At the west end of the Transitional Urban Core area, the area has remained largely undeveloped since the 1990 tornado. Presently, the area west of Main and James Streets is defined by the potential of an expansive public greenway straddling the Du Page River.

Open Space  
Historic Streetscape Character  
New Village Hall Site  
Modern Era Development  
Existing Character of the Transitional Core

Open space has been a time-honored element in the downtown area of Plainfield.

Although a portion of the block of Lockport Street west of Des Plaines Street developed from lot line to lot line, the remainder of the downtown area developed in a manner that retained landscaped yards, tree-lined streets, and open space. The landscaped parkways and open space provided visual relief from the built environment and maintained a quaint, “small town” atmosphere. With increased pressure for redevelopment, these small open spaces (generally, privately-owned) are disappearing and are being replaced with parking lots and driveways, building additions, or uninteresting outdoor patios.

### *Development since 1975*

Little redevelopment has occurred in the Transitional Urban Core since 1975. A new office building replaced the 1920s-era gas station at Main Street; a new medical office was constructed on the east bank of the Du Page River; and a few residences have been converted to attractive business and restaurant uses.

However, the August 28, 1990 tornado and the Flood of 1996 destroyed many

of the historic and non-historic sites in this district. The historic Plank Road Tollhouse, E.E. Wood Octagon House, and the remaining structures associated with Electric Park (except the streetcar barn) no longer exist.

Recently, though, the Village of Plainfield continues to pursue the redevelopment of this area of Lockport Street. Several agencies have made commitments to the redevelopment of this section of Lockport Street. East of the Du Page River, the Village of Plainfield has purchased several dilapidated properties, razed the structures, and is planning a new parking lot. West of the Du Page River, the Village of Plainfield is planning a new Village Hall; the Plainfield Township Park District and the Village of Plainfield continue planning for a Du Page River Park; and the Plainfield Historical Society has relocated the abandoned E.J. & E. Railroad Depot to the former Plank Road Tollhouse site where the depot will be restored.

### *Existing Character of the Transitional Urban Core*

With the exception of portions of the 600 Block of Lockport Street, the character of the Transitional Urban Core consists, primarily, of free-standing structures on

# Transitional Urban Core

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Key Development Patterns  
Existing Commercial Building Types

landscaped parcels. Architecturally, the buildings are diverse in style, size and lot placement. Much of the re-development that occurred between 1975 and 1990 was not sensitive to the historic development patterns of Lockport Street or the architectural character of the individual buildings themselves. However, more recent efforts have embraced the established historic character of the downtown.

## *Development Patterns*

The key principles that define the development of the Transitional Urban Core are:

- ❑ 600 Block of Lockport Street is dominated by structures built adjacent to the public sidewalk and the full width of their lot; landscaping is confined primarily to the public right-of-way streetscape improvements
- ❑ 700 Block of Lockport Street and streets surrounding the Lockport Street Corridor are dominated by free-standing buildings; large open spaces (private and public); and significant areas of landscaping between structures
- ❑ Converted residences anywhere in the Transitional Urban Core

maintain their historic relationship to the street

- ❑ Many of the properties facing Lockport and Main Streets are in poor condition, aesthetically, and are prime targets for redevelopment
- ❑ The area surrounding the Du Page River and to the western edge of the Transitional Urban Core is largely vacant and undeveloped

The Lockport Street Commercial District is composed of numerous building types. Some of the building types are characteristic of the historic period of development (1850 – 1925) while others are modern building types that detract from the historic atmosphere of the central business district.

## **Commercial Architecture**

The principal commercial building types that exist currently in the Historic Urban Core are:

**Historic Commercial** – generally, these buildings are more than 90 years old. Constructed of masonry or wood, these buildings are 1-2 stories in height. Current occupations

# Transitional Urban Core

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Existing Commercial Building Types (cont.)  
Historic Residential Architecture Styles & Types

include retail stores, professional offices and apartments.

**Infill Commercial** – generally, these buildings are less than 30 years old. Constructed of masonry and metal frame, these buildings are typically 1-2 stories in height. Current occupations include retail stores, professional offices and distribution centers. Most do not contribute to the character of the Historic Urban Core.

**Historic Industrial** – generally, these buildings are more than 90 years old. Constructed of masonry or wood, these buildings are 2 stories in height. Current occupations include retail stores, professional offices, vacated industrial plants and apartments.

**Infill Industrial** – generally, these buildings are less than 50 years old. Constructed of masonry, these buildings are typically 1-2 stories in height. Current occupations include warehousing or are vacant. Most do not contribute to the character of the Historic Urban Core.

**Professional Offices**– generally, these buildings are less than 50 years old. Constructed of masonry, these buildings are 1 story in height. Current occupations include

professional offices. Most do not contribute to the character of the Historic Urban Core.

**Residential Conversions**– generally, these buildings are more than 80 years old. Constructed of wood or masonry, these buildings are 1-2 stories in height. Current occupations include retail stores, restaurants, professional offices and apartments.

**Apartment Buildings**– generally, these buildings are less than 40 years old. Constructed of wood and masonry, these buildings are 2 stories in height. Some include professional offices at the first floor. Most do not contribute to the character of the Transitional Urban Core.

## **Residential Architecture**

According to a 1994 architectural survey completed by The Urbana Group for the Village of Plainfield, the typical residential building styles and types that exist currently in the Transitional Urban Core are (see also Appendix D):

### ***Residential Architectural Styles***

**Greek Revival:** (circa 1825 –1860). Gabled or hipped roof of low pitch; cornice line and porch roofs

# Transitional Urban Core

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Historic Residential Architecture Styles & Types (cont.)

emphasized with a wide band of trim; façade corners sometimes identified by a corner board; front door typically surrounded by narrow sidelights and a rectangular line of transom lights above; frequently found with porches, either entry or full façade.

**Gothic Revival:** (circa 1840 -1880). Steeply pitched roof, usually with steep cross gables; gables commonly have decorated vergeboards (bargeboards); windows commonly extend into the gables, frequently having pointed-arch (Gothic) shape; one story porch usually present.

**Italianate:** (circa 1840 - 1885). Two or three stories; low-pitched roof, usually hipped, with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborate hood molds; can have square cupola or tower; small porches may be present; sits prominently above grade on a limestone foundation.

**Second Empire:** (circa 1860-1890). Distinctive Mansard roof; dormer windows may be present on the steep lower slope of the roof; molded cornices bound the upper and lower

edge of the steep roof slope; widely overhanging eaves having decorative brackets; iron creating common at main and secondary rooflines; may be combined with Gothic Revival or Italianate details; sits prominently above grade on a limestone foundation.

**Shingle Style:** (circa 1880-1900). Wall cladding (most times only second story) and roof cladding of continuous wood shingles; shingled walls without interruption at corners; asymmetrical facades with irregular, steeply-pitched roofline; porches and dormers are common; windows may be varied and are sometimes recessed at attic gables; sits prominently above grade on a limestone foundation.

**Queen Anne:** (circa 1880-1910). Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, wall materials of differing textures, and other devices to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch usually one story high and extended along one or both side walls; bays, towers, overhangs; sits prominently above grade on a limestone foundation.

**Neo-Classical (Classical Revival):** (circa 1895-1950). Façade dominated by full-height porch with roof supported by classical columns; columns typically have Ionic or Corinthian capitals; facades show symmetrically balanced window and center door; sits prominently above grade on a limestone foundation.

## ***Residential Architectural Types***

**Bungalow:** Small one or one-and-one-half story cottage with low-slung silhouette; gable roof with wide eaves, dormers common; large full-width front porch; multiple windows; frequent use of natural materials.

**Four Square:** Two-story with square or nearly square floor plan; pyramid or hipped roof, one or more centrally placed dormers, roof of dormers usually echoes main roof form; one-story porch across façade, porch roof usually echoes main roof form; often references Colonial Revival, Craftsman or Prairie School architectural styles.

**Gabled Ell:** Intersecting gable roof and L-shape floor plan, ridgelines of both roofs must be the same height; façade comprises a gable end and a perpendicular side wing of varying dimension; entrance is usually in the

wing, sheltered by a porch; one, one-and-one-half, or two stories.

**Gable Front:** Gable or gambrel roof oriented to face street; entrance in gable or gambrel end; one to two-and-one-half stories; side elevation dormers often enlarge space in half-story.

**Side Hall Plan:** Two rooms deep and one room wide with sidehall containing a staircase; entrance located to far left or right; gable, gambrel, or low hip roof; one to two-and-one-half stories.

**Upright and Wing:** Gable front (upright element) with perpendicular side wing; side wing half to one full-story lower in height than upright; T or L-shape floor plan; perpendicular orientation; gable roof; façade entrance located in gable end or side wing, often sheltered by a porch.

# Transitional Urban Core

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## Architectural Design Guidelines for the Transitional Urban Core

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### *Purpose of the Guidelines*

The Village of Plainfield has extended a special commitment to the visual quality of the Lockport Street Business Corridor. These guidelines--and the design manual of which they are part--are intended to put in one place an explanation of the expected design standards when public or private development is planned in the downtown area.

The guidelines that follow are to be used as a design tool and to enable meaningful dialogue between developers, designers and community representatives regarding the appropriateness of specific design proposals.

The guidelines indicate the design elements that may be present in an architecturally compatible downtown building and focus attention on those elements that will encourage a pedestrian-friendly atmosphere. Development in the Transitional Urban Core must be especially sensitive to

issues of compatibility but also to issues associated with transitional land uses.

### *Objectives of the Guidelines*

The guidelines for development within the Transitional Urban Core are intended to:

- Retain the existing architectural character and urban development patterns where practical
- Develop the area as a recognizable and viable commercial and residential district
- Encourage the restoration of historically significant structures
- Minimize alterations that weaken the historic integrity of individual buildings and of the area at large
- Encourage infill development and redevelopment consistent with the architectural character and land use patterns of the Historic Urban Core
- Encourage new development that respects, enhances or re-interprets the visual character of the area
- Improve the retail shopping and commercial office environment
- Provide additional residential housing opportunities

# Transitional Urban Core

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Objectives of Guidelines (cont.)  
Compliance with Guidelines

- Increase density of residential development
- Develop the Du Page River as a publicly-accessible amenity
- Establish the area as a place of intense pedestrian activity
- Provide additional vehicle parking facilities

## *Compliance with the Guidelines*

It is the intent of the Village of Plainfield that all development and re-development within the Transitional Urban Core shall conform to the following basic guiding principles.

➤ **Preservation of the original character of the site**

**Guideline: Maintain existing site development patterns.**

The setback of the principal building on a site shall be consistent with the setback of adjacent or nearby buildings facing on the same street

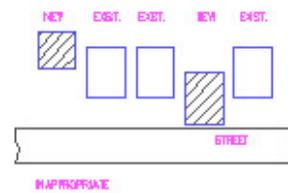
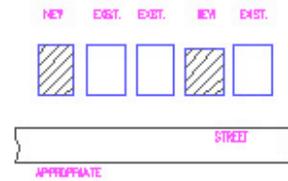
On corner lots, the setback of the principal building on a site shall be consistent with the setbacks of adjacent or nearby buildings on the intersecting streets

Retain existing open space and landscaped yards associated with historic buildings wherever practical

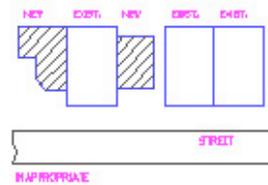
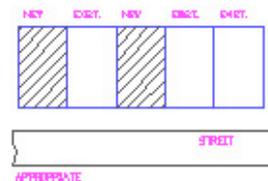
Retain original historic location of Principal Entrance to a building

Retain mature landscaping wherever practical

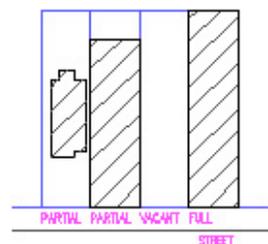
Restore historic site features (such as fences, paving materials, lighting, etc.) wherever practical



SITE DEVELOPMENT PATTERNS



SETBACKS AT NEW CONSTRUCTION



PROPERTY BUILD-OUT

# Transitional Urban Core

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Preservation of Primary Facade  
Original Façade Character  
Significant Components

➤ ***Preservation of the historic character of primary façade(s)***

**Guideline: Maintain the original character of the façade.**

Determine historic architectural features through research of written and photographic sources

Respect original architectural design

Retain historically significant façades

Be historically and architecturally honest to the period of construction or significant historic remodeling

Resist any temptation to falsely “historicize” a building by adding features that are not of the construction period or were never part of the original design

Maintain character of all facades visible from the public right-of-way when a building is located on a corner lot

**Guideline: Preserve architecturally significant components of historic commercial and industrial buildings.**

Preserve original construction materials including wood, brick, terra cotta, stone, glazing, cast iron, etc.

Maintain size, material, shape and configuration of historic street level openings (including vehicular doorways)

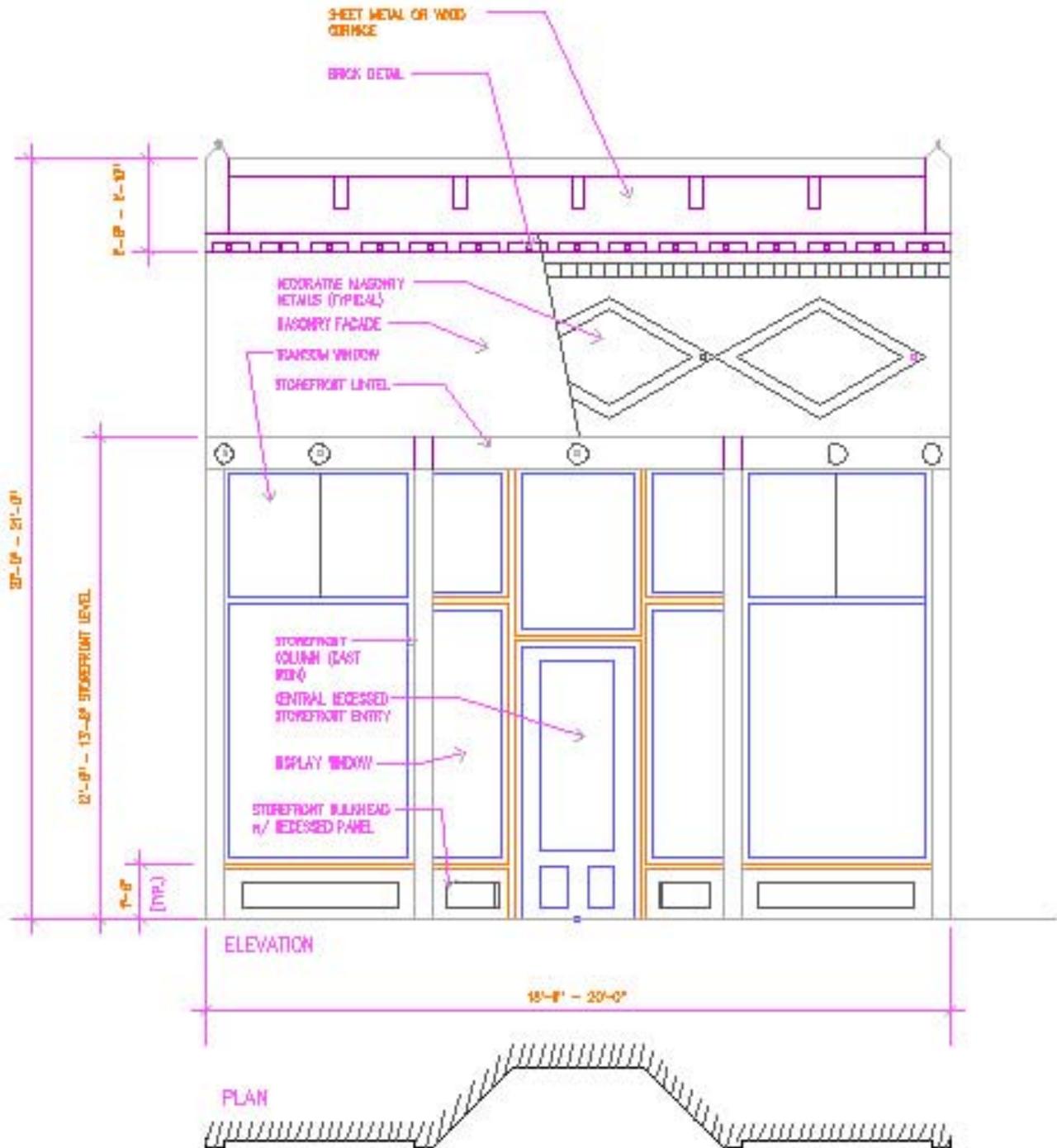
Maintain storefront elements including panels below display windows, cast iron columns, storefront lintels, wall height, etc.

Preserve size, shape and configuration of upper story windows

Preserve upper wall architectural features including masonry or wood details

Maintain original design of roofline including decorative wood or metal cornices or parapets at the roofline

Replace missing components with new elements that match the material and appearance of the original component based on historic documentation

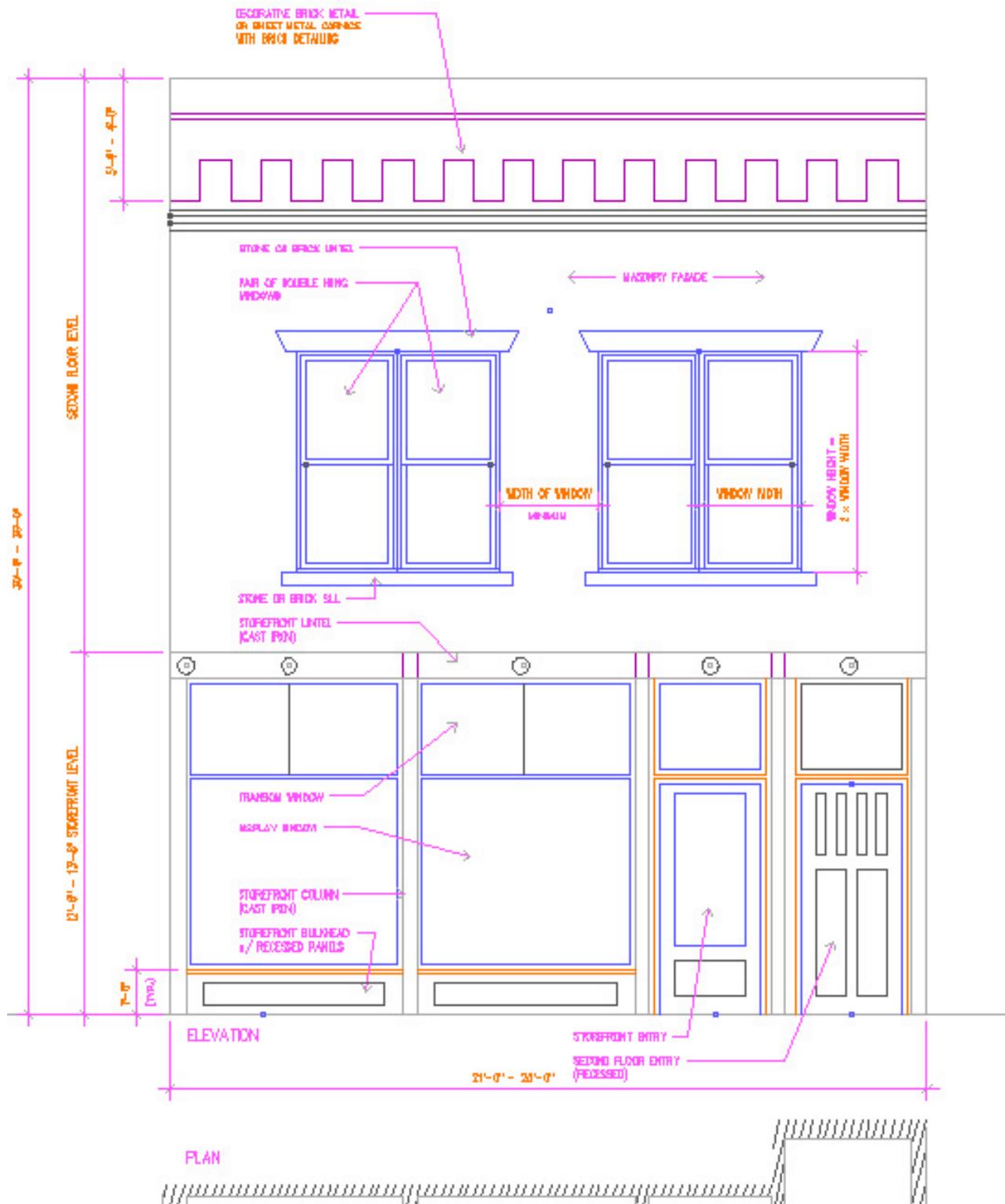


**TYPICAL ONE STORY MASONRY COMMERCIAL BUILDING**  
 BUILT 1900 - 1925

# Transitional Urban Core



TYPICAL TWO STORY WOOD COMMERCIAL BUILDING  
BUILT 1845 - 1890



**TYPICAL TWO STORY MASONRY COMMERCIAL BUILDING**

BUILT 1890 - 1900

# Transitional Urban Core



NOTE: DIFFERENT MEMBERED ENTRY SPINDS MAY BE USED TO INDICATE TYPICAL PATTERNS. UNLESS MATCHING ENTRY SPINDLES IN SINGLE BUILDINGS WITH MULTIPLE STOREFRONTS.

