

UPPER BLUFF

LOCAL HISTORIC DISTRICT

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Joliet Register of Historic Places



1. Name of Property:
historic name (original owner name): Glenwood (located in the southwest
common or current name: The Upper Bluff Local Historic District
corner of the original
Glenwood Subdivision.)
 2. Location: see EXHIBIT G: Location Map
street and number: 600 block of Western Avenue

legal description: see EXHIBIT H

tax number: see attached list - see pg. 4A-U
name of owner: see pg. 4A-U
owner address: see Pg. 4A-U
 3. Classification (according to ownership) (check one)
 private
public-local, ___state, or ___federal
 4. Category (check one)
___building, district, ___site, ___structure (tower, etc.)
___object
 5. Number of Buildings
21 contributing , 5 non-contributing
 6. Functions: residential
historic: residential & commercial
current: residential
 7. Description of Property see EXHIBIT A: Site Description
architectural classification: see EXHIBIT B: Architectural Descriptions

materials: foundation limestone, brick
outside walls weatherboard, brick, stucco
roof slate, tile, asphalt
- Describe present and historic appearance: see Exhibit A
individual photographs, pg. 4A-U

Continuation Sheet

Joliet Register

of Historic Places

8. Statement of Significance: see EXHIBIT E
period of significance: 1894-1923
significant date: see list of contributing buildings, see EXHIBIT C
- architect/builder (if known): EXHIBIT D: Architectural Overview
- Describe reasons why this property is being nominated (architectural style, historical significance, etc.)
- History of Joliet/ see EXHIBIT F
BIBLIOGRAPHY EXHIBIT I

Continuation Sheet

Joliet Register

of Historic Places

9. Bibliography (major references):

See Exhibit I

10. Geographical Data:

size of property: approx. 5 Acres

boundary description (if district is being nominated):

see EXHIBIT H: Legal Description

Boundary justification:

The Upper Bluff Historic District is a cohesive collection of late 19th and early 20th century historic properties. The District extends along Western Avenue from Woodworth on the east to Wilcox Street on the west. The local district is part of the original 1875 plat of Glenwood Subdivision by William A. Strong.

11. Form Prepared By:

name/title/phone no.: Nominations Committee & Planning Staff

organization/applicant name: Joliet Historic Preservation Comm.

applicant address: 150 West Jefferson Street

Joliet, Illinois 60431

property interest of applicant: On owner's behalf

date of application: 10-3-96

12. Supporting Documentation:

site plan

5" x 7" black and white photo

location map

Common Address

600 Western Ave.

PIN

07-09-312-009



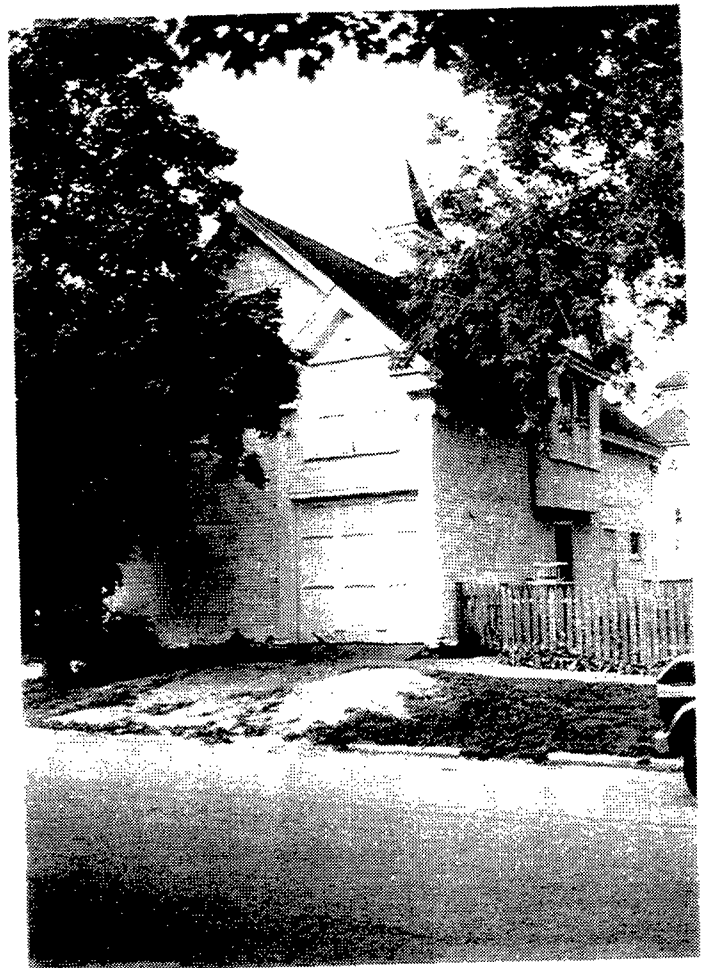
CIRCA 1897

Legal Description

Lot 1 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.

Owner(s)

Jeffrey K. & Laura K.
Pritz



Common Address

601 Western Ave.

PIN

007-09-307-018



CIRCA 1887

Legal Description

The East 75.0 feet of Lot 9
in Block 6 of Glenwood as
replatted in the SW1/4 of
Section 9, Township 35N,
Range 10E and recorded 11-
2-1891 as document 165393
in Will County, IL

Owner(s)

Lou & Susan K.
Montiel

Common Address

602 Western Ave.

PIN

007-09-312-008

Legal Description

Lot 2 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.

Owner

Richard T. Miller



CIRCA 1896



Common Address

604 Western Ave.

PIN

07-09-312-007

Legal Description

Lot 3 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.