## TWO STORY MASONRY COMMERCIAL BUILDING - MULTIPLE BAY

BUILT 1910 - 1930

# Transitional Urban Core

Preservation of Primary Façade  
Alignment of Architectural Elements  
Incorporation of Pedestrian-oriented Design

## **Guideline: Align architectural elements.**

Reinforce established horizontal relationships of building elements (including storefront height, storefront components, upper floor components, rooflines and cornices) between adjacent structures

Reinforce established vertical relationships of building elements within a building façade

Restore original line of commercial storefronts at the sidewalk edge

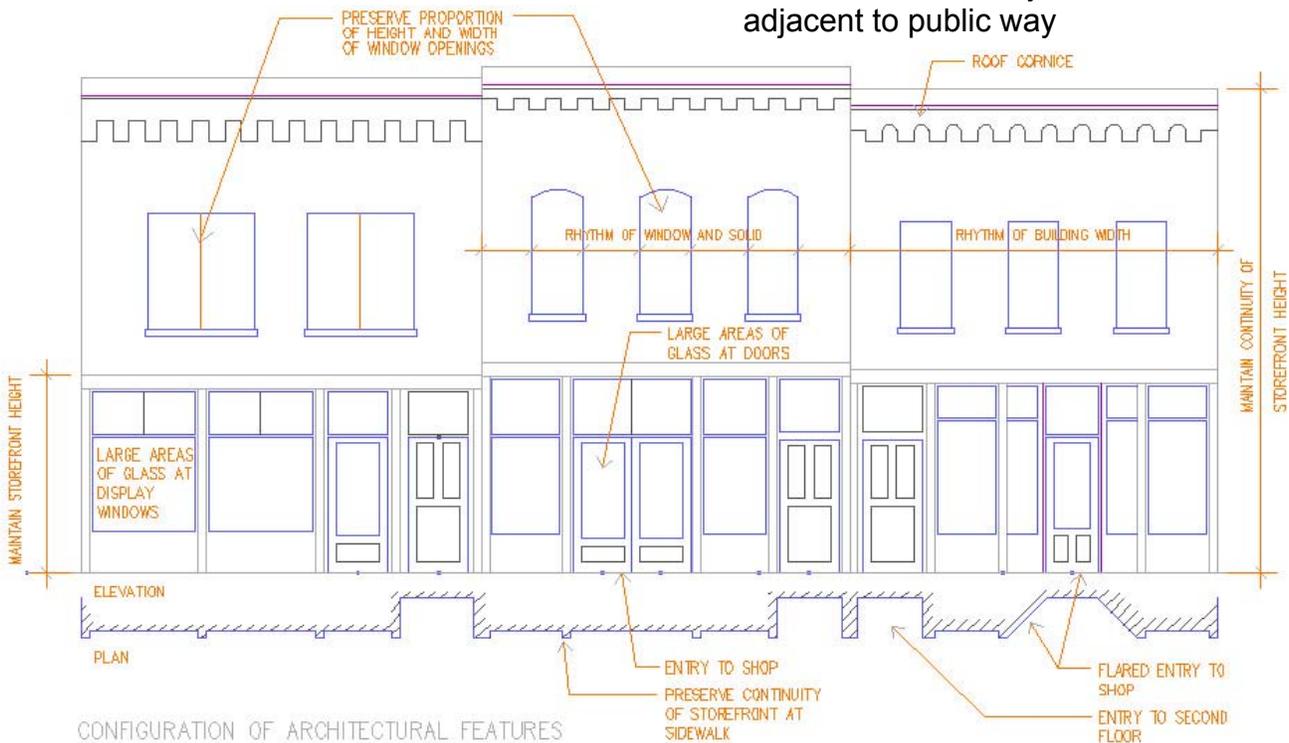
## **Guideline: Incorporate pedestrian-oriented design elements at sidewalk level.**

Retain recessed entry doors to storefronts at commercial buildings; recessed entries shall have splayed sidewalls

Maintain large display windows; incorporate merchandise display areas inside storefront windows

Storefront doors shall have large areas of glass

Retain recessed entry doors to second floor stairways where adjacent to public way



# Transitional Urban Core

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Preservation of Primary Façade  
Use of Awnings and Shutters

**Guideline: Utilize storefront awnings and shutters appropriately.**

Consider awnings to provide depth to the façade and to shade the storefront glass; historically awnings were rarely utilized on the south side of Lockport Street; select an awning style that complements the historic period of the restored storefront

Utilize individual awnings for each storefront bay; avoid use of continuous awnings across multiple storefront bays

Storefront awnings may project over 50% of the width of the public sidewalk or to a maximum of 6'-0" from the face of the building

Align bottom edge of awning flaps when multiple awnings are utilized along a street; mount awnings not less than 7'-6" above the sidewalk

Awnings may be installed at upper floor windows if suggested by historic documentation

Install fabric awnings only (metal awnings are not permitted); operable awnings are preferable

Do not backlight awnings (making the awning a beacon along the street); downlighting for the

enhancement of the storefront may be installed below the awning

Coordinate awning color with building color scheme; avoid garish contrasts

Where suggested by historic documentation, fixed canopies may be appropriate where permitted by Village approval

Store identification signage (business name and/or company logo) may be located on the awning face; such signage, subject to approval, shall not exceed 12 square feet and may contain only a store name and logo

Store names and street addresses may be placed on an awning flap

Install shutters only where suggested by historic documentation

Install window shutters correctly so that shutters appear to be operable (inside vertical edge of shutters shall be placed at the edge of the window opening *not* at the outside edge of window trim)

Utilize wood shutters; plastic, metal or other synthetic materials are not appropriate

**Guideline: Install appropriate building and site signage.**

Locate signage in historically appropriate spaces of the building façade

The total area of signage for each storefront will be determined based on a “Storefront Design Plan” which identifies the location of all proposed signage and which will be evaluated based on the historic architectural character of the façade(s) and/or site plan

Street addresses may be placed on facades above the Principal Entry or painted on entry doors or transoms above the principal entry

Store identification signs may be placed above the storefront and awning; the height of signs shall not exceed 24 inches, the width of signs shall not exceed 65% of the building width or storefront width to a maximum of 15 feet in length (whichever is less)

Iconographic and store identification signs may project from the building façade no more than 5 feet; the overall dimensions of projecting signs may not exceed 16 square feet per face: the lowest part of the sign

must be a minimum of 7’-6” above the sidewalk

Where practical, ground-mounted signage is permitted; the overall dimensions may not exceed 20 square feet per face and not exceed 54” in height measured from grade

Ground-mounted signage must be constructed of materials similar in character to the principal structure; ground-mounted signage may not be placed where it may block sightlines for pedestrian and vehicular traffic

Painted storefront signage is encouraged and each face may be lit by external means; internally-illuminated signage, including individual letters, is not permitted

Signage shall be illuminated with inconspicuous sources that utilize the lowest wattage lamp practical

Flashing or moving message boards may not be incorporated in any permitted sign; lighted message boards are not permitted

Painted window signage for the purpose of store identification is permitted; window signage is permitted at display windows and, if exposed above an awning, at transom windows

# Transitional Urban Core

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## Preservation of Primary Façade Signage Regulations (cont.)

Overall area of window signage graphics may not exceed 9 square feet per display window or more than 25% of the total glass area per display window (whichever is less)

Neon signs, which are nostalgic or historic in character, are permitted by special approval; signs may not exceed 5 square feet in overall dimension and are limited to no more than 2 movements

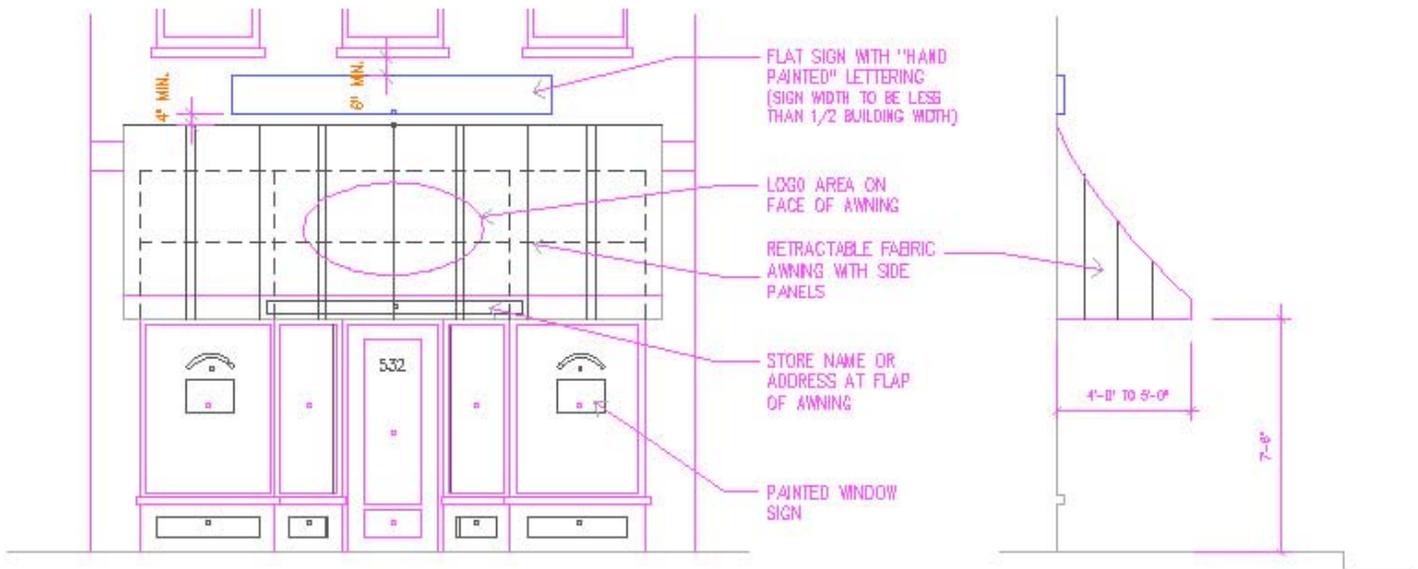
Neon advertising and business operation signs are not permitted

Temporary promotional signs and placards may be placed in display windows for no more than 30 days; the total area of such signs shall not exceed 8 square feet

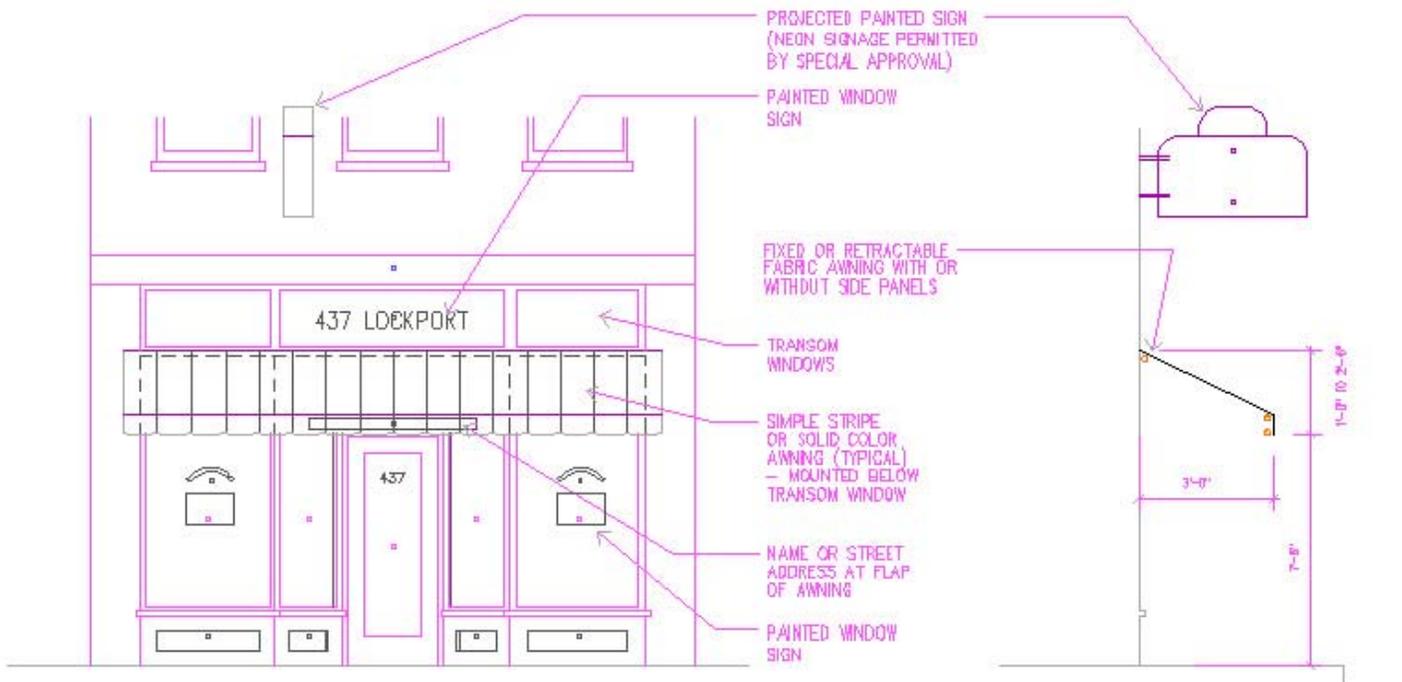
Rooftop signage is not permitted

Monumental project identification signage for new residential or commercial developments is not permitted; project identification signage must be integrated into the architectural or landscape elements of the project

Permanent building identification (such as building names, cornerstones, etc.) shall not be construed as building signage



TYPICAL "HOOD AWNING" AND SIGNAGE PRIOR TO 1910



TYPICAL "VENETIAN OR VALANCE" AWNING AND SIGNAGE AFTER 1910

# Transitional Urban Core

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Preservation of Primary Façade  
Exterior Color Schemes  
Historic Residential Buildings

**Guideline: Utilize historically appropriate color schemes**

Color shall enhance the tone of the major building materials

Historic storefronts most often were painted in deep tones (such as black, dark olive green, dark bronze brown, deep maroon, etc.)

Avoid the temptation of highlighting architectural details with multiple colors

Use color to unify architectural elements of each storefront; colors shall be compatible with business logo

Use color to visually link one building with other nearby buildings

Do not paint masonry that has not been painted previously

Prepare surfaces to be painted utilizing the gentlest means possible; sandblasting is not permitted

**Guideline: Preserve architecturally significant components of historic residential buildings.**

Preserve all historic facades visible from the public right-of-way

Preserve original construction materials including wood, brick, terra cotta, stone, glazing, cast iron, etc.

Retain historic wall material; vinyl or synthetic siding is not permitted

Maintain size, material, shape and configuration of historic window and door openings

Retain all historic stairways, porches and principal entry details

Preserve upper wall architectural features including masonry or wood details

Maintain original design of roofline including decorative wood or metal cornices or parapets at the roofline

Retain all decorative roof elements such as dormers, chimneys, etc.

➤ ***Infill Development and Remodeling  
of Secondary Facades in the  
Transitional Urban Core***

**Guideline: Align architectural  
elements in new construction.**

Reinforce the established horizontal relationships of building elements on the façades of adjacent buildings

Incorporate the established vertical relationships of building elements on the façades of adjacent buildings

Maintain the line of the storefront at the sidewalk edge to match adjacent buildings; maintain historic setbacks of existing buildings

Infill development that alters the historic residential development along Lockport Street shall maintain a 10'-0" setback from street curb location as determined by the Village

Maintain the average height of the principal façade of adjacent buildings (adjacent buildings include buildings on either side, to the rear and across a street)

**Guideline: Respect rhythm of  
existing façades.**

Consider designs that will maintain the rhythm established by the repetition of standard façade widths

Minimize long expanses of building façades that are out-of-scale with the historic commercial buildings along Lockport Street; provide variation of the street-facing building plane

Maintain the original line of the storefront at the sidewalk edge

Building facades adjacent to pedestrian alleyways that may connect the public right-of-way to internal block functions (such as parking lots or pocket parks) must be designed to reflect the architectural character of the principal facade

# Transitional Urban Core

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Infill Development and Remodeling  
Architectural Character of Adjacent Buildings  
Maximum Height for Historic Commercial & Industrial Buildings

**Guideline: Respect the existing architectural character of the building and adjacent buildings.**

Maximum building height for historic industrial buildings shall not exceed the highest point of the existing roof

Maximum building height for commercial buildings shall not exceed 35'-0" above public sidewalk at the principal entrance to a building

Maintain similarity in storefront, upper floor and overall building heights at the principal street façade of commercial buildings

Maintain the historic size, shape and configuration of street-facing openings including transoms and doorways of adjacent buildings

Retain recessed entry doors to storefronts and historic industrial buildings; recessed storefront entries shall have splayed sidewalls and storefront doors shall have large areas of glass

Maintain storefront elements including panels below display windows, vertical storefront columns, storefront lintels, awnings etc.

Maintain large display windows; incorporate merchandise display areas inside storefront windows

Retain recessed entry doors to second floor stairways where provided

Preserve size, shape, proportion and configuration of upper story windows; reinforce the established pattern(s) of upper story windows

Maintain the historic distinction between lower and upper floors of commercial buildings

Interpret upper wall architectural features including masonry or wood details and decorative cornices or parapets at the roofline

**Guideline: Design of Infill Single-Family and Multi-Family Residential Housing.**

Maximum building height for all residential buildings (single-family and multi-family) shall not exceed 35'-0" measured vertically from the main floor to the roof ridge

Single-family Housing shall be Neo-Traditional in design to blend with the historic character of the central Village

Single-family residences shall be consistent with adjacent residential structures in mass, size, fenestration patterns and roof forms and shall respect the predominant architectural style evident in the surrounding neighborhood

Multi-family housing shall be two stories in height; Multi-family housing shall have a street-facing façade that is consistent with the scale and character of adjacent buildings

Multi-family housing shall be inspired by urban designs of the late 19th and early 20th centuries; design features such as porches, sunrooms, bow windows, cornices, etc. are encouraged



SINGLE FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL

# Transitional Urban Core

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Infill Development and Remodeling  
Historically Appropriate Materials

**Guideline: Utilize historically appropriate materials.**

Utilize materials that are similar to the original, historic construction materials

For new residential buildings, utilize materials that are similar in texture to those established in the historic residential areas of the Village

For new commercial buildings, utilize materials that are similar in texture to those established in the historic commercial areas of the Village such as metal, glass, brick, stone, unglazed terra cotta, etc.

Incorporate traditional façade components and materials in new building designs; new components shall be based on traditional components but may be interpreted in a less historic manner

Refrain from introducing materials that have not been used historically; however, new materials sympathetic in appearance or character to historic materials may be appropriate

Utilize standard-sized building components to help establish apparent scale and maintain the overall scale of the Transitional Urban Core

**Guideline: Retain connection between public and private open space.**

Wherever possible maintain all existing open space fronting public right-of-ways

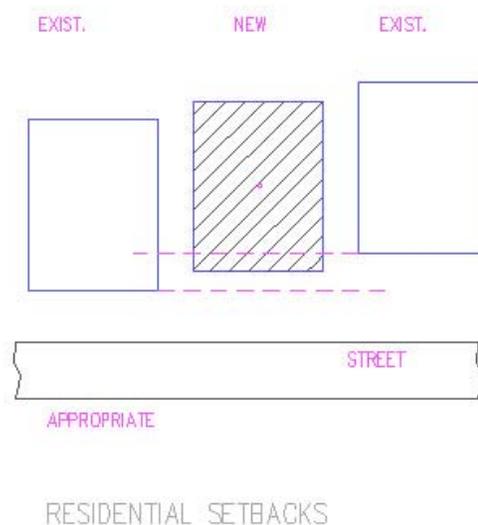
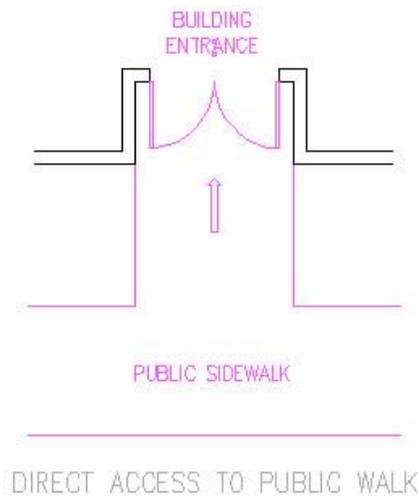
Develop open spaces for the enjoyment of social activities, architectural landmarks or natural land forms that may be visually interesting; encourage seating that is useable year-round

Provide direct access from public sidewalks to all retail shops, restaurants, businesses and residential buildings

Single-family residential buildings must be set back from the public right-of-way a distance equal to 20'-0" or the average historic setback for the block

Multi-family residential buildings must be set back from the public right-of-way a distance equal to 15'-0" or the established setback of an adjacent historic residence

Provide a 6'-0" wide (min.) landscape bed to screen the view of any surface parking lot adjacent to the public right-of-way.