CIRCA 1898

Owner(s)

Wayne A. & Bonnie S. Home



Common Address

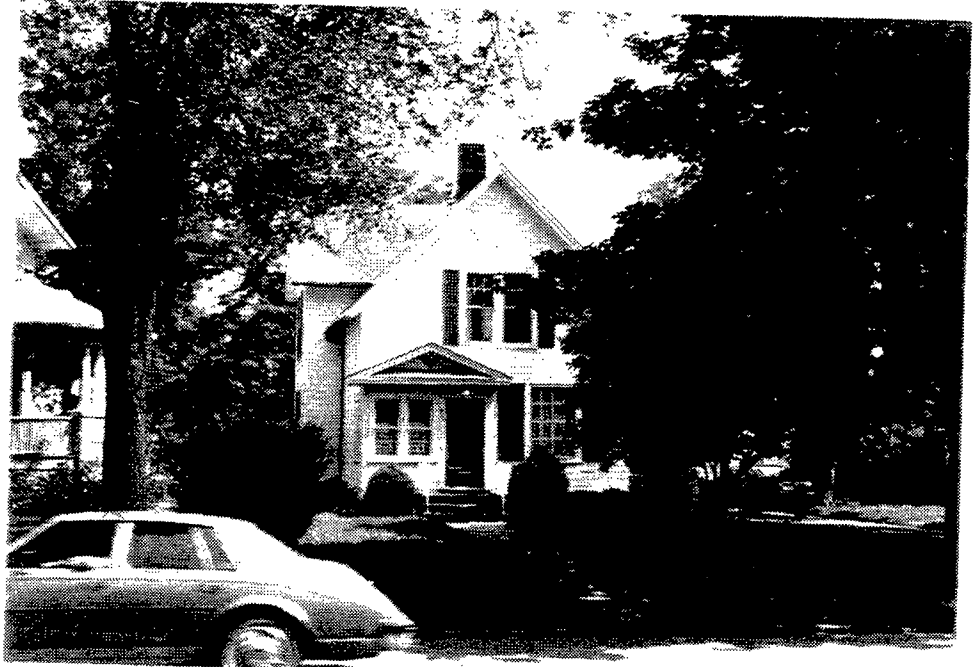
605 Western Ave.

PIN

07-09-307-017

Legal Description

Lot 8 and the West 25.0 feet of Lot 9 in Block 6 of Glenwood as replatted in the SW1/4 of Section 9, Township 35N, Range10E and recorded 11-2-1891 as document 165393 in Will County, IL



Owner(s)

CIRCA 1894

Jeffrey S. & Julie W.
Gudeman

Common Address

606 Western Ave.

PIN

007-09-312-006

Legal Description

Lot 4 and the East 14.7 feet of Lot 5 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.

Owner(s)

Robert & Roberta W.
Eunson



CIRCA 1901



Common Address

607 Western Ave.

PIN

07-09-307-021

Legal Description

Lot 7 and also part of Sub-Lot 4 of Lot 1, that part Described as Follows: Beginning at the S.W. corner of said Sub-Lot, then Northerly along the West line of the lot to a point on a line that is 40.0 feet North of and parallel with the south Lot line, then East along said line 60.5 feet, then South 40.0 feet to the South Lot line, also being a point 140.0 feet West of the S.E. Corner of Sub-Lot 4, then West 62.5 feet along said South Lot line to the Point of Beginning, all in Glenwood as replatted in the SW1/4 of Section 9, Township 35N, Range 10E and recorded 11-2-1891 as document 165393 in Will County, IL



CIRCA 1906

Owner(s)

Richard E. & Nola H.
Zanelli

Common Address

08 Western Ave.

PIN

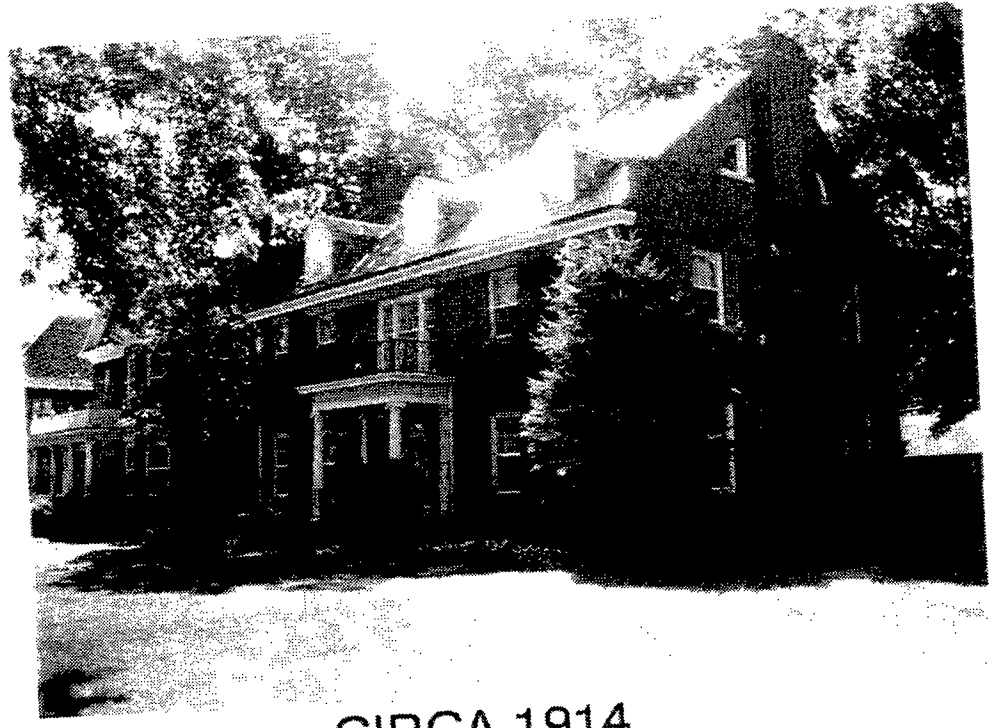
07-09-312-005

Legal Description

The West 46.5 feet of Lot 5
and the East 25.4 feet of Lot
6 in Brown, Stevens &
Wetherell's
Subdivision of Block 11 & the
East part of Block 12 in
Charlotte A. Strong's
Subdivision of the W1/2 of the
SW1/4 of Section 9, Township
35N, Range10E.

Owner(s)

Kenneth L. & Carol S.
Pritz



CIRCA 1914



Common Address

609 Western Ave.

PIN

07-09-307-015

Legal Description

Lot 6 in Block 6 of Glenwood
as replatted in the SW1/4 of
Section 9, Township 35N,
Range 10E and recorded 11-2-
1891 as document 165393 in
Will County, IL



Owner(s)

Steven C. & Deborah M.
Ginter

CIRCA 1894

Common Address

610 Western Ave.

PIN

007-09-312-004

Legal Description

The West 34.9 feet of Lot 6 and the East 35.1 feet of Lot 7 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.

Owner(s)

Daniel J. & Mary C. Maher



CIRCA 1910



Common Address

611 Western Ave.

PIN

07-09-307-014

Legal Description

Lot 5 in Block 6 of Glenwood
as replatted in the SW1/4 of
Section 9, Township 35N,
Range10E and recorded 11-2-
1891 as document 165393 in
Will County, IL



Owner(s)

George A. & Patricia A.
Galounis

CIRCA 1904

Common Address

612 Western Ave.

PIN

07-09-312-003

Legal Description

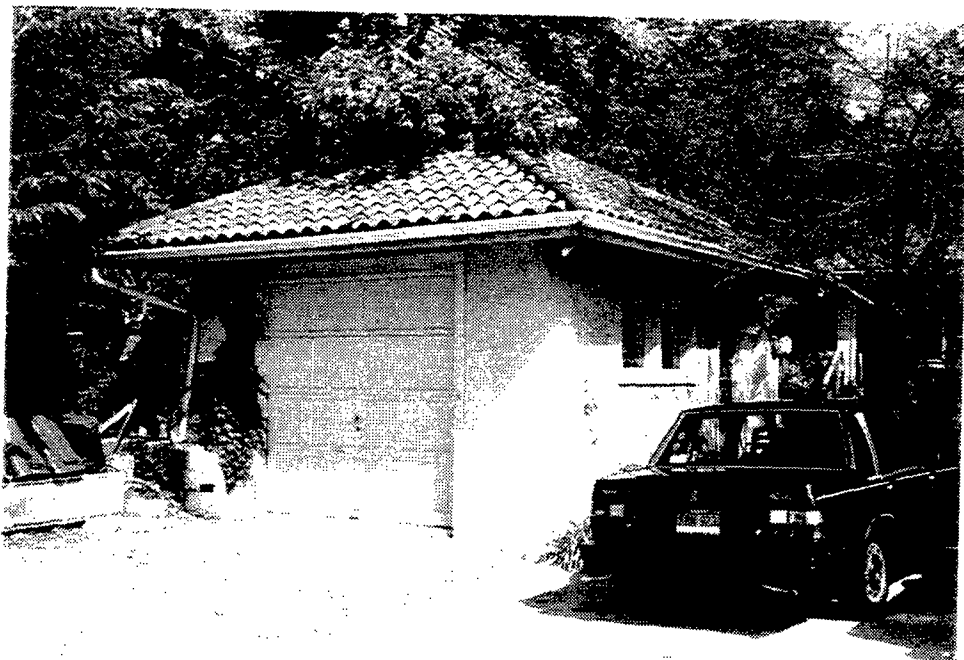
The West 25.2 feet of Lot 7 and the East 34.8 feet of Lot 8 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.

Owner(s)

Robert J. Shoemaker
&
Joann Potenziani



CIRCA 1910



Common Address

613 Western Ave.

PIN

007-09-307-013

Legal Description

Lot 4 in Block 6 of Glenwood
as replatted in the SW1/4 of
Section 9, Township 35N,
Range 10E and recorded 11-2-
1891 as document 165393 in
Will County, IL



Owner

CIRCA 1918

Fehrenbacher

Common Address

614 Western Ave.

PIN

007-09-312-002

Legal Description

The West 25.5 feet of Lot 8 and the East 34.5 feet of Lot 9 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range 10E.



Owner(s)

CIRCA 1910

Robert & Linda
Nachrieb

Common Address

615 Western Ave.

PIN

07-09-307-012

Legal Description

Lot 3 in Block 6 of Glenwood
as replatted in the SW1/4 of
Section 9, Township 35N,
Range 10E and recorded 11-2-
1891 as document 165393 in
Will County, IL



CIRCA 1910

Owner(s)

Brendan J. , Sr. &
Margaret J.
Casey

Common Address

616 Western Ave.

PIN

07-09-312-001

Legal Description

The West 25.8 feet of Lot 9 and the East 33.3 feet of Lot 10 in Brown, Stevens & Wetherell's Subdivision of Block 11 & the East part of Block 12 in Charlotte A. Strong's Subdivision of the W1/2 of the SW1/4 of Section 9, Township 35N, Range10E.