➤ ***Additions to Existing Buildings in the Transitional Urban Core***

**Guideline: Respect and preserve historic architecture.**

The size and scale of additions shall not visually overpower a historic building; an addition shall not alter the future interpretation of the historic character of a building

Additions shall be located as inconspicuously as possible at the rear or least character-defining façade of the building

Additions shall not obscure, damage or destroy any defining architectural feature of the historic structure that is visible from a public right-of-way

Additions shall be designed in a manner that--if such additions were to be removed in the future, the essential form and integrity of the structure would be unimpaired

Additions shall be designed to be compatible with the original materials and architectural character of the historic building; however, the addition shall be readily discernable from the historic building

Additions shall be compatible with the historic building in mass, height (including foundation height and eave lines) materials, proportion, roof shape and window spacing, size and configuration

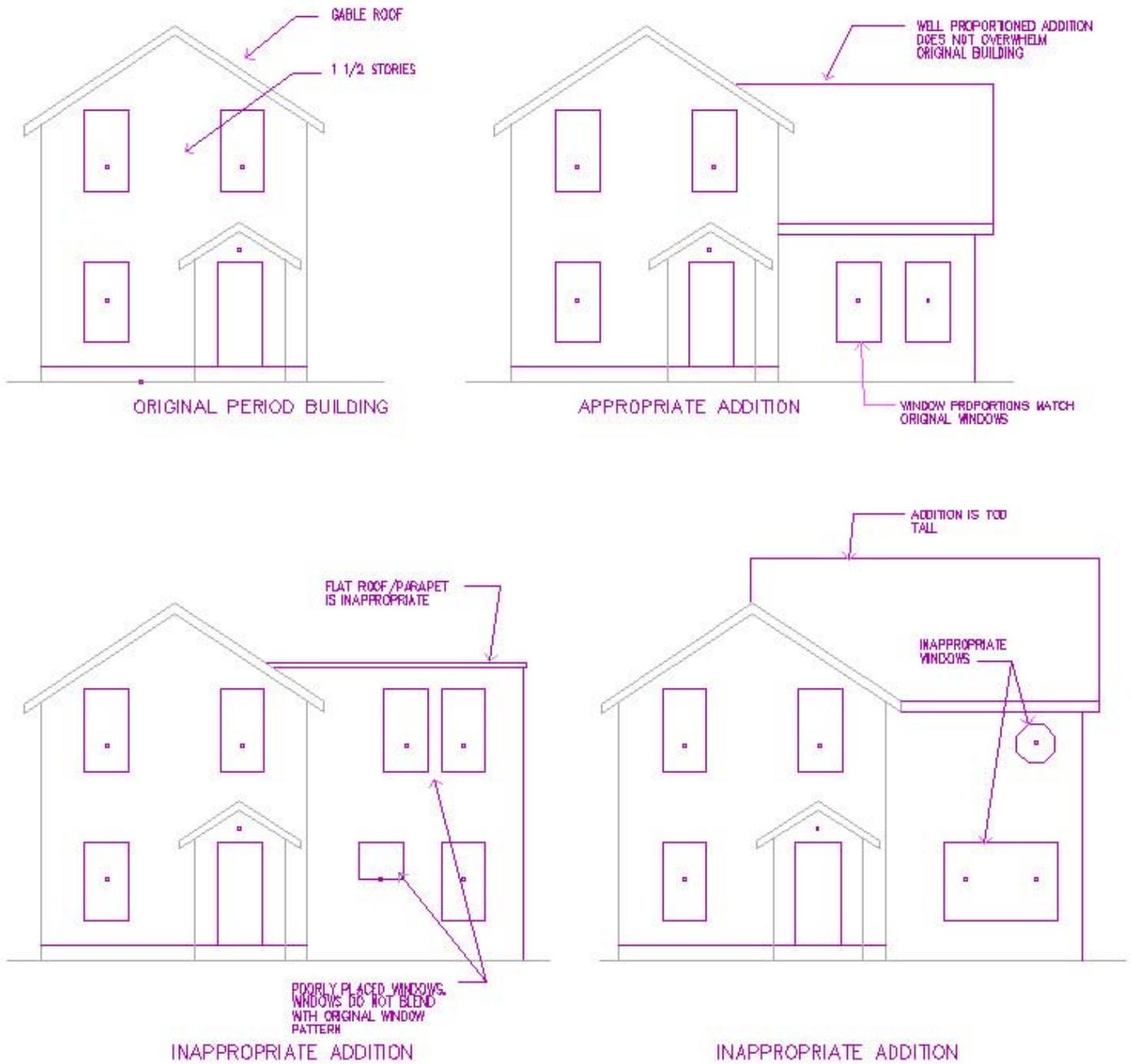
Additions shall be visually separated or set back from the historic façade(s) of a building

It is inappropriate to add architectural details or features that never existed and that would create a false historic appearance

It is inappropriate to enclose front or side porches that are visible from the public right-of-way unless such modification does not alter the historic appearance or components of the porch

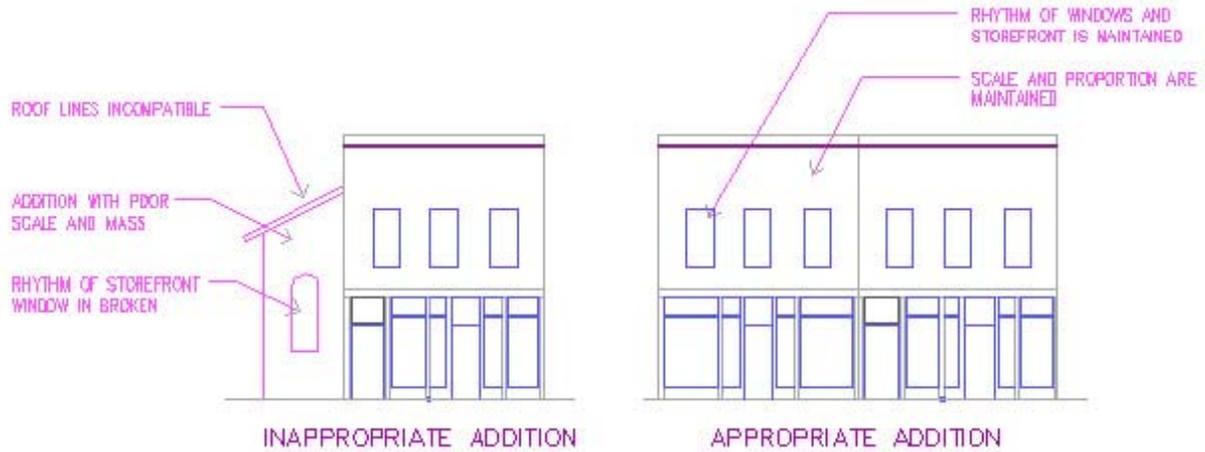
If a historic architectural component is completely missing, it shall be replaced with either a reconstructed element based on accurate documentation or a new design that is compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail and color

Inappropriate earlier additions shall be removed prior to the construction of new additions

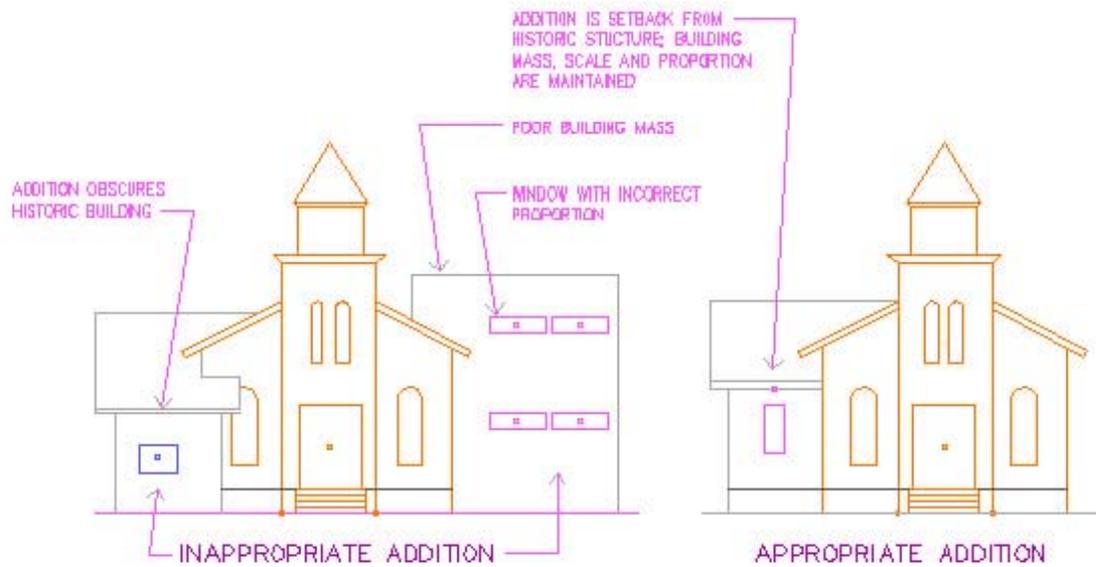


## ADDITIONS TO RESIDENTIAL BUILDINGS

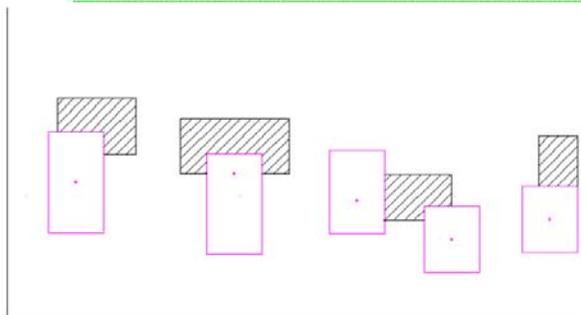
# Transitional Urban Core



## ADDITIONS TO COMMERCIAL BUILDINGS



## ADDITIONS TO CHURCH/LIBRARY



BUILDING ADDITIONS



# Expanded Urban Core



## KEY PLAN - EXPANDED URBAN CORE

## Defining the Expanded Urban Core

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### *District Boundaries*

From a beginning point at the intersection of Old Van Dyke Road and Lockport Street, north along Old Van Dyke Road approximately 800'-0" north of Lockport Street, then west to a boundary approximately 650'-0" west of U.S. Route 30, then south to Commercial Street (extended), then east/northeasterly along Ottawa Street to New Van Dyke Road, then east along the north property line of Wallin Park to the west property line of the Village Hall site, then north to Lockport Street, then east to Old Van Dyke Road.

### *District Overview*

The Expanded Urban Core consists of a former agricultural area surrounding Lockport Street; this area has remained largely undeveloped since the earliest years of the Plainfield community. As an extension of the well-defined business district of the Historic Urban Core and the not-so-well-defined character of the Transitional Urban Core, the Expanded Urban Core has no existing architectural definition.

However, the proposed character has been largely defined by three factors: The 1996 New Town Center Urban Design Competition; the Master Plan & Streetscape Design Plan prepared by Teng & Associates; and the Design Manual prepared by ARRIS Architects + Planners.

Unfortunately, most of the historic buildings in the Expanded Urban Core were destroyed by the 1990 tornado. Therefore, this area of Lockport Street is an ideal location for development initiatives that will replicate the scale, character and perceived quality of downtown Plainfield.

## Historic Development Patterns of the Expanded Urban Core

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### *Early Development*

Until the late 1950s, the area identified as the Expanded Urban Core was an unincorporated, agricultural area west of the Village of Plainfield. Only two or three farmsteads lined this rural stretch of roadway. Even though The Lincoln Highway was paved through this area in the 1920s, no roadside development occurred until the mid-1950s.

# Expanded Urban Core

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Existing Character  
Downtown Expansion Envisioned

At that time, a “pole building” erector established a sales office and storage yard on the south side of Lockport Street at Indian Boundary Road. A few years later, a small drive-in restaurant, known as “The Hat” opened on the north side of Lockport Road. When the restaurant changed ownership, it continued to thrive and expand, eventually evolving into a sit-down restaurant.

Throughout the 1960s, 1970s and 1980s, several businesses, most of which were industrial or automotive repair operations, opened in non-descript, metal-sided, pole buildings north of Lockport Street.

## *Existing Character of the Expanded Urban Core*

The area identified for development as the Expanded Urban Core is, today, largely vacant land. However, a few sites have developed in a suburban style with deep setbacks from Lockport Street, little consideration for pedestrian circulation, and large parking lots adjacent to the public right-of-way. Architectural definition of buildings is limited to false facades and minimal details attached to single-story,

*nondescript* boxes. Landscape and streetscape improvements are virtually non-existent in the public right-of-ways.

## *Vision for an Expanded Town Center*

In 1984, the idea of expanding the existing Lockport Street Business District west of the Du Page River was conceived as part of a Master’s Degree Thesis at the University of Illinois at Urbana-Champaign School of Architecture. Until the devastation caused by the 1990 tornado, little credence was given to the concept.

In the early 1990s, the Village of Plainfield embraced the concept that would link two segregated residential neighborhoods with the downtown business district. In an effort to implement the concept of an expanded town center, the Village of Plainfield convinced the United States Post Office to build its proposed distribution facility north of Lockport Street. Furthermore, the Village of Plainfield adopted the expanded town center concept in its 1995 Comprehensive Plan and, also, approved a new, mixed-use residential and commercial Planned Unit Development (P.U.D.) for the south side of Lockport Street west of the E.J. & E.

railroad. In 1996, the Village of Plainfield sponsored an international urban design competition for “A New Town Center.” The results of the design competition were received favorably and have served to guide the Village in its development efforts in this area.

The area west of the Du Page River continues to face increasing development pressure as the Plainfield community continues to expand.

## **New Urbanism and the Lockport Street Corridor**

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### ***Basic Principles of New Urbanism***

“New Urbanism” is the term that is used most often when discussing the urban planning patterns that result in Traditional Neighborhood Development (TND).

Traditional Neighborhood Development relies on the development and building principles that--over time--have established a sense of neighborhood and community. However, the traditional pattern of walkable, mixed-use neighborhoods has been

unintentionally restricted by most existing municipal zoning ordinances. Since the close of World War II, communities across America have been designed under conventional subdivision and Planned Unit Development (PUD) ordinances, which dictate three criteria for development: free and rapid flow of vehicular traffic; parking in quantity; and rigorous separation of land uses. Thus, development that is reminiscent of our admired and comfortable historic communities is forbidden.

Today, in an effort to create more livable communities, the time-tested principles of community planning are being re-born as New Urbanism.

Architecturally, Traditional Neighborhood Development relies strongly on contextualism: that is maintaining and creating new buildings and spaces based on an established sense of place...its proportions, scale, materials, elements, and individual or collective character.

### ***Development Patterns***

Key factors of New Urbanism include:

- Compact communities with a strong sense of place

# Expanded Urban Core

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## Key Principles of New Urbanism (cont.)

- ❑ Shopping and working activities centered at the core with residential neighborhoods radiating from the Town Center
- ❑ Neighborhoods of limited size with clear edges and a focused center
- ❑ Dense Town Centers that are more pedestrian-oriented than automobile-oriented
- ❑ Pedestrian plazas, small parks, open space, and streetscaping designed as special places for social activity and recreation
- ❑ On-street parking wherever possible with parking lots and structures located to the interior of blocks so as not to interrupt the spatial and architectural continuity of streets
- ❑ Commercial streets spatially defined by walls of buildings that front the sidewalk and are uninterrupted by parking lots
- ❑ Streets sized and detailed to serve equitably the needs of both automobiles and pedestrians
- ❑ Networks of pedestrian paths that pass through parks and town squares as well as mid-block pedestrian alleyways at commercial districts
- ❑ Mixed land uses incorporate housing, civic, employment, educational, entertainment and spiritual activities at the Town Center
- ❑ Civic buildings serve as community symbols and are planned in conjunction with public open space
- ❑ Diverse housing opportunities and choices that range from residences above street-level retail spaces in the Town Center to detached, single-family residences in the adjacent neighborhoods
- ❑ Design Guidelines that define the spatial and architectural character of the Traditional Neighborhood Developments (TNDs).

Although much of the New Urbanism design philosophy has been derived from East Coast examples of urban development and architectural expression, the basic principles have been adapted to Midwestern, Southern and West Coast communities. In fact,

New Urbanism is an excellent design tool in the expansion and revitalization of older communities that may be facing new development pressure and/or economic opportunity.

Because much of the New Urbanism approach relies on a strict conformance with guiding principles, most communities adopt a Traditional Neighborhood Development Ordinance to assure that development supports the principles of New Urbanism.

Communities with strong identities, such as Plainfield, may best utilize interpretations of existing, historic architecture and the existing community grid to blend new and existing development into a cohesive whole. Although contemporary development may demand larger buildings than may have existed historically, the existing community fabric serves to establish the basic proportions, scale and materials of future development.

# Expanded Urban Core

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## Architectural Design Guidelines for the Expanded Urban Core

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### *Purpose of the Guidelines*

The Village of Plainfield has extended a special commitment to the visual quality of the Lockport Street Business Corridor. These guidelines--and the design manual of which they are part--are intended to put in one place an explanation of the expected design standards when public or private development is planned in the downtown area.

The guidelines that follow are to be used as a design tool and to enable meaningful dialogue between developers, designers and community representatives regarding the appropriateness of specific design proposals.

The guidelines indicate the design elements that may be present in an architecturally compatible downtown building and focus attention on those elements that will encourage a pedestrian-friendly atmosphere.

### *Objectives of the Guidelines*

The guidelines for development within the Expanded Urban Core are intended to:

- Encourage development and redevelopment consistent with both the architectural character of the Historic Urban Core and contemporary retail standards
- Improve the retail shopping and commercial office environment
- Provide retail development opportunities in the heart of the community
- Encourage the development of public open spaces and urban plazas
- Provide additional residential housing opportunities
- Increase the density of residential housing
- Attract new business ventures that will increase pedestrian traffic in the Lockport Street corridor
- Provide new vehicle parking facilities
- Eliminate heavy thru-traffic in the Lockport Street corridor
- Realize development recommendations identified in the 1995 Comprehensive Plan and the 1996 New Town Center Design Competition

# Expanded Urban Core

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## *Compliance with the Guidelines*

It is the intent of the Village of Plainfield that all development and re-development within the Expanded Urban Core shall conform to the following basic guiding principles.

➤ ***Establishment of Development Patterns in the Expanded Urban Core***

**Guideline:** Reinforce land development patterns for each sub-zone as suggested in the Master Land Plan for the Expanded Urban Core.

**Sub-Zone G**

This sub-zone is intended, primarily, for commercial and institutional development with upper floor office and residential uses

Buildings fronting on Lockport Street, New Van Dyke Road and any major vehicular entrance to internal block parking shall be set back, uniformly, 10'-0" from the curb of each roadway as established by the Village

The desired development pattern along major vehicular routes consists of lot line-to-lot line development of commercial structures, reminiscent of the Historic Urban Core; the urban character along public right-of-ways of this sub-zone shall be that of a traditional central business district

Buildings fronting on interior parking areas shall establish a Principal Façade along vehicular access routes

**Sub-Zone H**

This sub-zone is intended, primarily, for commercial and cultural development

The majority of the Principal Façade of all buildings fronting on Lockport Street shall be set back 10'-0" from the curb as established by the Village; not more than 30% of the Principal Façade may be set back a greater distance when approved by the Village

The desired development pattern consists of mixed land uses, ranging from Lot Line-to-Lot Line construction to landscaped open space

The urban character along public right-of-ways shall transition from that of a traditional central business district to that of contemporary suburban development

Buildings fronting on interior parking areas shall establish a Principal

# Expanded Urban Core

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## Planning Sub-Zones Defined (cont.)