CIRCA 1923

Owner(s)

Peter & Liane
Gerstenkorn



Common Address

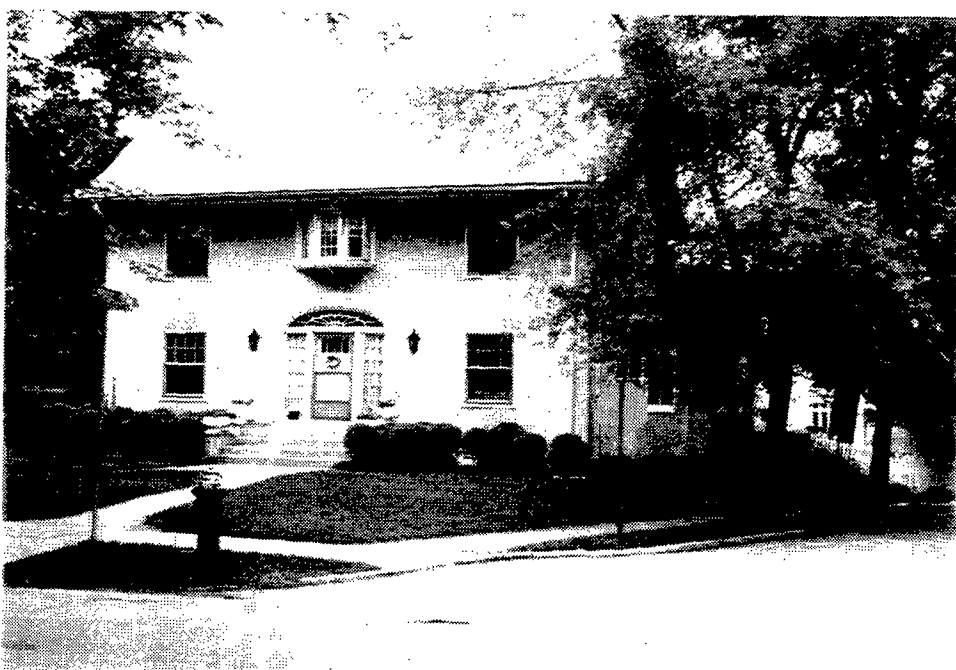
617 Western Ave.

PIN

007-09-306-014

Legal Description

Lot 7 in Block 7 of Glenwood
as replatted in the SW1/4 of
Section 9, Township 35N,
Range 10E and recorded 11-2-
1891 as document 165393 in
Will County, IL



CIRCA 1910

Owner(s)

Laurence A. & Susan E.
Bornhofen

Common Address

619 Western Ave.

PIN

07-09-306-013

Legal Description

That part of Lots 5&6 in Block 6 of Glenwood, Described as follows: Beginning at the Northeast corner of said Lot 6 then West on the North line of said lots to a point on the North line of Lot 5 that is 11.3 feet West of the Northeast corner of Lot 5, thence Southerly on a direct line to a point on the South line of Lot 6 that is 7.0 feet East of the Southwest corner of Lot 6, then east along the South line of Lot 6 to the Southeast corner thereof, then North along the east line of Lot 6 to the Northeast corner of Lot 6 also being the Point of Beginning, all as replatted in the SW1/4 of Section 9, Township 35N, Range10E and recorded 11-2-1891 as document 165387 in Will County, IL.



CIRCA 1910

Owner(s)

Vincent J. &
Frances L.
Cerri

Common Address

621 Western Ave.

PIN

07-09-306-012

Legal Description

That part of Lots 5&6 in Block 6 of Glenwood, Described as follows: Beginning at the Northwest corner of said Lot 5 then East on the North line of said lots to a point on the North line of Lot 5 that is 11.3 feet West of the Northeast corner of Lot 5, thence Southerly on a direct line to a point on the South line of Lot 6 that is 7.0 feet East of the Southwest corner of Lot 6, then West along the South line of Lot 5 to the Southwest corner thereof, then North along the west line of Lot 5 to the Northwest corner of Lot 5 also being the Point of Beginning, all as replatted in the SW1/4 of Section 9, Township 35N, Range 10E and recorded 11-2-1891 as document 165393 in Will County, IL



CIRCA 1906

Owner

Geneviene V.
Fuller

Common Address

623 Western Ave.

PIN

07-09-306-011

Legal Description

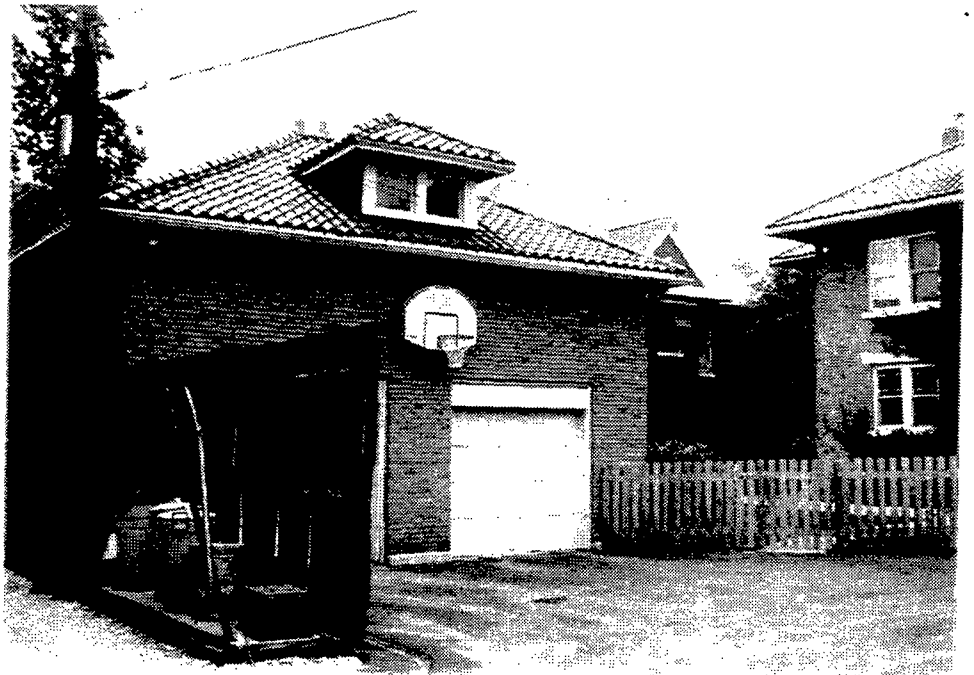
Lot 4 in Block 7 of Glenwood as replatted in the SW1/4 of Section 9, Township 35N, Range 10E and recorded 11-2-1891 as document 165393 in Will County, IL



CIRCA 1922

Owner

Frank F.
Fehernbacher



Common Address

625 Western Ave.

PIN

07-09-306-010

Legal Description

Lot 3 in Block 7 of Glenwood as replatted in the SW1/4 of Section 9, Township 35N, Range 10E and recorded 11-2-1891 as document 165393 in Will County, IL



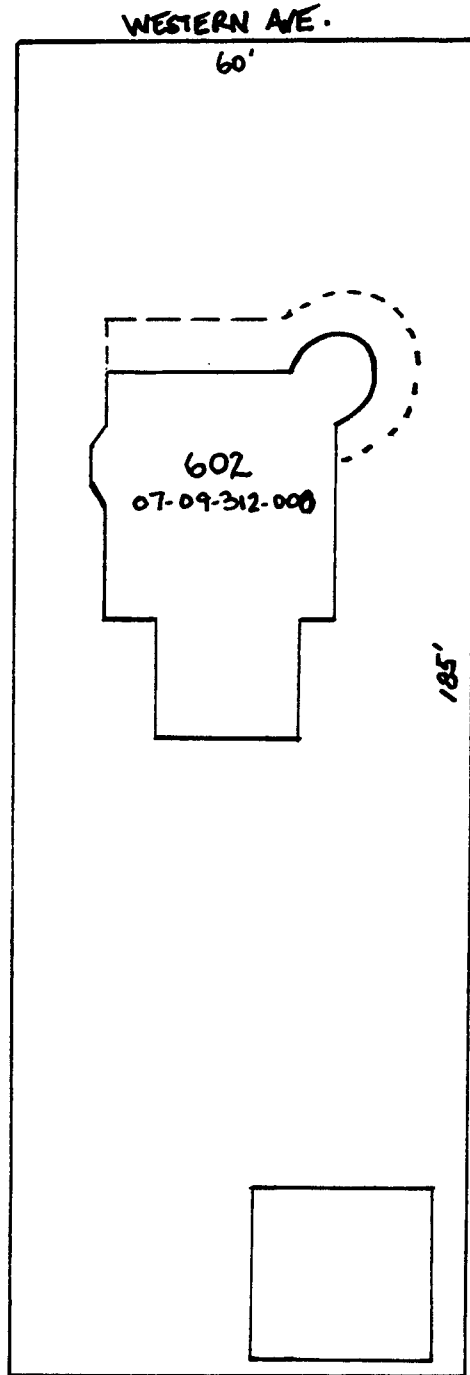
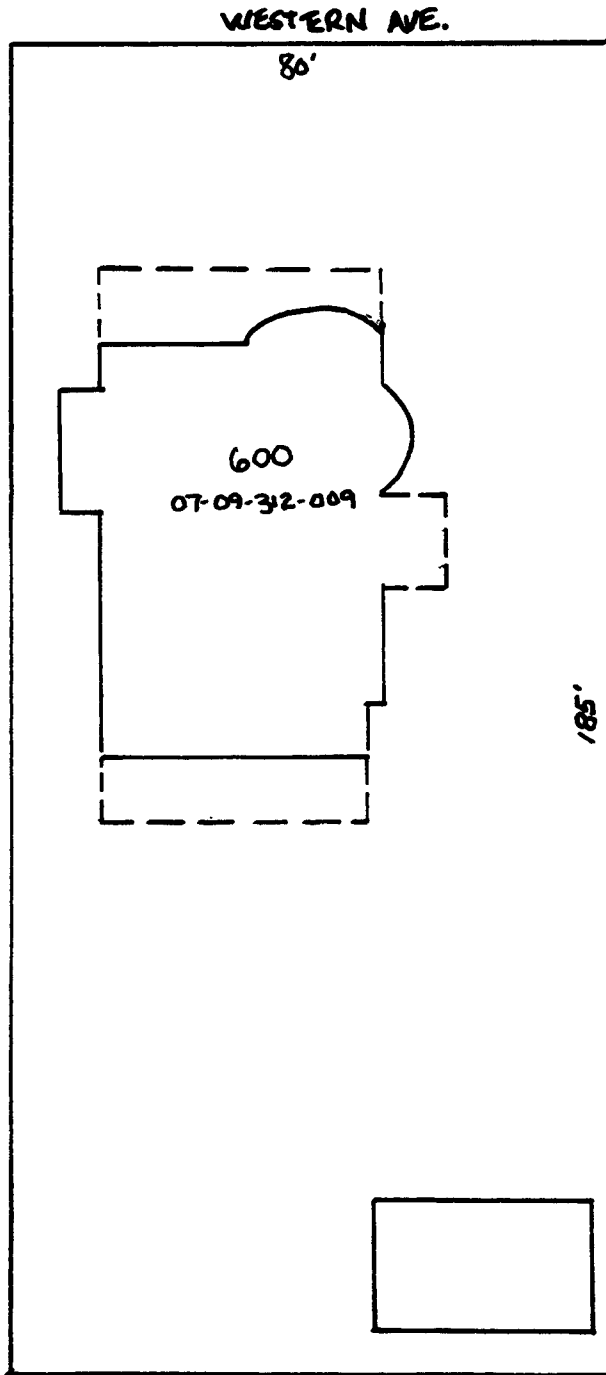
Owner(s)