Façade along vehicular access routes; other facades visible by the general public shall be designed to complement the Principal Façade  
**Sub-Zone I**

This sub-zone is intended, primarily, for residential development

Rowhouse buildings fronting on New Van Dyke Road shall be set back, uniformly, 15'-0" from the public right-of-way as established by the Village

The desired development pattern along New Van Dyke Road consists of lot line-to-lot line development, reminiscent of late 19th century residential urban rowhouses

Attached single-family housing fronting on a new connector street between New Van Dyke Road and U.S. Route 30 (extended) shall be of Neo-Traditional design reminiscent of the housing found throughout the historic areas of the Village

Principal structures shall be set back, uniformly, 20'-0" from the public right-of-way; accessory, detached garage structures shall be accessible from and set back not less than 5'-0" from private alleys at the rear of properties

The desired development pattern of attached single-family housing shall be reminiscent of the character of traditional historic neighborhoods  
**Sub-Zone J**

This sub-zone is intended, primarily, for residential development

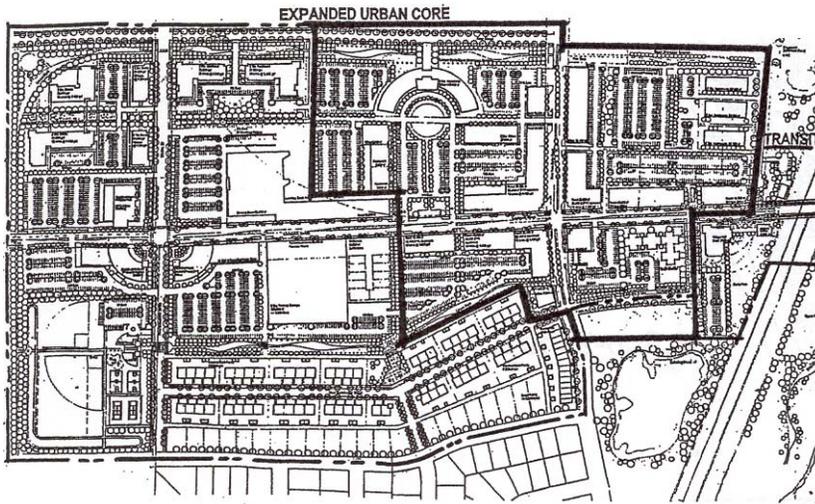
Principal structures shall be set back, uniformly, 20'-0" from the public right-of-way

Landscaped courtyards and open space between buildings shall be an integral component of the development plan

The desired development pattern shall be compatible with the Neo-Traditional character of the Expanded Urban Core but may be more suburban in character to provide a transition to adjacent contemporary residential neighborhoods

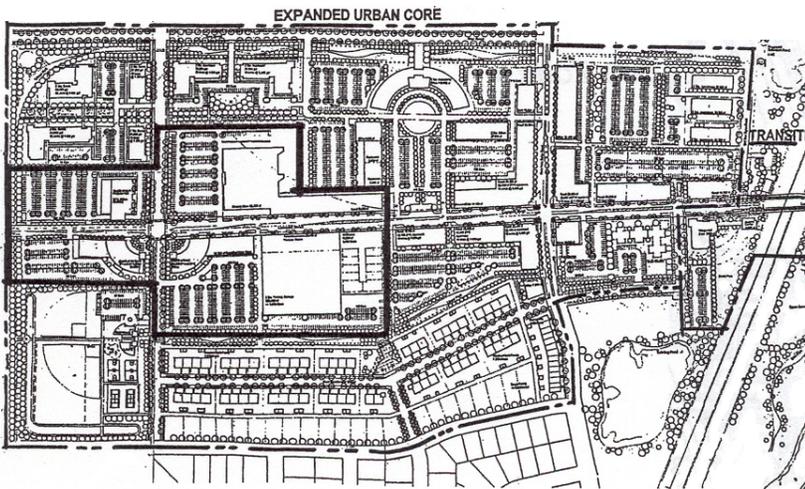
### **Sub-Zone K**

This sub-zone is intended, primarily, for recreational development



**MASTER PLAN**  
DOWNTOWN VILLAGE OF PLAINFIELD

*Sub-Zone G*

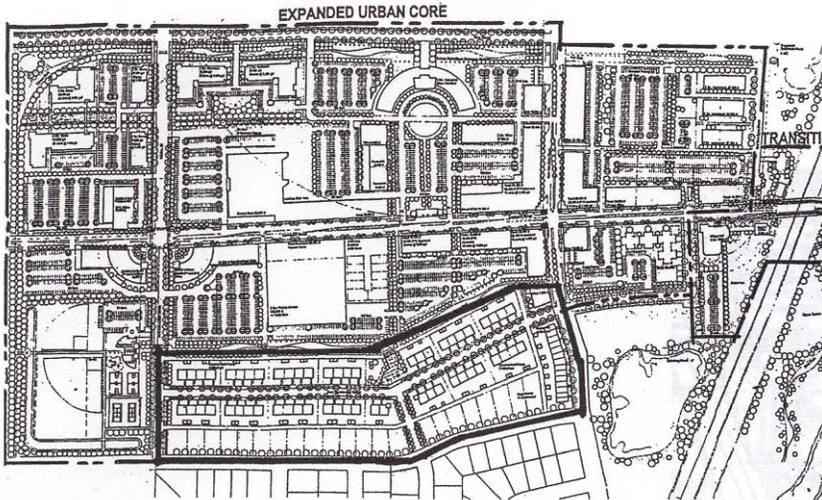


**MASTER PLAN**  
DOWNTOWN VILLAGE OF PLAINFIELD

*Sub-Zone H*

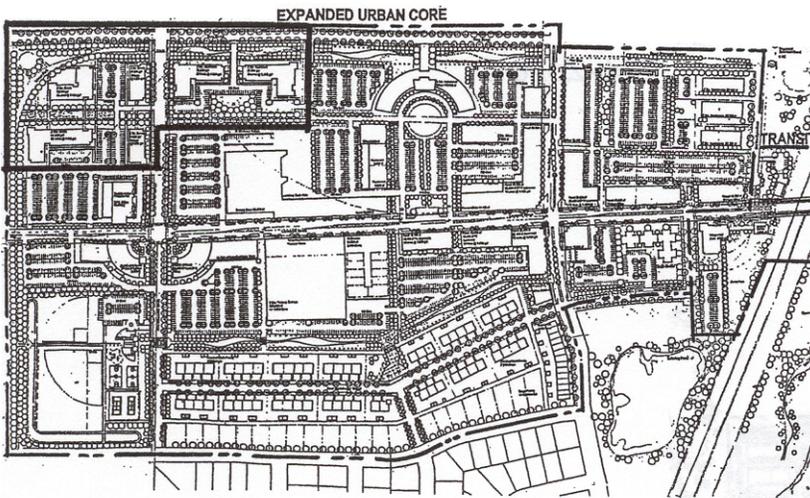
# Expanded Urban Core

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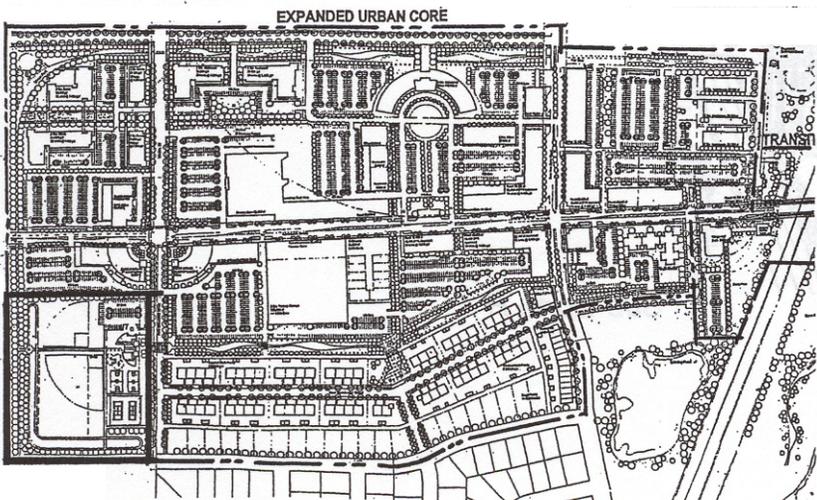
*Sub-Zone I*

**MASTER PLAN**  
DOWNTOWN VILLAGE OF PLAINFIELD



*Sub-Zone J*

**MASTER PLAN**  
DOWNTOWN VILLAGE OF PLAINFIELD



*Sub-Zone K*

**MASTER PLAN**  
DOWNTOWN VILLAGE OF PLAINFIELD

Commercial Buildings in the Expanded Urban Core  
Development Reinforces Master Land Plan  
Maximum Building Height  
Cultural and Institutional Building Setbacks  
Planning Sub-Zones Defined

## ➤ *New Commercial Buildings in the Expanded Urban Core*

### **Guideline: Align architectural elements in new construction.**

Reinforce horizontal relationships of building elements on façades within a block based on existing facades in the Historic Urban Core

Incorporate the established vertical relationships of building elements on façades based on existing facades in the Historic Urban Core

Maximum Height for Commercial, Cultural and Institutional Buildings shall be 35'-0" measured vertically from the main floor at the Principal Entrance; Cultural and Institutional Buildings may incorporate spires, steeples, cupolas, lanterns or similar rooftop architectural features with approval from the Village

Cultural and Institutional Buildings (Municipal Centers, Libraries, Churches, Cultural Centers, etc.) may be set back no more than 30'-0" from the public right-of-way for the purpose of creating a landscaped forecourt

## **Sub-Zone G**

Commercial/Residential Buildings fronting on Lockport Street, New Van Dyke Road and any major vehicular entrance to internal block parking shall be set back, uniformly, 10'-0" from the curb of each roadway as established by the Village

The desired development pattern along major vehicular routes consists of lot line-to-lot line development of commercial structures, reminiscent of the Historic Urban Core

## **Sub-Zone H**

The majority of the Principal Façade of all commercial buildings fronting on Lockport Street shall be set back 10'-0" from the curb as established by the Village; not more than 30% of the Principal Façade may be set back a greater distance when approved by the Village

The desired development pattern consists of mixed land uses, ranging from Lot Line-to-Lot Line construction to landscaped open space; the urban character along public right-of-ways shall transition from that of a traditional central business district to that of contemporary suburban development

# Expanded Urban Core

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Commercial Building in the Expanded Urban Core  
Commercial Façades  
Drive-thru Facilities  
Rhythm of Historic Façades

**Guideline: Visible façades must be architecturally designed.**

The Principal Façade is the building side that contains the Principal Entry; normally, Principal Facades will front vehicular access routes

Buildings fronting on interior parking areas shall establish a Principal Façade along vehicular access routes

Buildings may be designed with more than one Principal Entry; each façade with a Principal Entry must be architecturally similar

Building façades adjacent to pedestrian alleyways that may connect the public right-of-way to internal block functions (such as parking lots or public squares) must be designed to reflect the architectural character of the Principal Façade

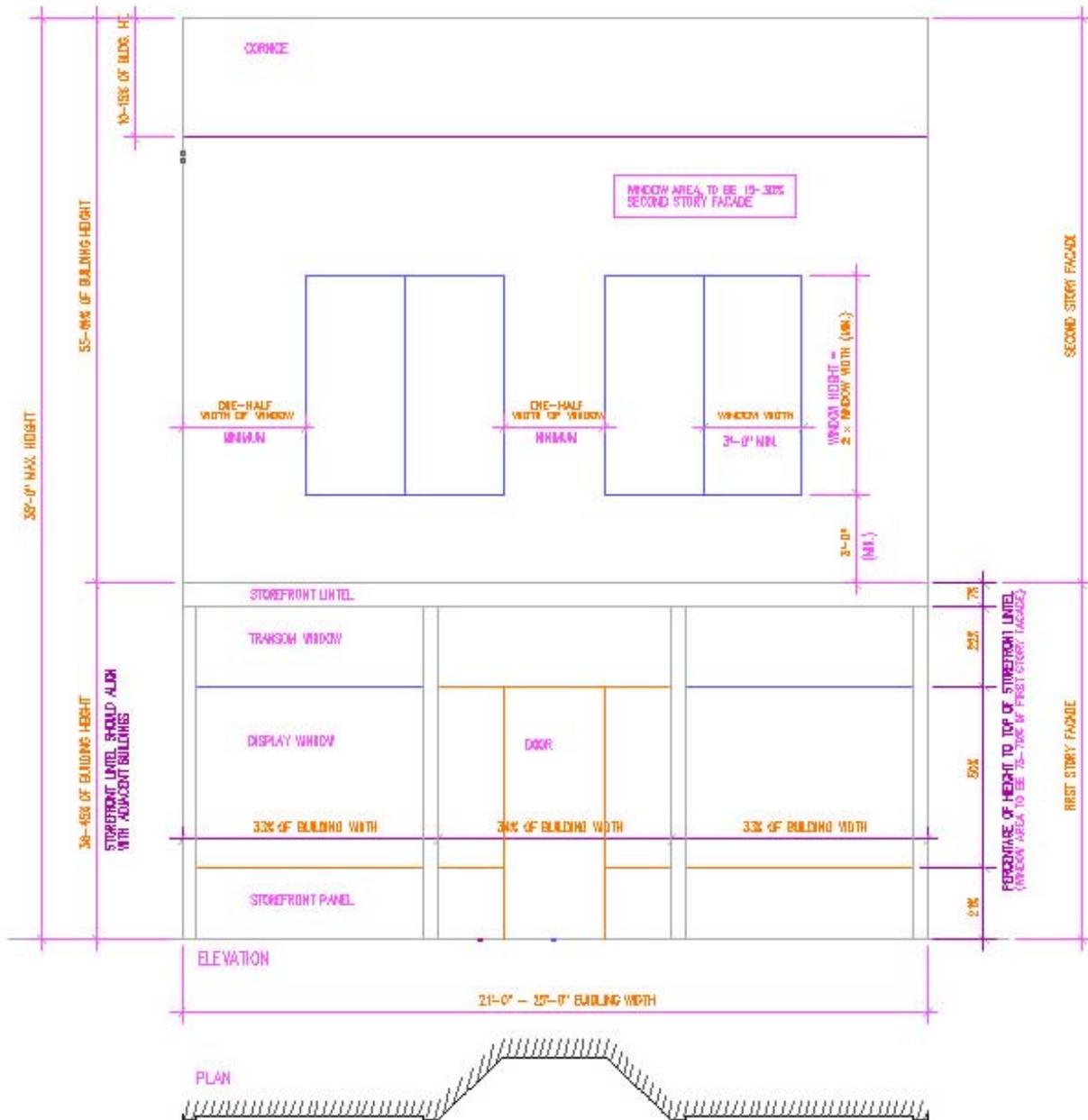
All commercial building facades visible by the general public must be designed to architecturally complement the Principal Façade

Drive-thru Facilities (such as banks) are not permitted to locate drive-thru service lanes adjacent to or within 75'-0" of Lockport Street

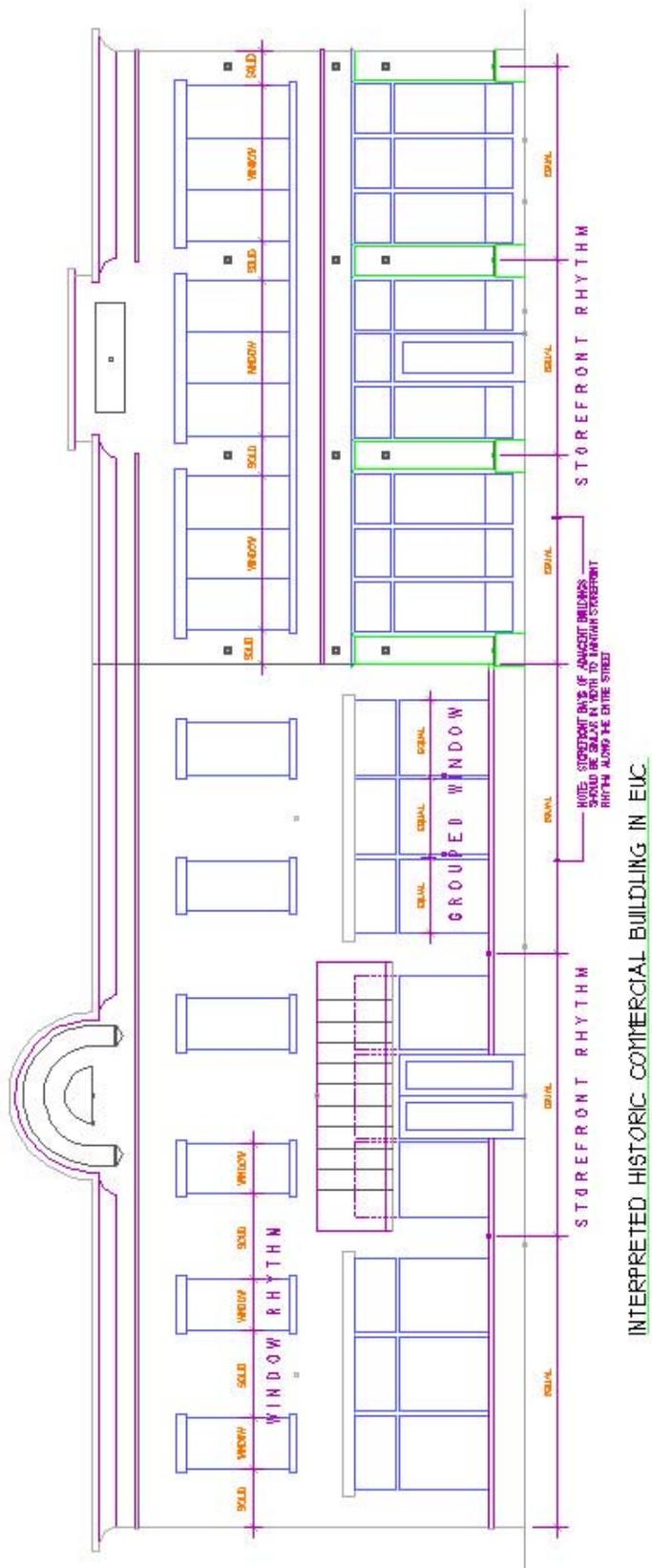
**Guideline: Respect rhythm of historic façades.**

Consider designs that will maintain the rhythm established by the repetition of standard façade widths

Minimize long expanses of building façades that are out-of-scale with the historic commercial buildings along Lockport Street; provide variation of the street-facing building plane



INTERPRETED HISTORIC COMMERCIAL BUILDING IN EUC



➤ ***Interpretation of the architectural character of Downtown Plainfield***

**Guideline:** Incorporate pedestrian-oriented design elements at sidewalk level.

Introduce recessed entry doors to storefronts; recessed entries shall have splayed sidewalls

Utilize large display windows; incorporate merchandise display areas inside storefront windows

Storefront doors shall have large areas of glass

Retain recessed entry doors to second floor stairways where appropriate

Provide recessed porticos or entries at monumental building elements such as building pavilions, corner vestibules or atriums

**Guideline:** Utilize architecturally significant design details found in the Historic Urban Core.

Utilize historic elements of downtown Plainfield buildings as inspiration for new construction

Continue the use of original construction materials including wood, brick, stone, glazing, cast iron, etc.

Maintain size, shape, proportion and configuration of historic storefront openings including transoms and doorways

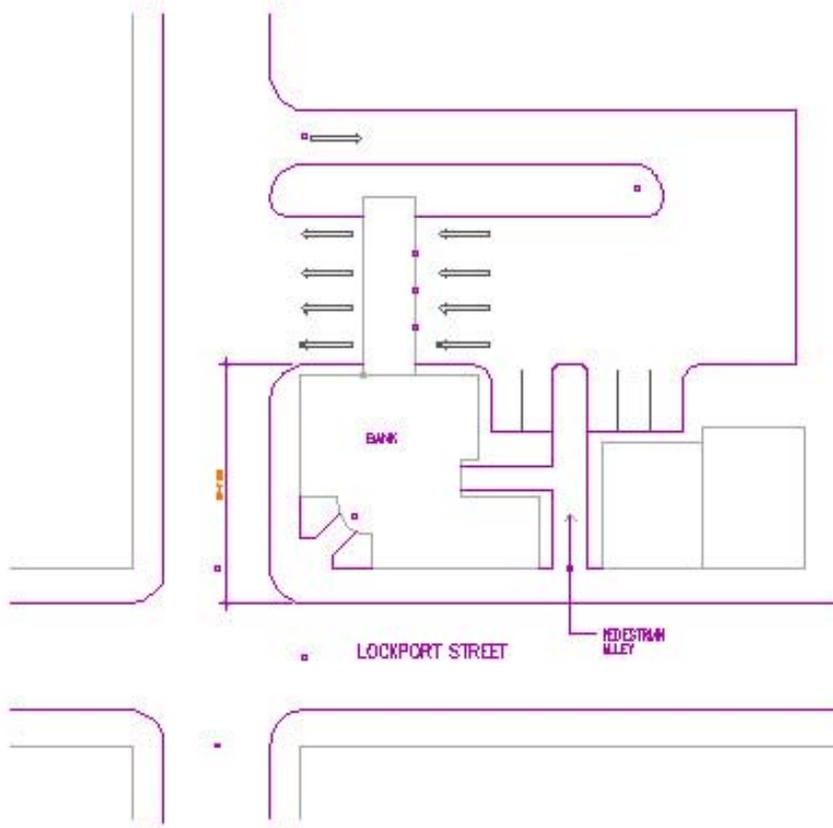
Maintain storefront elements including panels below display windows, cast iron columns, storefront lintels, etc.