Jeffrey N. & Tamara L.
Bauer

CIRCA 1894

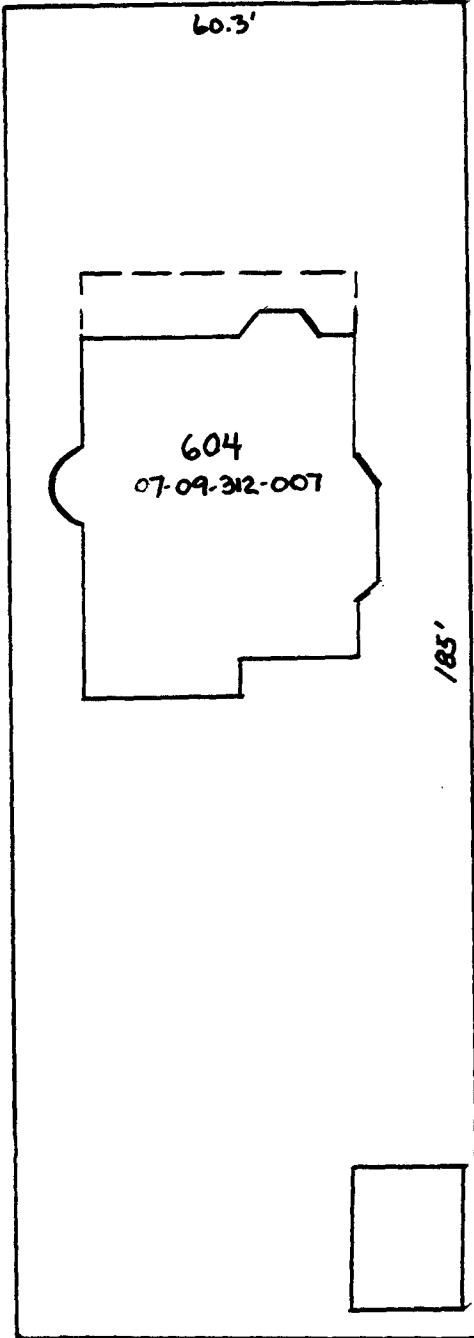
600 Block of Western Avenue

SITE PLANS



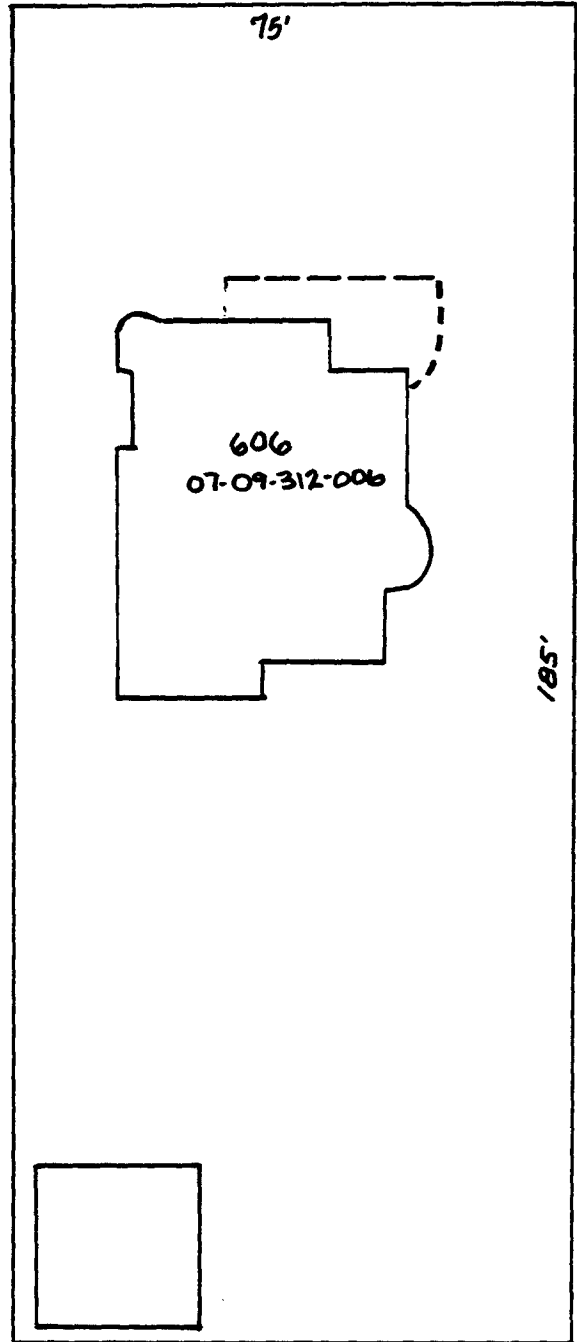
WESTERN AVE.