Retain the historic size, shape and configuration of upper story windows

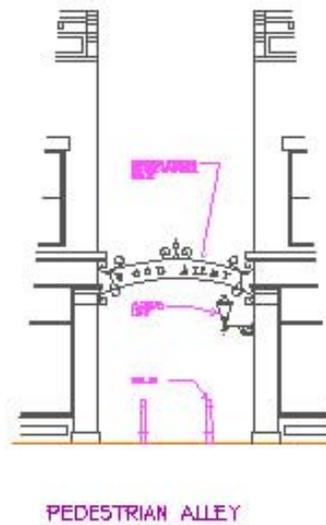
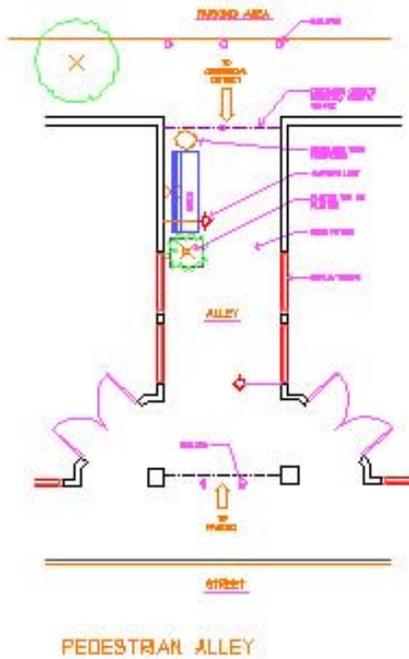
Utilize upper wall architectural features including masonry or wood details and decorative cornices or parapets at the roofline

Continue the historic design of rooflines

# Expanded Urban Core



EXAMPLE DRIVE-THRU FACILITY SITE DEVELOPMENT



PEDESTRIAN ALLEY

**Guideline: Utilize storefront awnings and shutters appropriately.**

Consider awnings to provide depth to the façade and to shade the storefront glass

Select an awning style that complements the storefront and the historic character of downtown Plainfield

Utilize individual awnings for each storefront bay; avoid use of continuous awnings across multiple storefront bays

Storefront awnings may project over 50% of the width of the public sidewalk or to a maximum of 6'-0" from the face of the building

Align bottom edge of awning flaps when multiple awnings are utilized along a street; mount awning at correct height above the sidewalk

Awnings may be installed at upper floor windows if suggested by historic documentation

Install fabric awnings only (metal awnings are not permitted); operable awnings are preferable

Do not backlight awnings (making the awning a beacon along the street); downlighting for the enhancement of the storefront may be installed below the awning

Coordinate awning color with building color scheme; avoid garish contrasts

Store identification signage (business name and/or company logo) may be located on the awning face; such signage, subject to approval, shall not exceed 12 square feet and may contain only a store name and logo

Store names and street addresses may be placed on an awning flap

Install shutters only where suggested by historic example

Install window shutters correctly so that shutters appear to be operable (inside vertical edge of shutters shall be placed at the edge of the window opening *not* at the outside edge of window trim)

Utilize wood shutters; plastic, metal or other synthetic materials are not appropriate

# Expanded Urban Core

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Interpretation of Architectural Character  
Signage Regulations

**Guideline: Install appropriate building and site signage.**

Locate signage in historically appropriate spaces of the building façade

The total area of signage for each storefront will be determined based on a “Storefront Design Plan” which identifies the location of all proposed signage and which will be evaluated based on the historic architectural character of the façade(s) and/or site plan

Street addresses may be placed on facades above the Principal Entry or painted on entry doors or transoms above the principal entry

Store identification signs may be placed above the storefront and awning; the height of signs shall not exceed 24 inches, the width of signs shall not exceed 65% of the building width or storefront width to a maximum of 15 feet in length (whichever is less)

Iconographic and store identification signs may project from the building façade no more than 5 feet; the overall dimensions of projecting signs may not exceed 16 square feet

per face: the lowest part of the sign must be a minimum of 7'-6" above the sidewalk

Where practical, ground-mounted signage is permitted; the overall dimensions may not exceed 20 square feet per face and not exceed 4'-6" in height measured from grade in Sub-Zone G or 12'-0" in height measured from grade in Sub-Zone H

Ground-mounted signage must be constructed of materials similar in character to the principal structure; ground-mounted signage may not be placed where it may block sightlines for pedestrian and vehicular traffic

Painted storefront signage is encouraged and each face may be lit by external means

Internally-illuminated signage, including individual letters, is permitted

Signage shall be illuminated with inconspicuous sources that utilize the lowest wattage lamp practical

Moving message boards may be incorporated in any permitted sign with Village approval; no flashing signs are permitted

# Expanded Urban Core

## Interpretation of Architectural Character Signage Regulations (cont.)

Lighted message boards are permitted with Village approval  
Painted window signage for the purpose of store identification is permitted; window signage is permitted at display windows and, if exposed above an awning, at transom windows

Overall area of window signage graphics may not exceed 9 square feet per display window or more than 25% of the total glass area per display window (whichever is less)

Neon signs, which are nostalgic or historic in character, are permitted by special approval; signs may not exceed 5 square feet in overall dimension and are limited to no more than 2 movements

Neon advertising and business operation signs are not permitted

Cultural buildings (such as auditoriums, theatres, etc.) may utilize 1 projecting marquee at the Principal Entrance to the building; marquee design is subject to approval of the Village

Temporary promotional signs and placards may be placed in display windows for no more than 30 days; the total area of such signs shall not exceed 8 square feet

Rooftop signage is not permitted

Monumental project identification signage for new residential or commercial developments is not permitted; project identification signage must be integrated into the architectural or landscape elements of the project

Permanent building identification (such as building names, cornerstones, etc.) shall not be construed as building signage



# Expanded Urban Core

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Interpretation of Architectural Character  
Exterior Color Schemes

**Guideline: Utilize historically appropriate color schemes.**

Color shall enhance the tone of the major building materials

Historic storefronts most often were painted in deep tones (such as black, dark olive green, dark bronze brown, deep maroon, etc.)

Avoid highlighting architectural details with multiple colors

Use color to unify architectural elements of each storefront; colors shall be compatible with business logo

Use color to visually link one building with other nearby buildings

Do not paint masonry that has not been painted previously

Prepare surfaces to be painted utilizing the gentlest means possible; sandblasting is not permitted

**Guideline: Parking Decks, Garages and Multi-Level facilities must be architecturally sensitive.**

Parking facilities, must utilize architectural materials which are sympathetic to the adjacent buildings

No parking facility may rise higher than 2 vehicle parking levels above street grade nor be taller than 24'-0" above street level

Automobiles must be screened from view from all public ways

Signage--except directional and entrance signage as limited by the Village--may not be incorporated into the façade of any parking facility

All parking facilities must incorporate landscape features at street level as required by the Village

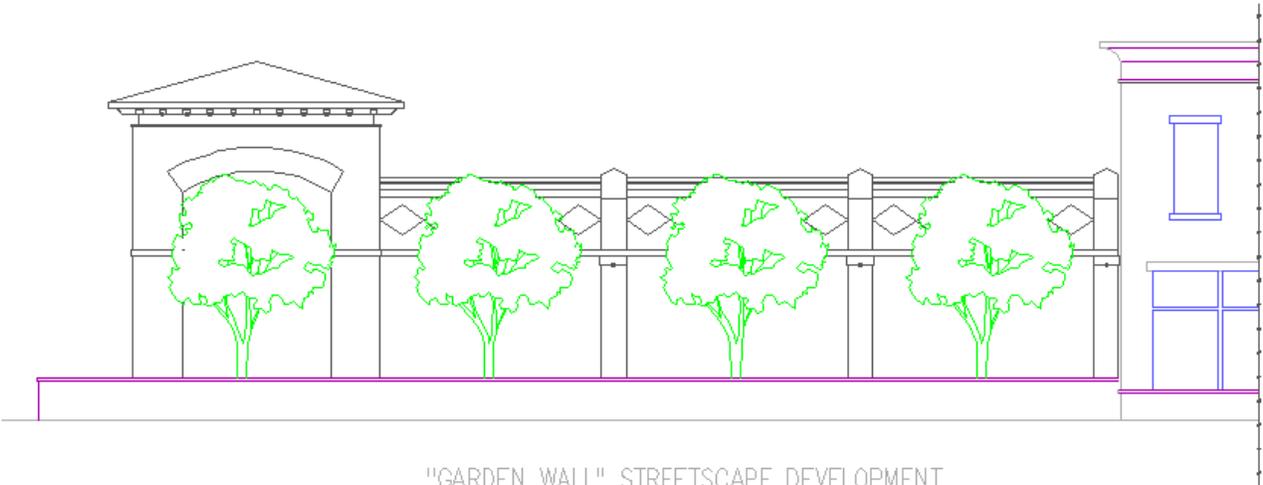


# Expanded Urban Core

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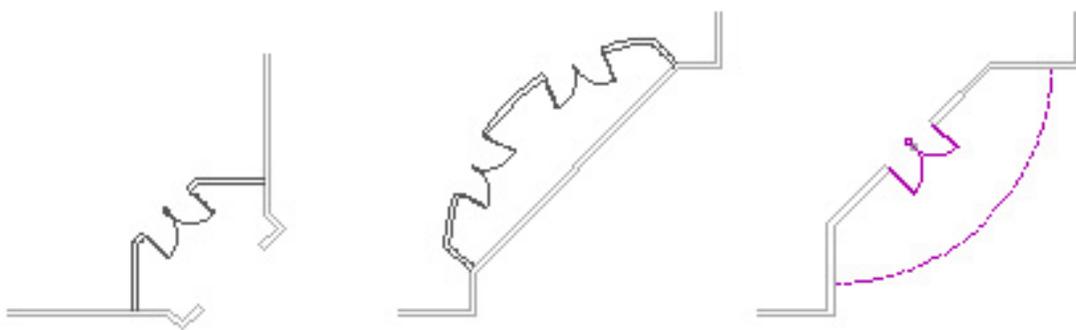
EXAMPLE OFFICE BUILDING IN THE EXPANDED URBAN CORE



"GARDEN WALL" STREETScape DEVELOPMENT



EXAMPLE OFFICE BUILDING IN THE EXPANDED URBAN CORE



ALTERNATE BUILDING ENTRANCES

# Expanded Urban Core

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Residential Housing Guidelines  
Respect Established Neighborhood Character  
Alignment of Architectural Features

➤ ***Design of Single-Family and Multi-Family Residential Housing***

**Guideline: Continue the established character of historic residential architecture in Plainfield.**

Maximum building height for all residential buildings (single-family and multi-family) shall not exceed 35'-0" measured vertically from the main floor to the roof ridge

Single-family Housing shall be Neo-Traditional in design to blend with the historic character of the central Village

Single-family residences shall be consistent with historic residential structures in mass, size, fenestration patterns and roof forms and shall respect the predominant architectural style evident in the surrounding neighborhood

Multi-family housing shall be two stories in height; Multi-family housing shall have a street-facing façade that is consistent with the scale and character of adjacent buildings

Multi-family housing shall be inspired by the urban designs of the late 19th and early 20th centuries; design features such as porches, sunrooms,

bow windows, cornices, etc. are encouraged

**Guideline: Align architectural elements in new construction.**

Reinforce the established horizontal relationships of building elements on the façades of historic residential buildings

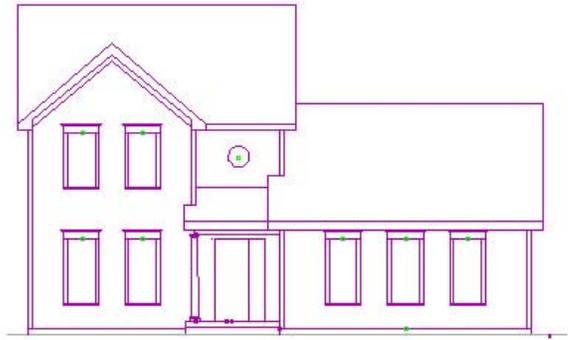
Incorporate the established vertical relationships of building elements on the façades of historic residential buildings

Maintain established setbacks for new residential buildings

Maintain the average height of the principal façade of adjacent buildings (adjacent buildings include buildings on either side, to the rear and across a street)



SINGLE FAMILY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL



# Expanded Urban Core

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Residential Housing Guidelines  
Preserve Architecturally Significant Components  
Utilize Historically Appropriate Materials

**Guideline: Preserve architecturally significant components of historic residential buildings.**

Preserve all historic facades visible from the public right-of-way

Preserve original construction materials including wood, brick, terra cotta, stone, glazing, cast iron, etc.

Retain historic wall material; vinyl or synthetic siding is not permitted

Maintain size, material, shape and configuration of historic window and door openings

Retain all historic stairways, porches and principal entry details

Preserve upper wall architectural features including masonry or wood details

Maintain original design of roofline including decorative wood or metal cornices or parapets at the roofline

Retain all decorative roof elements such as dormers, chimneys, etc.

**Guideline: Utilize historically appropriate materials.**

Utilize materials that are similar to the original, historic construction materials

Utilize materials that are similar in texture and color to those established in the historic residential areas of the Village

Utilize materials that are similar in texture to those established in the historic commercial areas of the Village such as metal, glass, brick, stone, unglazed terra cotta, etc.

Incorporate traditional façade components and materials in new building designs; new components shall be based on traditional components but may be interpreted in a less historic manner

Refrain from introducing materials that have not been used historically; however, new materials sympathetic in appearance or character to historic materials may be appropriate

Utilize standard-sized building components to help establish apparent scale and maintain the overall pedestrian scale of the Expanded Urban Core

**Guideline: Establish connection between public and private open space.**

Develop open spaces for the enjoyment of social activities, architectural landmarks, public art or natural land forms that may be visually interesting; encourage seating that is useable year-round

Provide direct access from public sidewalks and public squares to the Principal Entry of all retail shops, restaurants, businesses and residential buildings

Locate handicap accessible ramps within architecturally-integrated plazas or landscaped courts

Atrium spaces shall be located adjacent to public sidewalks and building forecourts; atrium spaces must be incorporated architecturally into the overall design of the Principal Façade(s)

Where surface parking lots abut a pedestrian sidewalk, court or plaza, provide a streetwall or raised planter which is architecturally compatible with adjacent buildings; streetwalls and planters may not exceed 3'-6" in height measured vertically from grade

Provide a 6'-0" wide (min.) landscape bed to screen the view of any surface parking lot adjacent to the public right-of-way

# Appendix A

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## **Appendix A: Existing Conditions Assessment & Building Improvement**

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### ***Philosophy of Building Preservation***

Regarding historic buildings, several terms are used interchangeably but often incorrectly or inconsistently. Over time, the meaning of these terms has become less and less clear. Therefore, to avoid misinterpretations, these terms are defined herein:

**Preservation:** the act or process of applying measures to sustain the existing form, shape, details, material, and/or integrity of a building or structure. *(For example, painting.)*

Literally, preservation means to keep in safety and to protect from destruction or loss. In practice, however, the term is used to encompass the entire spectrum of building conservation including:

**Reconstruction** is the act or process of reproducing by new construction the exact details and form of a building or detail that no longer exists.

**Rehabilitation** is the act or process of returning a building or structure to a state of utility with minimal

changes while preserving features that are historically, architecturally or culturally significant.

**Renovation** is the act of repairing and changing an existing building for modern use so that it is functionally equal to a new building with or without respect to historic features.

**Restoration** is the act or process of accurately recovering the form or details of a building or structure as it appeared at a particular time or during a particular era.

**Stabilization** is the act or process of applying measures designed to re-establish a weather-resistant or structurally sound enclosure. *(For example, providing a temporary support for an unsound wall.)*

### ***Assessing a Building***

The first step towards developing a building improvement program is to assess the history and current physical condition of the building. Literary research and physical investigation is essential to support or refute the history, details, and original character of the building. For most projects, the assistance of a trained preservation

architect or other preservation professional may be warranted.

## **Literary Research**

In addition to the physical investigation, a tremendous amount of information may be compiled through well-conducted literary research. This research may provide understanding to questions unanswered by the physical investigation. For instance, primary source material may reveal when the building was constructed, dates of alterations, original architect and/or builder, missing building elements, etc

Primary source material is original information, spoken or authored by the individuals who actually experienced the event contained in the account. Examples of primary source materials include: letters, property abstracts, deed records, tax records, interviews diaries, building permits, photographs, newspaper articles and insurance records. Primary source material may be found at public libraries, historical societies or government centers.

Secondary source materials are those oral and written accounts that have been copied, derived, or interpreted from primary or other sources. In either case, it is

important to rely on secondary information cautiously and to confirm information with multiple sources. Some accounts may be incorrect or give contradictory information.

## **Level of Significance**

The relative level of significance of a building is a major factor in determining the relative importance of a building within a community or region as well as in determining the appropriate degree of preservation treatment.

Typically, local buildings are categorized as one of the following:

***Historically Significant:*** more than 30 years old that either retains a high degree of architectural integrity or is associated with significant events or persons in the community

***Contributing:*** adds to either the understanding or interpretation of historic buildings, sites or districts and may include buildings with marginal architectural integrity

***Non-contributing:*** does not add to either the understanding or interpretation of historic buildings, sites or districts; no longer possesses architectural integrity; or is less than 30 years old.

Generally, buildings are categorized in this manner following the completion of an Intensive Level Architectural Survey for the local community. If this type of survey has not been completed, then the building that is being evaluated can be compared to similar buildings in the community to determine a relative level of significance.

## **Physical Investigation**

The physical investigation of a building will reveal much about the original appearance of the building as well as the changes that may have occurred over time.

Additionally, a physical investigation will provide an assessment of the existing building's condition including structural, architectural and mechanical systems. The resulting analysis provides the basis of future repair and replacement decisions.

Since one the most common problems with preservation projects is the careless removal or alteration of significant building features, proper research is an important guidance tool.

Changes in the architecture of a building are inevitable and often mark important milestones in the evolution of a building. Incremental changes shall be evaluated, to determine their historical value.

## ***Developing an Improvement Plan***

While each building project has its own set of issues, general planning techniques have proven to be successful. It is vitally important to develop a systematic approach for the completion of physical work on any building.

## **Level of Significance**

Once the level of significance has been determined for a building, then basic decisions concerning the preservation of the building may be made. For example, those structures determined to be most historically significant may demand the preservation or restoration of an important architectural feature instead of replacement or elimination of the feature. Or, a building may be deemed less significant and replacement of certain architectural features may be permissible. Buildings that may have no significance at all may be candidates for an adaptive façade design that is

sensitive to the surrounding architectural character.

## **Condition**

The existing structural and aesthetic condition of a structure alone may determine the most appropriate preservation approach.

Nothing more extensive than cleaning may be necessary to revitalize an existing structure.

However, in some cases, stabilization of a building may be required before further examination and testing can be completed.

When deciding whether or not to repair or replace a particular building component, determine if it was designed properly in the first place. If not, it is necessary to determine if the defect can be repaired or should be replaced. Sometimes, advances in our understanding of the behavior of historic materials suggest consideration of replacement materials.

## **Materials and Labor**

The availability of materials and the skill of labor affect decisions regarding the repair or replacement of existing building components.

Original materials (such as a specific brick type or color) may be

unavailable. It may be difficult to locate sources for certain materials and products. Additionally, skilled or trained labor may not be available always. Many buildings have been severely damaged by misguided restoration attempts. The most successful rehabilitation efforts have been completed by knowledgeable workers or workers who are willing to learn and employ proven preservation techniques.

In general, tamper as little as possible with historic building materials and design features. Furthermore, be sure that products and procedures utilized in a building project are designed for the proposed use and will solve the specific problem at hand.

Also, choose the gentlest means of rehabilitation available. For instance, sandblasting and waterblasting cleaning and paint removal processes have damaged numerous wood and masonry buildings because they are too abrasive for many historic materials.

## **Economics**

Cost is always a consideration in building maintenance and restoration. Many factors influence construction costs. A building owner must establish a reasonable budget

for the proposed improvements. The most critical structural issues should be addressed prior to aesthetic items. Also, cost analyses such as “repair versus replacement” and “initial price versus life-cycle value” must be considered. The quantity of work, the scale of the improvement project, and material and labor availability will affect costs.

Some decisions cannot be made until others issues are resolved. The process is not necessarily linear and can be overwhelming if a comprehensive and coherent plan for the restoration or reconstruction of a building is not established.

## **Maintenance**

Every building is potentially immortal. The motto of the United States National Park Service declares: “Preservation *is* maintenance.”

Developing and following a cyclical maintenance schedule for the building is the last step in completing a building improvement program. Roofs, gutters, paint, mortar joints, sealants and many other building components need to be inspected at frequent regular intervals.

Change is inevitable; maintenance is essential. If buildings are properly maintained, they will not need to be restored.

Of course, none of these activities occur in a vacuum. Building improvement programs involve many complex interactions and overlapping processes.



## **Appendix B:** Guidelines for the Maintenance and Repair of Historic Buildings

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Routine maintenance and repair work is the most successful preservation effort. Although, no hard and fast rules exist concerning building repair, some standard approaches have proven successful. A building assessment may be needed to determine the condition and subsequent priorities of building repair.

Typically, the first task is to secure a building from water damage by cleaning and repairing the roof and gutters. Next, the foundation and the structure must be maintained in good structural condition. Once these three building elements have been addressed, then the rest of the exterior envelope should be protected from the elements.

The following building components should be regularly evaluated and maintained.

### **Foundation**

The primary adversary of foundations is water. The foundation of a building is intended to act as waterproof envelope

allowing the building to “float” in a sea of wet earth. Approaches to prevent wet basements fall into two categories: interior and exterior. For interior water problems, check for likely sources of water such as leaking plumbing fixtures. For exterior water problems, check for signs of inadequate drainage away from the building at the ground level, penetration of plant material into the building envelope, or inadequate gutters and downspouts.

### **Masonry**

When the inspection of a building reveals foundation or wall problems, diagnose and correct the source of masonry wall failures before repairing or attempting to repair the wall itself.

Before making a decision to clean masonry, assess your reasons for cleaning. Changes in the appearance of the masonry over the years are important to the history and significance of the building. The patina of age is only detrimental if caused by pollutants that are doing actual damage to the masonry.

Carefully consider the removal of paint from brick. Historically, some buildings constructed with soft brick were painted to protect the masonry wall. Determine

## Appendix B

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whether the paint was applied to preserve or hide deteriorated masonry.

If the decision is made, after careful consideration, to clean or remove paint from a building, select the gentlest means possible based on:

- type of masonry and mortar
- age of the building
- condition
- type of dirt or paint to remove
- the results of several test areas.

Under no circumstance should masonry be sandblasted. Sandblasting, scraping and other abrasive cleaning may cause damage that may not become evident until the masonry begins to spall or otherwise fail. Also, avoid high-pressure water washing.

Water-wash cleaning is, generally, the least damaging to a masonry surface. A simple method is using a garden hose and a natural (no wire) brush to clean the surface. Low-pressure water-wash up to 400 psi may also be used. Water-wash methods should only be used where the masonry and joints are in good condition.

Chemicals and detergents may also provide effective measures for masonry cleaning. Avoid using muriatic acid (hydrochloric acid) as it may damage the brick. The chemical and detergents

used for masonry cleaning are proprietary and specific to material to be cleaned and the type of dirt to be removed. Extreme caution and care should be taken when using any of these cleaners.

Repointing a masonry wall is an art that requires a skilled craftsman. Mortar is essential to the performance of the wall and must be placed properly or the entire wall will fail. Most buildings, constructed prior to 1931, contain some amount of lime in the mortar. Lime was the ingredient that allowed the wall to expand and contract with temperature variations. Lime mortar is also softer than mortars used today and is compatible with softer historic brick. Mortar used in repointing should match the original mortar in color, texture, composition, strength and joint type. Avoid using mechanical means to remove old mortar from joints. Tooling the finished mortar joint is essential for the protection of the wall; avoid “buttering” the joint that leads to future mortar failure but also is unattractive.

### **Wood**

Wood is a remarkably resilient material with a wide variety of characteristics. However, like most materials, wood is susceptible to deterioration. Most wood deterioration occurs from moisture,

fungi, wood-destroying insects, exposure to heat, and exposure to ultraviolet light.