60.3'



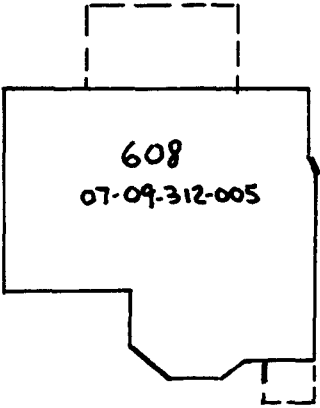
WESTERN AVE.

75'

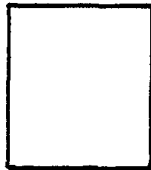


WESTERN AVE.

71'

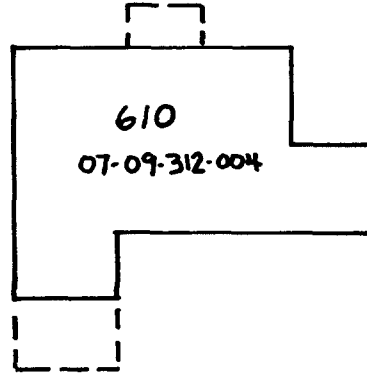


185'

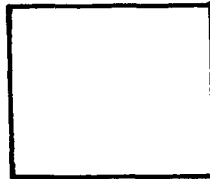


WESTERN AVE.

70'

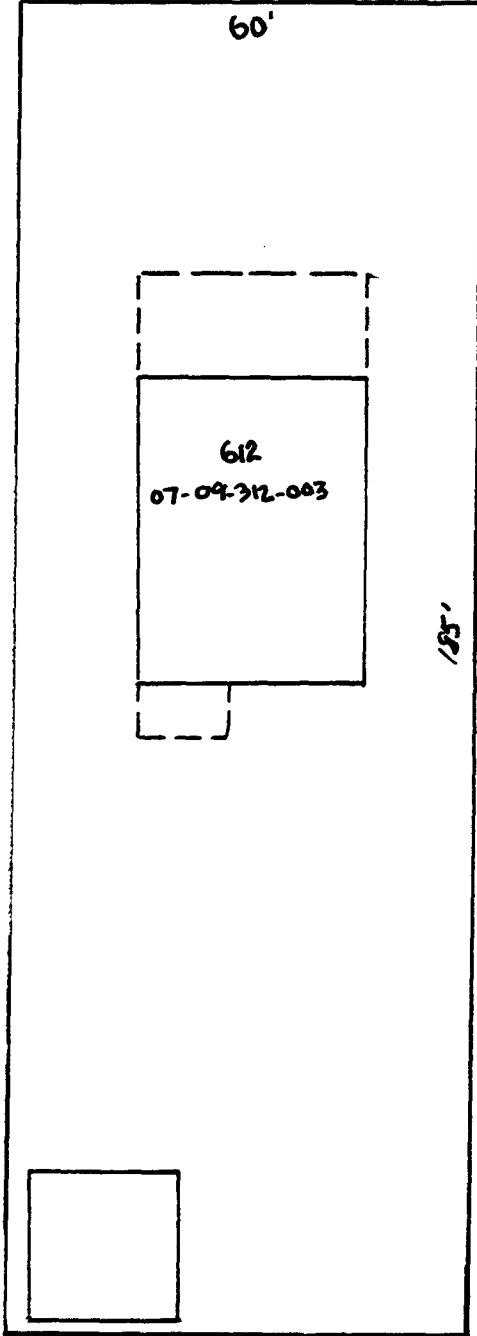


185'



WESTERN AVE.

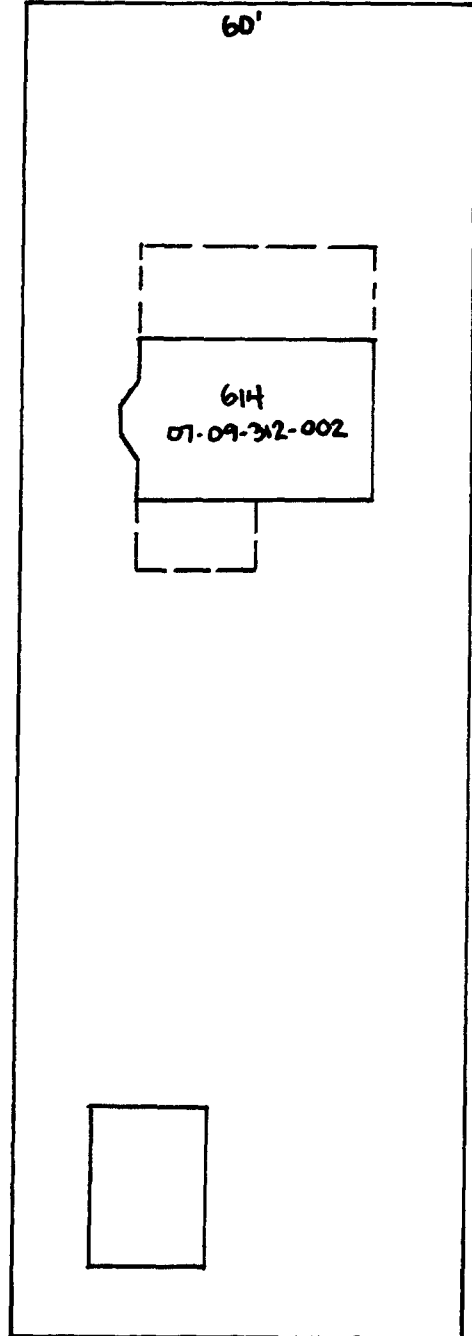
60'