The golden rule in wood repair is to remove the source of the problem first. If old wood is very badly deteriorated it can be totally replaced, partially replaced or repaired. In preservation projects the goals should be to retain as much of the original material as possible.

Replacing wood “in kind” means that wood should be matched according to: species, quality, cut, color, grain, and finish. In some instances, the wood may be reinforced with dowels and epoxy reinforcement. Epoxies developed over the last fifteen years, have been used successfully in repairing damaged wood.

## **Architectural Metals**

Architectural metals were originally used as inexpensive substitutes for wood or stone and are used in a wide variety of structural and decorative purposes.

Architectural metals include: iron, steel, aluminum, copper, copper alloys, zinc, tin, lead and nickel.

Before proceeding with any metal rehabilitation, make sure to check the backup material or structural

components. Correct the source of any damage prior to proceeding with the metal repair work. Corrosion, or rust, is the biggest problem in metals conservation. There are two ways to prevent corrosion: keep dissimilar metals from coming into contact with one another and use coatings such as paint or zinc to provide protection to exposed metals.

Once the appropriate repair is completed, keep all metal surfaces properly painted or finished.

## **Window and Doors**

Windows and doors greatly affect the appearance of any structure. Therefore, repairing, preserving or replacing, these features should be done with the utmost care. Very severe window or door deterioration may be the result of some other problem, such as water infiltration through a masonry wall caused by a roof leak. As usual, the source of the problem must be addressed before any door or window repairs are initiated.

The repair or replacement of window and door components should match: materials, size and shape of the sash and glazing, configuration and profile of the mullions and muntins, as well as the operation and function of the window or door.

## **Roofs**

Water is a building's primary enemy; the roof is the first line of defense. As a result, the roof should receive the most frequent inspection. A properly maintained roof is the key to the protection and conservation of any building. Check the roof for missing, broken or damaged roofing materials, water stains, bubbles, popped nails, mold or moss growth or other signs of wear. Also, be sure to check flashing, caulk joints, gutters and downspouts for any sign of trouble. Finally, with historic commercial buildings, carefully inspect the flashing at the intersection of the roof and adjacent parapet walls and decorative storefront cornices. Generally, if more than 10 to 15 percent of the roofing material needs repair, the entire roof should be replaced.



# Appendix C

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## Appendix C: Selected Definitions

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**Ashlar:** rectangular units of dressed stone.

**Balloon Framing:** a wooden building frame having studs that rise the full height of the frame from the sill plate to the roof plate with joists nailed to the studs.

**Baluster:** an upright support for a railing.

**Balustrade:** the railing and its balusters.

**Bargeboard:** a decorative board placed along the sloping cornice line a gable roof. Also known as vergeboard.

**Bay:** a structural division of a building.

**Bay window:** a projecting, windowed bay resting on a foundation.

**Beam:** a horizontal structural member.

**Belt course:** a horizontal board or band of masonry that extends across a façade or around a building.

**Bracket:** a member that supports a cantilevered element.

**Bulkhead:** see “kickplate.”

**Cantilever:** a projecting section, beam, or upper floor.

**Capital:** the upper-most part of a column or other support.

**Chamfer:** a beveled edge or corner.

**Clapboard:** a thin horizontal board with a thicker lower edge used as siding. Also known as beveled or lapped siding.

**Column:** a vertical support, usually round, normally having three parts: base shaft and capital.

**Contributing Building or Structure:** adds to either the understanding or interpretation of historic buildings, sites or districts and may include buildings with marginal architectural integrity

**Coping:** a protective cap – often stone, terra cotta, or glazed tile – placed along the top of a masonry wall to protect it from water damage.

**Corbel:** a supporting projection or a series of masonry projections, each stepped farther out from the plane of the wall.

**Cornice:** any molded horizontal projection that crowns or finishes the top of a wall where it meets the edge of the roof.

**Cupola:** a structure on a roof or dome, often set on a circular or polygonal base at the ridge of a roof, may serve as a belfry; often glazed to provide light in spaces below or louvered for ventilation in that space.

**Dentil:** a single rectangular member or a row of small, tooth-like blocks use as a decorative element.

**Dormer:** a structure usually gabled that projects from a roof.

**Entablature:** the horizontal member of classical architecture comprising the architrave, frieze, and cornice.

**Façade:** a principal face or front of a building.

**Fascia:** the lowest member of a classical cornice; the vertical face of an eave that may support a gutter.

**Fenestration:** the arrangement and proportion of window and doors in the wall of a building.

**Flashing:** a sheet, usually of metal, used to make an intersection of materials weathertight.

**Frieze:** the middle portion, frequently ornamented, of a classical entablature.

**Gable:** the triangular part of an end wall under the pitched roof.

**Gable roof:** a single pitched roof having a gable at each end.

**Hipped roof:** a roof having a slope on all four sides; a hip is the line of meeting of two of these slopes.

**Historically Significant Building or Structure:** more than 30 years old (50 years old for listing on the National Register of Historic Places) that either retains a high degree of architectural integrity or is associated with significant events or persons in the community.

**Hoodmold:** the projecting molding located above a door or window.

**Houndstooth:** brick laid diagonally with its corner projecting from the wall.

**Illinois Historic Preservation Agency (IHPA):** an Illinois government organization that reviews nominations to the National Register of Historic Places; provides technical preservation assistance to and reviews development projects that may affect buildings, structures, objects, districts and sites which are of national, state or local significance.

**Integrity:** a measure of the authenticity of a property's historic identity,

evidenced by the survival of physical characteristics that existed during the property's historic or pre-historic period in comparison with its unaltered state; criteria considered include association, design, feeling, location and materials.

**Jamb:** the side of a doorway or window opening.

**Keystone:** the top member of an arch.

**Kickplate:** a panel below a display window in a storefront; typically made of wood panels but may be masonry or metal.

**Landmarks Preservation Council of Illinois (LPCI):** a statewide, non-profit private organization chartered to encourage the preservation of buildings, objects and sites that have been significant in Illinois history.

**Lintel:** a beam supported on vertical posts at its ends.

**Mullion:** a vertical member separating panes of glass in a window or panels in a door.

**Muntin:** a secondary horizontal or vertical framing member separating planes of glass in a window or door.

**National Register of Historic Places:** a government organization that

maintains lists and files of documentation of buildings, structures, objects, districts and sites which are of national, state or local significance.

**National Trust for Historic Preservation (NTHP):** a national, non-profit private organization chartered by Congress to encourage public participation in the preservation of buildings, objects and sites that have been significant in American history.

**Non-contributing Building or Structure:** does not add to either the understanding or interpretation of historic buildings, sites or districts; no longer possesses architectural integrity; or is less than 30 years old.

**Oriel:** a bay window that projects from the face of a wall, usually cantilevered or corbelled out from the building; may be square, round or polygonal; often was finished with an ornamental roof on 19th century commercial buildings.

**Parapet:** a low wall projecting above the roofline.

**Pediment:** a triangular or curved gable above a window, door or wall.

**Period of Significance:** based upon documentation, the span of time a building or structure is deemed to have become noteworthy based on

## Appendix C

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architecture, events, association with significant people, etc.; often begins with date of construction or significant modification.

**Platform framing:** a wooden building frame having studs one story high, each story resting on the top plates of the story below. Also called western frame.

**Preservation:** the act or process of applying measures to sustain the existing form, shape, details, material, and/or integrity of a building or structure.

**Rock-faced:** stone that has a natural undressed surface; also concrete block that has been molded to resemble undressed stone.

**Reconstruction:** is the act or process of reproducing by new construction the exact details and form of a building or detail that no longer exists.

**Rehabilitation:** is the act or process of returning a building or structure to a state of utility with minimal changes while preserving features that are historically, architecturally or culturally significant.

**Renovation:** is the act of repairing and changing an existing building for modern use so that it is functionally equal to a new building with or without respect to historic features.

**Restoration:** is the act or process of accurately recovering the form or details of a building or structure as it appeared at a particular time or during a particular era.

**Sash:** a frame designed to hold window glass.

**Sill:** the horizontal member located at the top a foundation: also used to describe the horizontal member at the bottom of an opening.

**Soffit:** the underside of an architectural element such as an overhang.

**Spandrel:** the surface at the side of an arch; in frame structures the spandrel is the blank space between windows in different stories

**Spire:** any tall, sharply-pointed rooflike construction atop a building, steeple, tower, etc.

**Stabilization:** is the act or process of applying measures designed to re-establish a weather-resistant or structurally sound enclosure.

**Steeple:** a tall, ornamental structure, usually topped by a spire; often built on a church tower or cupola.

**Storefront:** the street-level façade of a commercial building, usually having display windows.

**Storefront Bay:** division of a building facade into distinct units along the pedestrian sidewalk; the streetlevel division of larger buildings into two or more leasable spaces (“storefronts”) at the street level: in Plainfield, between 21’-0” and 25’-0”

**Storefront Cornice or Lintel:** the horizontal beam (usually cast iron or stone) above the storefront transoms that separates the display windows from the upper portion of the building.

**Terra cotta:** molded clay fired and used for wall surfaces and ornamental details; may be either glazed or unglazed.

**Transom:** a small operable or fixed window set above a door or window.

**Water table:** a belt course projecting above a foundation to direct water away from it.

**Will County Historic Preservation Commission (WCHPC):** a county-wide, government commission charged with educating the public about historic preservation; identifying and recommending recognition for area landmarks; and encouraging the preservation of buildings, objects and

sites that have been significant in the history of and which exist in the unincorporated areas of Will County.

# Appendix D

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## **Appendix D:** Residential Architectural Styles & Building Types Common to Plainfield, Illinois

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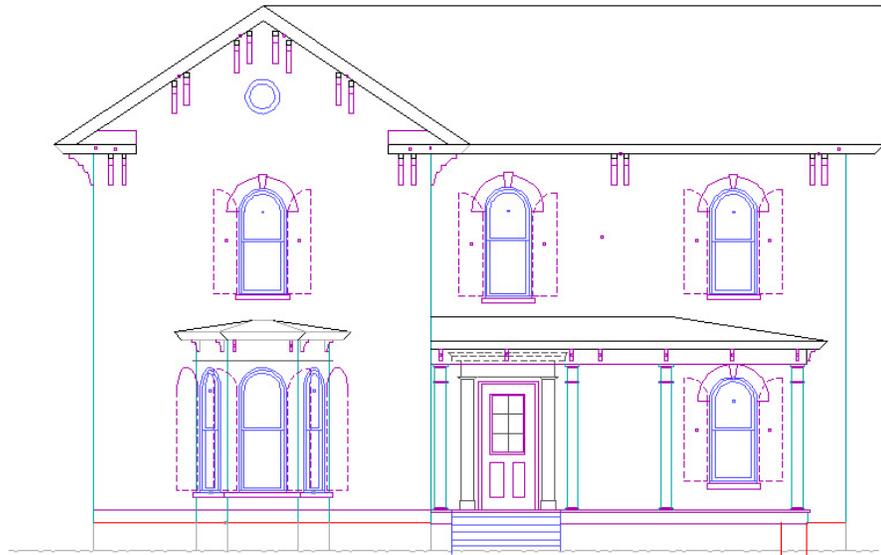


### **Greek Revival:**

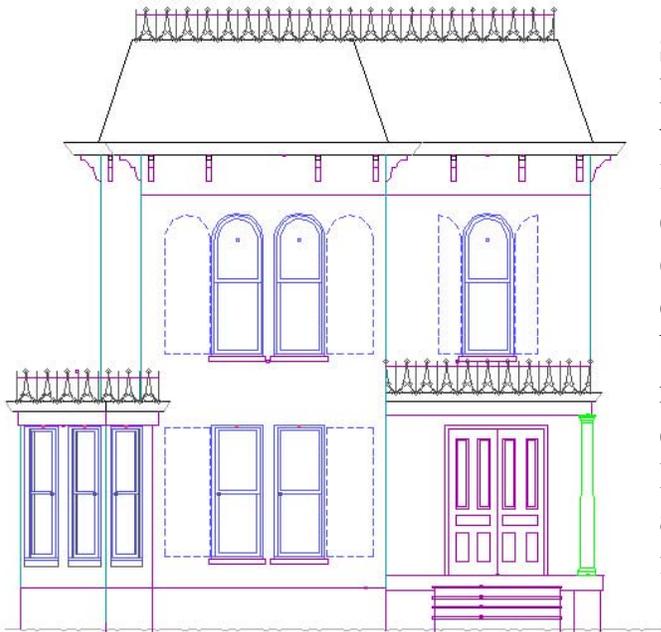
Gabled or hipped roof cornice line and porch roofs emphasized with a wide band of trim; facade corners sometimes identified by a corner board; front door typically surrounded by narrow sidelights and rectangular line of transom lights above; frequently found with porches, either entry or full facade.

**Gothic Revival:** (circa 1840–1880). Steeply pitched roof, usually with steep cross gables; gables commonly have decorated vergeboards (bargeboards); windows commonly extend into gables, frequently having pointed arch (Gothic) shape; one story porch usually present.





**Italianate:** (circa 1840-1885). Two or three stories; low-pitched roof, usually hipped, with widely overhanging eaves having decorative brackets beneath; tall, narrow windows, commonly arched or curved above; windows frequently with elaborate hood molds; can have square cupola or tower; small porches may be present; sits prominently above grade on a limestone foundation.

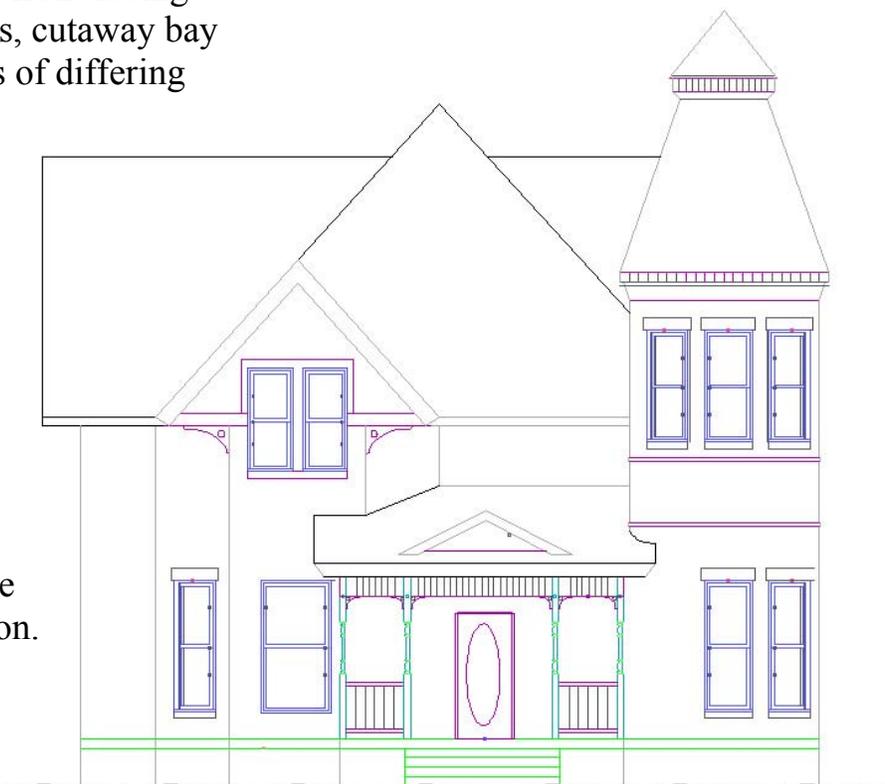


**Second Empire:** (circa 1860-1890). Distinctive Mansard roof; dormer windows may be present on the steep lower slope of the roof; molded cornices bound the upper and lower edge of the steep roof slope; widely overhanging eaves having decorative brackets; iron cresting common at main and secondary rooflines; may be combined with the Gothic Revival or Italianate details; sits prominently above grade on a limestone foundation.

**Shingle Style:** (circa 1880-1900). Wall cladding (most time only second story) and roof cladding of continuous wood shingles; shingled walls without interruption at corners; asymmetrical facades with irregular, steeply-pitched roofline; porches and dormers are common; windows may be varied and are sometimes recessed at attic gables; sits prominently above grade on a limestone foundation.



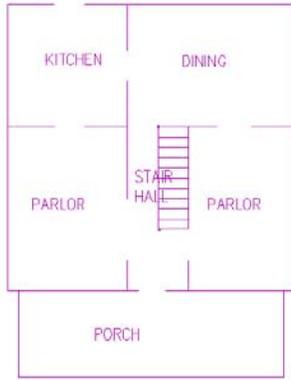
**Queen Anne:** (circa 1880-1910). Steeply pitched roof of irregular sharp usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, wall materials of differing textures, and other devices to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch usually one story high extended along one or both sides walls; bays, towers, overhangs; sits prominently above grade on a limestone foundation.





**Neo-Classical (Classical Revival):**  
(circa 1895-1950). Façade dominated by full-height porch with roof supported by classical columns; columns typically have Ionic or Corinthian capitals; facades show symmetrically balanced window and center door; sits prominently above grade on a limestone foundation.



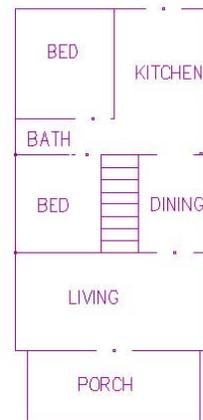


FOUR SQUARE

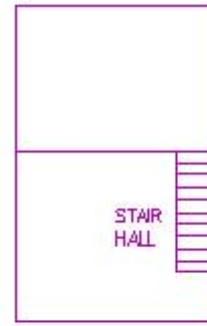
**Four square:** Two-story with square or nearly square floor plan; pyramid or hipped roof, one or more centrally placed dormers, roof of dormers usually echoes, main roof form; one-story porch across façade, porch roof usually echoes main form; often references Colonial Revival, Craftsman or Prairie school architectural styles.



**Bungalow:** Small one or one-and-one-half story cottage with low-slung silhouette; gable roof with wide eaves, dormers common; large full-width front porch; multiple windows; frequent use of natural materials.

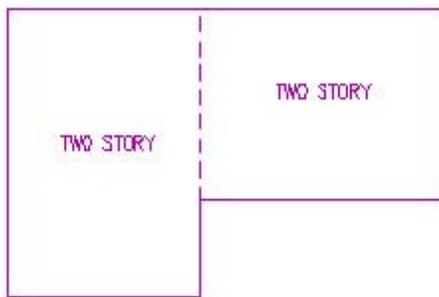


BUNGALOW



SIDE HALL PLAN

**Side Hall Plan:** Two rooms deep and one room wide with sidewall containing a staircases; entrance located to far left or right; gable, gambrel, or low hip roof one to two-and-one-half-stories



GABLED ELL

**Upright and Wing:** Gable front (upright element) with perpendicular side wing; side wing half to one full story lower in height than upright; t or L-shape floor plan; perpendicular orientation; gable roof; façade entrance located in gable end or side wing often sheltered by a porch.



UPRIGHT AND WING

**Gabled Ell:** Intersecting gable roof and L-shape floor plan, ridgelines of both roofs must be the same height; façade comprises a gable end and a perpendicular side wing of varying dimension; entrance is usually in the wing, sheltered by a porch; one, one-and-one-half, or two stories.





## **Appendix E: Selected Bibliography and Sources for Additional Reading**

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## Appendix E

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**Appendix F: Historic Urban Core Building Inventory , April 2000**

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<b>Building Location</b>	<b>Historic</b>	<b>Contributing</b>	<b>Non-contributing</b>	<b>Integrity</b>	<b>Stories</b>	<b>Orig. Mat'ls.</b>	<b>Additions</b>	<b>Constr. Date</b>	<b>Pres. Value</b>	<b>UGS</b>	<b>IHLS</b>	<b>IHSS</b>	<b>NRHP</b>
<b><u>Lockport Street</u></b>													
<b>400 - Baptist Church</b>	X			4	1	stucco	yes	1915	high	S/B	X		
Neo-Gothic Revival. Originally salmon-colored stucco; vinyl siding added circa 1983.													
<b>401 - Wheeler/Fazio</b>		X		4	2	brick/stucco	yes	ca. 1926	high	S/B			
Mission/Prairie influences. Remodeled 1977, converted to retail/office use. North addition is stairwell; front porch enclosed with full glass.													
<b>402 - Baptist Parking Lot</b>			X	n/a	0				n/a	n/a			
<b>403 - Devin's Hall of Fame</b>		X		2.5	1	clapboard	no	ca. 1900	high	S			
Former Doctor/Dentist office. May have been moved (prior to 1904) from corner of Lockport & Illinois Streets. Remodeled 1977.													
<b>404 - First Midwest Bank</b>			X	n/a	1								
See 410 Lockport Street Below.													
<b>405 - Shoppes at 405</b>		X		4.5	2	brick/stucco	no	ca. 1918	high	S/B	X		
Former Rectory. Mission/Prairie influences. Remodeled 1977, converted to retail/office use. Front porch enclosed with full glass.													
<b>406 - First Midwest Bank</b>			X	n/a	1								
See 410 Lockport Street Below.													
<b>407 - Baci Restaurant</b>	X			4.5	1+	clapboard	yes	1868	high	S/B	X		
Built as Universalist Church. Became Catholic Church circa 1909, remodeled 1916-19. Spire dramatically shortened following 1930s-era fire.													
<b>408 - First Midwest Bank</b>			X	n/a	1								
See 410 Lockport Street Below.													
<b>409 - Congreg'l Church</b>	X			4.5	1+	clapboard	yes	1850	high	S/B	X		X
Oldest church building in Plainfield and Will County. Associated with Abolitionist Movement. Remodeled to Akron Plan in 1906; near original west façade and south entry façade survive. North Addition 1940. Steeple has been remodeled.													
<b>410 - First Midwest Bank</b>			X (addition)	1	1	brick/stone	yes	1915	low	none			
Original building at corner of Lockport & Illinois Streets. Portions of original interior survive. Building extensively remodeled in 1959; later additions also.													
<b>500 - Café Orleans</b>	X			3	2+	brick/conc blk	yes	1898	high	S/B	X		
Part of the Opera House Square building. Storefront at north and east facades and second floor north windows modified. Oriel window/tower and triangulated pediment modified and/or removed. Original theater space largely intact.													
<b>501 - AC Steiner</b>	X			5	2	clapboard		1869	high	S/B	X		
One of three, pre-1870 wood frame commercial buildings to have survived in Lockport Street area. Store operation has continued uninterrupted since construction.													
<b>502 - Clock Tower Antiques</b>	X			3	2+	brick		1898	high	S/B	X		
Part of the Opera House Square building. Storefronts and second floor north windows modified. Original theater space largely intact.													
<b>503 - Lockport St. Gallery</b>	X			4	2	brick/cast iron	yes	1876	high	S/B	X		
"Centennial Building" Survived 1891 fire. Original cast iron storefront restored. Renovated about 1995; painted brick (soft) could not be cleaned and stucco applied over. Some non-historic windows added at street façade. Wood and brick cornice not restored. Parapet plaque identifies building, builder and year of construction.													
<b>504 - Clock Tower Antiques</b>													
See 502 Lockport Street Above.													
<b>505 - Gourmet Junction</b>		X		3	2	brick/cer. tile	yes	circa 1870	high	S/B	X		
Originally constructed as Fraser & Smiley Grocers (note: F & S inscribed in second floor window lintel keystones). Ceramic tile storefront installed for Krebs Drug Store about 1960.													
<b>506 - Pfifd. Ins. Agency</b>		X		2	1	brick	no	1898	high	S/B	X		
Original storefront significantly remodeled including storefront lintel. Stamped metal parapet cornice survives.													
<b>507 - Miller's Meat Market</b>	X			4	2	brick/cast iron	yes	circa 1892	high	S/B	X		
Storefront largely restored circa 1982.													
<b>508 - Upscale Resale</b>	X			4.5	1	brick/cast iron	no	circa 1900	high	S/B	X		
"Sonntag Building" Storefront restored circa 1982; stamped metal parapet cornice and pediment with builder's name survive. Note decorative brick parapet wall with corbelled details. Possibly built simultaneously with 510 Lockport Street.													
<b>509 - Coldwell Real Estate</b>		X		2	1	brick/cast iron	no	circa 1892	high	S/B	X		
Originally constructed as Jones Hardware. Storefront remodeled circa 1973.													
<b>510 - Potter's Place</b>		X		3	1	brick/cast iron	yes	circa 1900	high	S/B	X		
Original storefront significantly remodeled including storefront lintel. Stamped metal parapet cornice, triangulated pediment and decorative brick parapet wall with corbelled details survive. Possibly built simultaneously with 508 Lockport Street.													

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
511 - Coldwell Real Estate		X		2	1	brick/cast iron	no	circa 1892	high	S/B			X
	See 509 Lockport Street Above.												
512 - Uptown Tap	X			3	1	brick/cast iron	no	circa 1885	high	S/B			X
	May be oldest commercial building on south side of this block. Stamped metal parapet cornice survives.												
513 - Botanical Bird	X			4	2	brick/stone/cast iron	no	circa 1865/1892	high	S/B			X
	Original stone sidewalls may have been re-incorporated in new building after 1891 fire. Original parapet remodeled.												
514 - Steve's Grill	X			4	1	brick/cast iron	yes	circa 1900	high	S/B			X
	Much of original storefront—including cast iron columns—and stamped metal parapet cornice survive. Note decorative brick parapet wall above remodeled storefront.												
515 - Sunnyside Antiques		X		3	2	brick/stone/cast iron	no	circa 1892	high	S/B			X
	Original storefront significantly remodeled; second floor replacement windows are incompatible with originals. Note decorative blind arches and terra cotta details.												
516 - Pifld Foot & Ankle		X		3.5	1	brick/cast iron	yes	circa 1900	high	S/B			X
	Original storefront survives below modern façade. Stamped metal parapet cornice survives. Note decorative brick parapet wall.												
517 - CK&T Corp.		X		3	2	brick/cast iron	yes	circa 1892	high	S/B			X
	Original storefront has been remodeled; second floor largely intact.												
518 - Sound Investment		X		2	1	brick/cast iron	yes	circa 1900	high	S/B			X
	Storefront significantly remodeled. Stamped metal parapet cornice survives but is in very poor condition. Upper brick parapet wall is not visible; covered with metal siding. Served as early bowling alley.												
519 - Enterprise Printing		X		4.5	2								
	"Robertson Building," probably named for builder Daniel Robertson, founder of the E.J.&E. Railroad. Building was extensively renovated to restore original storefront and masonry parapet wall in mid-1980s. Parapet plaque identifies PerryCo, the owner who renovated the building.												
520 - Sound Investment		X		2.5	1	brick/cast iron	no	circa 1900	high	S/B			X
	Original storefront has been remodeled. Upper brick parapet wall is not visible; covered with wood siding.												
521 - Country Companies		X		1.5	1	brick/cast iron	no	circa 1892	high	S/B			X
	Original storefront remodeled with Bedford limestone, circa 1960. Upper brick parapet wall is not visible; covered with wood siding.												
522 - Lincolnway Barber		X		2	1	brick/cast iron	no	circa 1900	high	S/B			X
	Original storefront remodeled with brick, circa 1955. Original upper parapet wall with decorative brickwork survives above storefront lintel. Has continual operated as a barbershop since 1881 by the same family.												
523 - Vaughn Dance		X		2.5	1	brick/cast iron	no	circa 1892	high	S/B			X
	Original storefront remodeled with Bedford limestone, circa 1960; remodeled with "period-inspired" design circa 1988-9. Upper brick parapet wall survives above storefront lintel.												
524 - Village Center			X	n/a	2	brick	no	1998	n/a	n/a			
	See 530 Lockport Street Below.												
525 - State Farm Insurance		X		3	2	brick/cast iron	no	circa 1892	high	S/B			X
	Original storefront remodeled but original cast iron storefront sill and lintel survive. Upper floor windows remodeled but stamped metal roofline cornice with decorative brick corbelling survives.												
526 - Village Center			X	n/a	2	brick	no	1998	n/a	n/a			
	See 530 Lockport Street Below.												
527 - Playin' Thru/Masonic		X		4.5	2+	brick/cast iron	no	1892	high	S/B			X
	Original storefront windows have been modified and second floor windows have been filled with glass block. Significant stamped metal cornice and pediment at roofline, stamped metal oriel window/tower, and cornice wall plaque (identifying building as "Masonic Block"). Only building known to be architect-designed on this block (prior to Village Center): J. E. Minnott, Aurora.												
528 - Village Center			X	n/a	2	brick	no	1998	n/a	n/a			
	See 530 Lockport Street Below.												
529 - Playin' Thru/Masonic													
	See 527 Lockport Street Above.												
530 - Village Center			X	n/a	2	brick	no	1998	n/a	n/a			
	Village Center is a 2 story building with underground parking which replaced a vacant lot and a 1940s-era building which burned to the ground in 1996. The building is a successful infill project when viewed from Des Plaines Street but does not relate at all to any of the building facades on Lockport Street, breaking the historic rhythm of the Lockport Street business district character.												
600 - Andraesen Travel		X		3.5	1	brick/stucco	yes	1928	high	S/B			11/13/1984
	Built in 1928 as a Standard Oil gas station, the building is listed on the National Register of Historic Places. Remodeled in 1985, the large replicative addition which overpowers the original building as well as the insensitive architectural adaptation of the building greatly jeopardized its listing on the Register.												
601 - Hand Sewn Touch		X		4	2	brick	no	1912	high	S/B			
	Built by Mr. Corke (a confectioner and cigar manufacturer) in anticipation of The Lincoln Highway and increased business exposure. Replaced an earlier, wood-framed building.												
602 - The Courtyard			X (addition)	n/a	1	wood-frame/stucco	no	1985	low	n/a			
	Replicative addition to 600 Lockport Street - See Above.												
603 - Village Liquors		X		4	2	clapboard	yes	circa 1850	high	S/B			
	Oldest commercial building on Lockport Street and is typical of the construction prior to the late 19th century												

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
604 - The Courtyard	fires. Large masonry addition to rear/north side is largely hidden from Lockport Street.		X (addition)	n/a	1	wood-frame/stucco	no	1985	low	n/a			
605 - Parking Lot	See Above.		X	n/a	0				n/a	n/a			
606 - Village Parking Lot			X	n/a	0				n/a	n/a			
607 - Vill. Liq. Parking Lot			X	n/a	0				n/a	n/a			
608 - Realty Executives	X See 610 Lockport Street Below.			4.5	1	brick	no	1910	high	S/B			
609 - Pfld. Pet Grooming	X Built as Plainfield Fire Department and later remodeled and enlarged for police station. Originally matched old Village Hall at 606 Lockport Street (razed circa 1985). Brick is deteriorating at sidewalls.			3.5	1	brick	yes	circa 1900	high	S/B			
610 - Tobin Medical Bill'g	X Built in 1910 as machine shop for Sidney Gray; north façade largely restored in 1997.			4.5	1	brick	no	1910	high	S/B			
611 - no listing													
612 - Village Flower/Krahn	X Early industrial building. Utilized timbers from Old Red Mill (1835-1894) in construction. Wagner & Son manufactured miniature steam engines here from early 1900s until 1975. Building first renovated in 1977; art glass windows and apartments added about 1984.			3.5	2	brick	no	1894	high	S/B			
613 - Klover & Company	X Although rumored to have been a sleeping room at the 1893 Columbian Exposition in Chicago, no historical evidence has supported this claim. The building has been significantly remodeled.			1	1	wood-framed	yes	circa 1893	low	n/a			
614 - no listing													
615 - Auto Parts Center	Modern commercial building with little architectural interest.		X	n/a	1	metal/glass/brick	no	circa 1975	none	none			
616 - no listing													
617 - Auto Parts Center	See 615 Lockport Street Above.		X	n/a	1	metal/glass/brick	no	circa 1975	none	none			
618 - no listing													
619 - no listing													
620 - Bristol Grove/Apts.	X Residence extensively remodeled.			1	1.5	clapboard	yes	circa 1845	none	none			
621 - no listing													
622 - no listing													
623 - Peyla Electric/Apts.	X Residence extensively remodeled			1	2	clapboard	yes	circa 1850	none	none			
624 - no listing													
625 - no listing													
626 - no listing													
627 - Ameritech	X Telephone exchange building. Building is setback an unusually large distance from Lockport Street.			n/a	1+	masonry	no	circa 1959	none	none			
700 - no listing													
701 - Lombardo's	X Former residence converted to restaurant 1996-7; renovation retained most of the Lockport Street architectural character of the original building.			4	2	clapboard	yes	circa 1850	high	S/B	X		
702 - no listing													
703 - Private Resid./Apts.	X Original character concealed by synthetic siding. Residence is large enough to be adaptable for commercial/retail or business uses.			3	2	clapboard	no	circa 1895	high	S/B			
704 - no listing													
705 - Private Residence	X Residence is good example of early twentieth century bungalow. Re-locate?			5	1	brick	no	circa 1920	high	S/B			
706 - Private Residence	X			5	1.5	clapboard	no	circa 1870	high	B	X		

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
	Residence is a good example of mid-nineteenth century working class homes in Plainfield. Near-original condition. Re-locate?												
707 - Private Residence		X		2	1	clapboard	no	circa 1925	low	none			
	Residence is not a remarkable building.												
708 - Private Residence	X			3	1	clapboard/shingle (?)	yes	circa 1880	high	B	X		
	Residence is a rare example of working class cottages in Plainfield of this period. Re-locate?												
709 - Industrial/office	X			3	1+2	brick	yes	1904	high	S/B			
	Built for the Aurora, Plainfield & Joliet Railway, this building served as the central maintenance shop. It is the only building associated with the streetcar lines since the 1990 tornado. Numerous additions obscure the original twin-bay building at the center of the complex. The original building is largely intact. If additions removed, building would qualify for listing on the National Register of Historic Places.												
710 - no listing													
711 - Mikey's Hot Dogs			X	2	1+	brick	no	circa 1946	low	none			
	Unremarkable 1940s-era office/industrial building.												
712 - Private Residence			X	n/a	1.5	clapboard/stone	no	circa 1950	low	none			
	Architecturally insignificant, non-historic residence.												
713 - no listing													
714 - no listing													
715 - no listing													
716 - no listing													
717 - no listing													
718 - no listing													
719 - no listing													
720 - no listing													
721 - no listing													
722 - no listing													
723 - no listing													
724 - no listing													
725 - Dental Assocs. - Pflid.			X	n/a	2	brick	no	circa 1975	n/a	n/a			
<u>James Street</u>													
601 - Elite Essence		X		5	2	clapboard	yes	circa 1890	high	S/B			
	Residence converted to commercial use; retains historic architectural appearance.												
602 - Private Residence		X		n/a	1.5	clapboard	yes	circa 1940	none	none			
	Residence contributes little to street character. Building has been sided with synthetic siding; retains little integrity. Rebuilt following 1990 tornado.												
603 - Private Residence		X		4	1	stucco	yes	circa 1920	low	none			
	Small, well-kempt residence but adds little to street character. No discernable architectural features.												
604 - Private Residence		X		n/a	1.5	clapboard	yes	circa 1940	none	none			
	Residence contributes little to street character. Building has been sided with synthetic siding; retains little integrity. Rebuilt following 1990 tornado.												
605 - Private Residence		X		4.5	2	clapboard	yes?	circa 1900	high	S/B			
	This imposing Classical Revival house is unique to Plainfield. Very well-maintained. Could be converted for use as retail, office or restaurant.												
607 - Hayes Realty/Apts.		X		2.5	2	clapboard	yes	circa 1900	low	S			
	Former residence converted to office space circa 1972. Numerous remodelings have resulted in a loss of integrity.												
608 - Private Residence		X		n/a	1.5	vinyl	no	1991	low	none			
	New construction following 1990 tornado. Although nicely proportioned, no relationship to historic architecture.												
609 - no listing													
610 - Conklin Chiropractic			X	n/a	1+	brick/eifs	no	1990	low	none			

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
Contemporary medical clinic/office. No relationship to historic architecture or orientation to Lockport Street.													
<b><u>Fox River Street</u></b>													
600 - Private Residence	X			4	2	clapboard	yes	circa 1860	high	S/B			
One of four Gothic-Italianate hybrid residences remaining in Village. Retains significant level of integrity; largely unaltered. Front porch enclosed circa 1930; cement-asbestos siding installed circa 1940. Located in the original Town of Plainfield as platted in 1834. Retains residential character around Village Green.													
601 - no listing													
602 - no listing													
603 - no listing													
604 - Private Resid./Vaughn	X			3	2	clapboard	yes	circa 1870	high	S/B			
T-plan residence with Eastlake window lintels. Retains significant level of integrity; although vinyl siding is a detraction. Numerous additions. Located in the original Town of Plainfield as platted in 1834. Retains residential character around Village Green.													
605 - Private Residence	X			4.5	2	clapboard	yes	circa 1900	high	S/B			
Classical Revival house in near original condition; large addition to rear does not alter original character significantly. Located in the original Town of Plainfield as platted in 1834. Retains residential character around Village Green.													
606 - Private Residence	X			4	2	clapboard	yes	1851	high	S/B			
Greek Revival residence originally located on Division Street; constructed as the second school for the South District. Moved to this location in 1882. Although reversible, vinyl siding and color scheme detract from the original character. Located in the original Town of Plainfield as platted in 1834. Retains residential character around Village Green.													
607 - Private Residence			X	n/a	1	clapboard	no	circa 1955	none	none			
Modern infill residence with no relationship to historic architecture.													
608 - Private Residence		X		4	2	clapboard	yes	1900	high	S/B			
T-plan residence. Porch enclosed with glass, exterior has been covered with vinyl siding.													
<b><u>Des Plaines Street</u></b>													
511 - Private Residence	X			3	2	clapboard	yes	circa 1850	high	S/B			
Large home for period; numerous Greek Revival details survive despite the synthetic siding.													
600 - Bakery Products		X	X (Additions)	1	1	brick	yes	circa 1950	low	S			
Early 1950 storefront still visible although remodeled. No remarkable architectural characteristics. Provides street presence. Additions are industrial in nature and 1+ or 2 stories in height.													
601 - ARRIS Architects													
602 - CK Design Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
Original site of public bathhouse, circa 1850.													
603 - Quality Mailing			X	1	1	brick/conc.. block	no	circa 1958	low	S			
Built as farm implement store; remodeled 1999 to have more historically-sympathetic storefront.													
604 - CK Design/Apts.		X		3	2	timber frame/wood	(removed)	circa 1845	high	S/B			
Remodeled in 1990. Façade design retained little of historic character. Originally built as Livery Stable; last remaining building of type in Plainfield or surrounding area.													
605 - Village Center													
See 530 Lockport Street.													
606 - Village Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
702 - Peterson Law			X	4	1	brick	yes	circa 1950	low	none			
Modern Era building with little architectural distinction for its period.													
703 - Pifld. Fire District			X	n/a	2+	brick	yes	circa 1940/1980	low	none			
Original non-descript building was enlarged and remodeled about 1980. Architectural design does not relate to scale or character of Lockport Street corridor.													
704 - Whitley & Maloney			X	4	1	brick	no	circa 1950	low	none			
Modern Era building with little architectural distinction for its period.													
705 - PFPD Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
Surface parking lot serves Fire District.													
706 - Private Residence		X		3	2	clapboard	yes	circa 1880	high	B	X		
High style Italianate residence; ornate bracketed cornice removed when synthetic siding													

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
	installed and porch enclosed in mid 1970s. Much other detail survives. Unsympathetic addition added to rear. Unique privy remains behind residence. Re-locate?												
707 - PFPD Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
708 - no listing	Surface parking lot serves Fire District.												
709 - Village Valet / Apts.			X	n/a	2	brick	no	circa 1978	low	none			
710 - Private Residence	X			3	1+	clapboard	no	circa 1855	high	B		X	
	One of four Gothic Revival-Italianate hybrid residences in the Village. Building remodeled about 1920; some of original detail removed. Current renovation efforts have returned much of the original character although porch and shutters are inappropriate. Re-locate?												
800 - Vacant Lot			X	n/a	0	n/a	n/a	n/a	none	none			
801 - Private Residence			X	4	1	clapboard	no	circa 1960	low	S			
	Ranch style home with nice landscaping; does not relate to historic character of Lockport Street corridor. Provides important presence at street corner.												
802 - Vacant Lot			X	n/a	0	n/a	n/a	n/a	none	none			
803 - no listing	Recently cleared by Village of Plainfield. Former historic residence was in poor condition with little integrity.												
804 - Vacant Lot			X	n/a	0	n/a	n/a	n/a	none	none			
805 - no listing	Recently cleared by Village of Plainfield. Former historic residence was in poor condition but retained a fair degree of integrity.												
806 - Private Residence	X			4.5	1.5	clapboard/shingles	yes	circa 1895	high	S/B			
807 - Private Residence	X			3.5	2	clapboard	yes	circa 1875	high	S/B		X	
808 - Private Residence	X			4.5	2	clapboard/stucco	yes	circa 1915	high	S/B			
809 - Private Residence			X	3	2	clapboard	yes	circa 1895	mod.	S			
	Excellent example of small Shingle Style residence. Well-preserved and maintained.												
	Excellent example of Italianate T-plan house; original details such as window hoods survive despite installation of vinyl siding.												
	Excellent example of Mission-influenced Four Square residence. Retains nearly all of original architectural character.												
810 - Private Resid. / Apts.	X			3	1.5	clapboard	yes	circa 1880 ?	mod.	none			
811 - Private Residence			X	2	1.5	clapboard	yes	circa 1860	low	none			
812 - no listing	Simple residence of late 19th century (similar to 703 Lockport Street). Remodelings and additions have sacrificed a great deal of integrity; porch is remodeled. Some original details survive.												
813 - no listing	Synthetic siding covers the original architecture; although exterior appearance seems to have been altered little.												
814 - no listing	Building heavily remodeled in early 1970s; little integrity remains.												
815 - Vacant Lot			X	n/a	0	n/a	n/a	n/a	none	none			
816 - no listing	Although synthetic siding has been installed, most of the original building is intact.												
817 - Private Residence	X			4	1.5	brick/clapboard	no	circa 1920	high	S			
<u>Illinois Street</u>													
600 - Methodist Church	X			4.5	2+	limestone	yes	1866	high	S/B		X	
	Third building for this congregation. Stone quarried locally. Additions to west (circa 1940) and north (circa 1969); west addition more successful than north addition.												
601 - Bank One			X	n/a	1	brick	no	circa 1963	high	S			
602 - Methodist Church			X	n/a	2+	stone	no	circa 1969	low	S			
603 - Bank One			X	n/a	1	brick	no	circa 1963	high	S			
604 - Methodist Church			X	n/a	2+	stone	no	circa 1969	low	S			
605 - First Midwest Bank	See 410 Lockport Street												

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
606 - Café Orleans (Add'n)			X	1	1								
	See 500 Lockport Street. Concrete block building is in poor condition and is not sympathetic with the historic character of the building to which it is attached.												
704 - Kelly's Special Image			X	1	1	clapboard	no	circa 1959	low	none			
705 - Plainfield Library		X		3.5	1+	brick	yes	1941	high	S/B			
	Original portion of the library facility. Expansion of library removed many of the historic features of the original library building. See Below.												
706 - Private Residence			X	1	1	clapboard	yes	circa 1925	low	none			
	Small, non-descript bungalow. Little integrity remains.												
707 - Plainfield Library		X		n/a	1+	brick	no	1993	n/a	n/a			
	New addition has little relationship to scale of original building; original library is lost and overpowered.												
708 - Private Resid. / Apts.		X		3	2	clapboard	yes	circa 1870	mod.	S			
	Synthetic siding conceals much of original character although significant details remain.												
709 - Plainfield Library			X	n/a	1+	brick	no	1993	n/a	n/a			
	New addition has little relationship to scale of original building; original library is lost and overpowered.												
710 - Private Resid. / Apts.		X		3	2	clapboard/stucco	yes	circa 1915	mod.	S			
	Synthetic siding conceals much of original character although significant details remain. Enclosure of front porch is not sympathetic and is unfortunate.												
711 - Plainfield Library			X	n/a	1+	brick	no	1993	n/a	n/a			
	New addition has little relationship to scale of original building; original library is lost and overpowered.												
712 - Private Residence		X		3	1+	clapboard	no?	circa 1890	high	S/B	X		
	Synthetic siding conceals much of original character although significant details remain. Enclosure of front porch is not sympathetic and is unfortunate.												
713 - Library Parking Lot			X	0	0								
	Landscape buffer helps soften impact of surface parking lot.												
714 - Private Residence		X		3	1+	clapboard	yes?	circa 1890	high	S/B	X		
	Synthetic siding conceals much of original character. Enclosure of front porch is not sympathetic and is unfortunate.												
715 - Village Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
716 - no listing													
717 - Village Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
718 - no listing													
719 - Village Parking Lot			X	0	0	n/a	n/a	n/a	none	none			
720 - no listing													
721 - Private Resid. / Apts.		X		1.5	2	clapboard	yes	circa 1880	low	S			
	Synthetic siding conceals much of original character. Converted to apartments in early 1970s. Important to have building mass at the street corner.												
800 - Vacant Lot													
801 - no listing													
802 - Private Residence	X			4	2	clapboard	no?	circa 1890	high	S/B	X		
	Although synthetic siding conceals some of the details of this house, most of the original character is recognizable. No significant alterations. This block has two pairs of identical houses; this house was identical to the house at 806 Illinois Street.												
803 - Private Residence			X	n/a	1	clapboard	no?	circa 1955	low	none			
	This ranch house does not relate to the historic architecture or established setbacks of the neighborhood.												
804 - no listing													
805 - no listing													
806 - Private Residence		X		3.5	2	clapboard	yes	circa 1890	high	S/B	X		
	This house has had numerous additions and modifications made to the original design; however, the original character is still discernable. This block has two pairs of identical houses; this house was identical to the house at 802 Illinois Street.												
807 - Private Residence		X		1.5	2	clapboard	yes	circa 1870	low	S	X		
	This residence has been remodeled and altered; much of the original integrity has been lost. Poor use of siding materials (wood shingles, synthetic siding, wood siding) add to the loss of integrity.												
808 - no listing													
809 - Apartments			X	n/a	2	brick	no	circa 1955	n/a	none			
	See Below.												

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
<b>810 - Private Residence</b>		X		3	1.5	clapboard	yes	circa 1870	high	S/B	X		
	Synthetic siding conceals much of the original character of this residence; the enclosed front porch eliminates a historic connection to the street. This block has two pairs of identical houses; this house was identical to the house at 812 Illinois Street.												
<b>811 - Apartments</b>			X	n/a	2	brick	no	circa 1955	n/a	none			
	See Below.												
<b>812 - Private Residence</b>	X			4	1.5	clapboard	no	circa 1870	high	S/B			
	Original siding has been maintained; the enclosed front porch retains a historic connection to the street. This block has two pairs of identical houses; this house was identical to the house at 810 Illinois Street.												
<b>813 - Apartments</b>			X	n/a	2	brick	no	circa 1955	n/a	none			
	Modern apartment building which has no relationship to historic character of the neighborhood or surrounding residences.												
<b><u>Division Street</u></b>													
<b>500 - no listing</b>													
<b>501 - Selfridge/Petka</b>		X		2	2	clapboard	yes	1886	high	B			
	Building was moved in 1986; new location does not replicate original site so building orientation is not directed to corner as originally built. Front porch, front door and foundation heights do not match original. Important house locally because built by A.T. Corbin who operated what is now known as A.C. Steiner Shop. Corbin's boyhood home (1852) stands on Joliet Road also. Converted to office use about 1987.												
<b>502 - DMI</b>		X											
	Building was covered with vinyl siding about 1980. Very similar to 501 Division Street. Original cornice details covered by vinyl siding also. Original porch removed; current porch was constructed circa 1915 by U.S. G. Blakely, the man responsible for routing The Lincoln Highway through the village. Converted to office use about 1996.												
<b>503 - Private Residence</b>	X			1	1	clapboard?	yes	circa 1845	high	B			
	One part of this building is the original South (Lower) District school which stood at 510 Division Street until 1851 when moved to become part of this residence. May be one of the oldest school buildings remaining in Will County. The remainder of the house is of little historical significance.												
<b>504 - no listing</b>													
<b>505 - Private Residence</b>		X		3	2	clapboard/conc.. block	no?	circa 1915	high	S/B			
	Good example of Classical Revival residential architecture in Plainfield; one of the best surviving examples of a concrete block porch. Original windows remain; other details may remain beneath synthetic siding.												
<b>506 - Private Residence</b>		X		4	2	clapboard	yes	circa 1885	high	S/B			
	Italianate residence with carry-over Greek Revival influences. Unfortunate addition to rear; however most original details remain.												
<b>507 - Private Residence</b>		X		2	2	clapboard	yes	circa 1860	mod.	S			
	Upright and Wing with Greek Revival elements. Enclosed porch and synthetic siding detract from original character.												
<b>508 - no listing</b>													
<b>509 - no listing</b>													
<b>510 - Private Resid. / Apts.</b>		X		4	2	clapboard	no	circa 1885	high	S/B			
	Italianate residence with carry-over Greek Revival influences; later Classical Revival porch details. Some minor window remodeling but original siding is exposed. Original site of South (Lower) District School; site of first two school buildings now located at 503 Division and 606 Fox River Streets, respectively. May have been home of McClester family who donated money to establish local public library.												
<b>600 - NLSB Parking Lot</b>			X	0	0	n/a	n/a	n/a	none	none			
<b>601 - NLSB Bank</b>			X	n/a	1+	brick	no	circa 1992	n/a	n/a			
	Modern banking facility.												
<b>602 - NLSB Parking Lot</b>			X	0	0	n/a	n/a	n/a	none	none			
<b>603 - NLSB Bank</b>													
	See Above.												
<b>604 - Private Residence</b>			X	0	2	conc. Block	no	circa 1940	low	none			
	Building has no distinguishing features.												
<b>605 - NLSB Bank</b>													
	See Above.												
<b>606 - Baptist Church Office</b>		X		1	1	stucco	yes	circa 1920	low	none			
	Former residence which has been connected to the Baptist Church and converted for church use.												
<b>607 - NLSB Bank</b>													
	See Above.												
<b>700 - no listing</b>													
<b>701 - Central School Add'n</b>		X		4	1	brick	yes	1960	high	S/B			

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
702 - no listing	Addition to 1949 school building. Windows have been remodeled without sensitivity to original architecture.												
701 - Central School Add'n		X		4	1	brick	yes	1960	high	S/B			
	Addition to 1949 school building. Windows have been remodeled without sensitivity to original architecture.												
704 - Reel 'em Inn		X		1	2	clapboard	yes	circa 1874	low	none			
	Former residence converted to retail shops and bakery in 1978 as part of The Meeting Place. Subsequent remodelings and additions have resulted in the loss of original façade and most significant architectural details.												
705 - Central School Add'n		X		4	1	brick	yes	1968-9	high	S			
	Addition to 1949 school building. Windows have been remodeled without sensitivity to original architecture.												
706 - Private Resid./Vacant		X		4.5	2	clapboard	no	circa 1905	high	S/B			
	Near original residence. Very good example of early twentieth century residential architecture in Plainfield. Building demolished during the course of this study.												
707 - no listing													
708 - Private Residence		X		4	1.5	clapboard	yes	circa 1850	high	S/B		X	
	Early Upright and Wing residence with Greek Revival details. Typical of early Plainfield architecture; one of earliest residences on Division Street in north Plainfield.												
709 - Private Residence		X		1	1.5	clapboard	yes	circa 1880?	low	S			
	Some original details survive; however, much of original character is not visible below synthetic siding.												
710 - no listing													
711 - no listing													
712 - Private Residence		X		4	1.5	clapboard	yes	circa 1850	high	S/B			
	Early Upright and Wing residence with Greek Revival details. Large addition to rear does not detract from original character and scale of the building. Front porch and shutters not original but other period details survive. Typical of early Plainfield architecture; one of earliest residences on Division Street in north Plainfield.												
713 - Private Residence		X		2.5	1.5	clapboard?	yes	circa 1850	low	S			
	Early vernacular residence with little defining architectural style. Side porch is a remodeling; original details concealed by synthetic siding.												
714 - no listing													
715 - Private Residence			X	n/a	1	clapboard	yes?	circa 1955?	low	none			
	Non-conforming ranch house.												
716 - Private Resid. / Apts.		X		1	1.5	clapboard	yes	circa 1850	low	B		X	
	Prior to remodelings, this house was another early Upright and Wing with Greek Revival details. Numerous remodelings and installation of synthetic siding have destroyed the architectural integrity.												
717 - no listing													
718 - Private Resid. / Apts.		X		3	2	clapboard	yes	circa 1880	mod.	S			
	Gabled ell or T-plan residence; synthetic siding conceals much of original architecture.												
719 - Private Residence		X		2	1.5	clapboard	yes	circa 1850	mod	B			
	Early street-facing gable residence with Greek Revival details. Simple residence typical of early Plainfield; may be earliest home on east side of Lockport Street. Rear addition does not significantly alter original appearance of home; however, much of original detail is concealed below synthetic siding.												
720 - Private Residence		X		4	2	clapboard/stucco?	yes	circa 1940	mod	S			
	The appearance of this building prior to 1940 is unknown; date of original construction also unknown. Building remodeled to current appearance by Harold and Hazel Yahnkee about 1940.												
721 - Private Residence		X		5	2+	clapboard	yes?	circa 1905	high	S/B			
	This residence is one of Plainfield's best examples of Classical Revival domestic architecture. Imposing house has been maintained in near-original condition.												
722 - Private Residence		X		3	1.5	clapboard	yes	circa 1850	mod	S/B		X	
	Early Upright and Wing residence with Greek Revival details. Large addition to rear does not detract from original character and scale of the building. Much or original character concealed by synthetic siding. Typical of early Plainfield architecture; one of earliest residences on Division Street in north Plainfield.												
723 - no listing													
724 - no listing													
725 - Private Residence		X		4.5	2	clapboard	no?	circa 1905	high	S/B			
	Classical Revival residence similar in massing to 721 Division Street.												
726 - no listing													
727 - no listing													

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
728 - no listing													
729 - Private Resid. / Apts?		X		3	2	clapboard	yes	circa 1905	mod	S/B			
	Private residence converted to Luce Funeral Home about 1940. Returned to residential use about 1960. Numerous additions and modifications have altered the original character of the residence.												
730 - Memorial Park				n/a	0	n/a	n/a	1956	high	n/a			
731 - no listing													
732 - Memorial Park				n/a	0	n/a	n/a	1956	high	n/a			
733 - Private Residence	X			5	1	brick	no	circa 1930?	high	B			
	Built about 1940, this is a classic and well-kempt early twentieth century bungalow; note distinctive arched side porch which is part of the overall building mass.												
800 - Private Residence	X			5	2	brick	no	circa 1940	high	S/B			
	This Colonial Revival residence is a good example of mid-twentieth century residential design. The well-maintained, landscaped yard is one of Plainfield's finest in the historic core area.												
801 - no listing													
802 - no listing													
803 - Private Residence	X			4	1.5	clapboard	yes	circa 1850	high	S/B			
	Early Upright and Wing residence with Greek Revival details. Typical of early Plainfield architecture; one of earliest residences on Division Street in north Plainfield. Original clapboard exposed.												
804 - no listing													
805 - Private Residence			X	n/a	1	clapboard	yes?	circa 1955?	low	none			
	Non-conforming ranch house.												
806 - Private Residence	X			4	2	clapboard	no?	circa 1925	high	S/B			
	This is one of Plainfield's few Dutch Colonial residences. Building survives in excellent condition.												
807 - no listing													
808 - Private Residence		X		4	1.5	brick	no?	circa 1925	mod	B			
	This is a modest brick residence with English Cottage influences. Rare in Plainfield.												
809 - no listing													
810 - Private Residence		X		4	1.5	brick	no?	circa 1940	mod	none			
	Non-descript brick bungalow.												
811 - no listing													
812 - no listing													
813 - Private Residence		X		3	2	shingle	yes	circa 1900	mod	S			
	Simple residence with decorative shingle siding; large addition to south overpowers original architectural character.												
814 - no listing													
815 - no listing													
816 - no listing													
817 - Private Residence			X	4	1	clapboard	no	circa 1955	low	none			
	Non-conforming ranch home.												
818 - no listing													
819 - Herbst, Maloney & Br		X		3.5	2	brick	yes	circa 1925	low	S			
	Craftsman-influenced residence which was converted to a business office about 1994. North porch has been enclosed. Building is not an outstanding example of Craftsman design in Plainfield												
<u>Arnold Street</u>													
726 - Private Residence		X		2	2	clapboard	yes?	circa 1900	mod	S			
	Synthetic siding conceals most of the original architectural character; may have exhibited Classical Revival details similar to neighbors along Division Street.												
800 - Private Residence		X		3	1.5	clapboard	yes	circa 1900	high	S			
	Large addition to rear which fronts along Oak Street detracts from original character; synthetic siding conceals much of the original architecture.												



<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
504 - Parking Lot (Apts.)			X	n/a	0	n/a	n/a	n/a	none	none			
505 - Vacant Lot													
506 - Apartments			X	n/a	2	brick	no	circa 1959	none	none			
507 - Vacant Lot	See Illinois Street.												
508 - no listing													
509 - Private Residence		X		4	1.5	stone	yes	circa 1940	high	S			
510 - no listing	Small cottage house with few distinguishing characteristics. May be identified stylistically as "Minimal Traditional" (McAlester).												
511 - Private Residence		X		4	1	brick	no	circa 1940	high	S			
512 - no listing	Small cottage house with few distinguishing characteristics except front entry. May be identified stylistically as "Minimal Traditional" (McAlester).												
513 - Private Residence			X	1	1.5	clapboard	yes	circa 1860?	low	none			
514 - no listing	Numerous remodelings have not respected the original architectural character of this residence and have resulted in a complete loss of integrity.												
515 - Private Residence			X	1	2	clapboard	yes	circa 1870?	low	S			
600 - no listing	This building was significantly remodeled in the early 1970s; the remodeling was not respectful of the original architecture and resulted in a complete loss of architectural integrity. Building maintains rhythm of the street.												
601 - Private Residence		X		3	1.5	clapboard	yes	circa 1850	high	S/B			
602 - no listing	This small residence is one of the most ornate cottages in the Village. The original house was significantly remodeled in 1906; however a substantial addition was erected in 1997. Although "period-sensitive," the addition overpowers the original house. The addition was located on the site to avoid the floodplain and existing site components such as an original well and an early 20th century sunken garden.												
603 - Private Residence		X		3	1.5	stucco	yes?	circa 1900	high	S/B			
Note about Main Street:	<b>The remainder of Main Street (south towards Lockport Street) is a variety of residential building types including modern infill apartments; small non-descript residences (many of these have been remodeled significantly); and a few historic houses which--with one exception (see below)--have been remodeled to the extent that most of the architecturally-distinguishing characteristics have been destroyed.</b>												
618 - Vacant		X		4	2	clapboard	yes	circa 1850	high	S/B			
	This former residence is being converted to a commercial office use while retaining the historic, circa 1920 exterior. Although photographs existed from an earlier period, the 1920 era includes the large, historic addition (1915) to the north. This residence is typical of the mid-19th century working class homes that lined both sides of Main Street at one time. This particular house type is prevalent throughout the Village; however, many examples have been remodeled beyond recognition. (See 500 Main Street.)												
<u>Oak Street</u>													
406 - Private Residence		X		2	1.5	clapboard	yes	circa 1900	low	S			
407 - no listing	Undistinguished residence; numerous additions, remodelings and synthetic siding conceal original character and jeopardize integrity.												
408 - Private Residence		X		2	1.5	clapboard	yes	circa 1925	low	S			
409 - no listing	Remodeled bungalow; synthetic siding conceals original character.												
410 - Apartments			X	n/a	2	brick / wood shingle	no	circa 1973	n/a	none			

<u>Building Location</u>	<u>Historic</u>	<u>Contributing</u>	<u>Non-contributing</u>	<u>Integrity</u>	<u>Stories</u>	<u>Orig. Mat'ls.</u>	<u>Additions</u>	<u>Constr. Date</u>	<u>Pres. Value</u>	<u>UGS</u>	<u>IHLS</u>	<u>IHSS</u>	<u>NRHP</u>
411 - Private Residence	Modern, mansard-roofed apartment building; no relationship to historic character of downtown area.			X	4.5	1	brick	no?	circa 1925	high	B		
505 - Dental Office	Minimal Traditional (McAlester) or English Cottage style residence; rare type in the Village. Probably most interesting architecture fronting Oak Street.			X	n/a	1	brick	no	circa 1968?	low	none		
506 - no listing	Non-conforming commercial building; no relationship to historic character of the downtown area.												
507 - no listing													
508 - no listing													
509 - Private Residence	Non-descript bungalow.			X	3.5	1	clapboard?	no?	circa 1925?	mod	none		
510 - Private Residence	Non-descript bungalow; major addition to front façade significantly alters the original character of the residence.			X	1.5	1	clapboard	yes	circa 1925?	low	none		
511 - Private Residence	Reported to be one of the oldest houses in Arnold's Addition to the Village. However, the house was remodeled about 1940(?) to its present "Colonial Revival" appearance. Possibly Greek Revival cottage originally.			X	2	1.5	clapboard?	no?	circa 1845?	mod	S/B		
<u>Chicago Street</u>													
404 - Private Residence	Simple residence with columned porch; synthetic siding conceals original character.			X	3.5	1.5	clapboard	no	circa 1900	high	S/B		
406 - Private Residence	Non-descript bungalow; may be similar to 509 Oak Street. Synthetic siding conceals original character.			X	3.5	1	clapboard?	no	circa 1925?	mod	S		
410 - Private Resid. / Apts.	Shingle and Queen Anne stylistic influences. Enclosed porches, second floor addition at the re-entrant corner, and synthetic siding conceal much of the original character. However, many details survive including porch cheek walls, recessed attic windows, and decorative glass.			X	4	2	clapbrd. / shingle	yes	circa 1890	high	S/B		
500 - Parking Lot (Bank 1)	Surface parking lot with no landscape buffers.				n/a	0	n/a	n/a	n/a	n/a	none		
501 - no listing													
502 - no listing													
503 - no listing													
504 - Private Residence	Modern ranch home.			X	n/a	1	clapboard	no	circa 1970	low	none		
505 - Private Residence	Four Square with "rock-faced" concrete block porch. Replacement windows(?) and synthetic siding detract from original character. Methodist church parsonage.			X	3.5	2	clapboard / conc. blk.	no	circa 1915?	high	S/B		
506 - Private Residence	Numerous additions, replacement windows, and synthetic siding conceal original character; remnants of a Greek Revival door surround are visible below 20th century stoop roof.			X	2.5	2	clapboard	yes	circa 1850	high	S		
507 - Vacant Lot													
508 - no listing													
509 - Vacant Lot													



identified, visually, as historic in each community. Survey is available from the Illinois Historic Preservation Agency - Springfield, Illinois.

**IHSS: Illinois Historic Structures Survey**

A more thorough statewide survey conducted by the Illinois Historic Preservation Agency beginning in the mid 1970s that attempted to include a larger number of historic resources that were not documented in the earlier survey. Survey is available from the Illinois Historic Preservation Agency - Springfield, Illinois.

**NRHP: National Register of Historic Places**

An honorary listing of historic sites, monuments and buildings which, according to the standards set forth by the National Park Service, have achieved local, state or federal historic significance. Listing in the Register may afford property owners certain tax benefits and access to rehabilitation and restoration grant funding. Survey is available from the Illinois Historic Preservation Agency - Springfield, Illinois.

**HUC: Historic Urban Core**

An area of the Lockport Street Business Corridor within the Village of Plainfield bounded by Main Street, Division Street, Chicago Street and Fox River Street; defined in the Village of Plainfield Design Manual - Page 9.

**TUC: Transitional Urban Core**

An area of the Lockport Street Business Corridor within the Village of Plainfield bounded by Main Street, Fox River Street, Chicago Street and Old Van Dyke Road; defined in the Village of Plainfield Design Manual - Page 45.

**EUC: Expanded Urban Core**

An area of the Lockport Street Business Corridor within the Village of Plainfield approximately 800 feet north and south of Lockport Street between Old Van Dyke Road and 650 feet west of U.S. Route 30; defined in the Village of Plainfield Design Manual - Page 79.