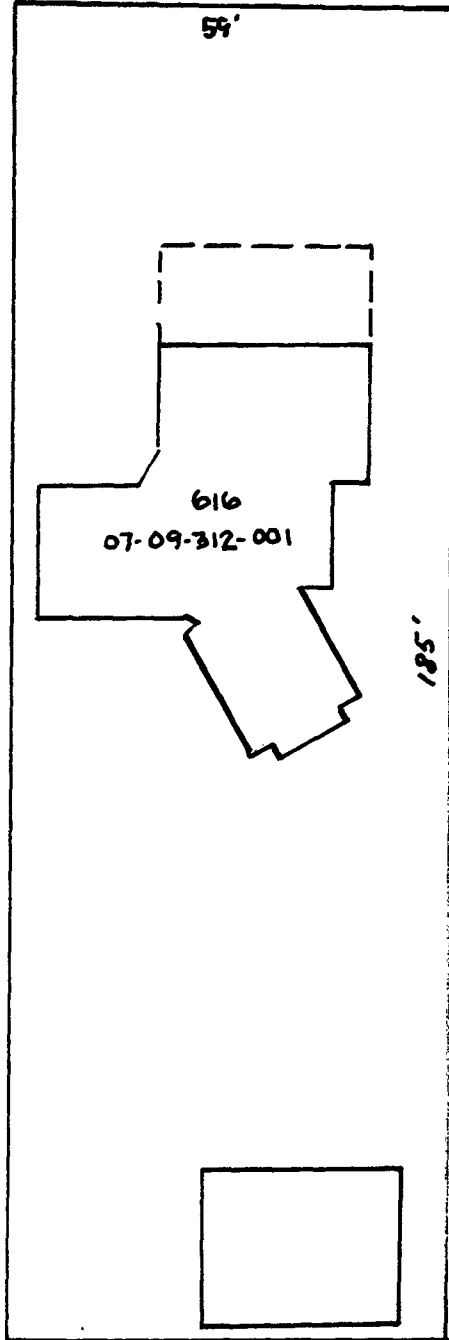
125'

WESTERN AVE.

60'

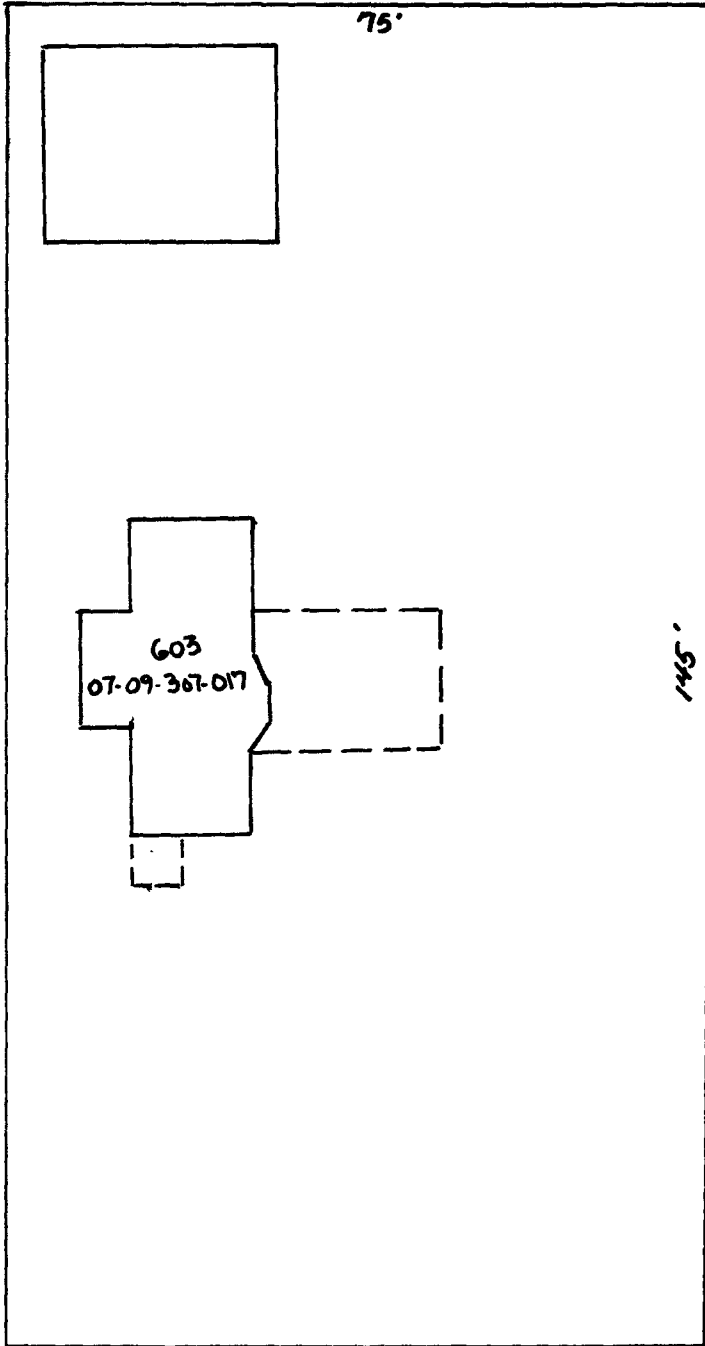


WESTERN AVE.

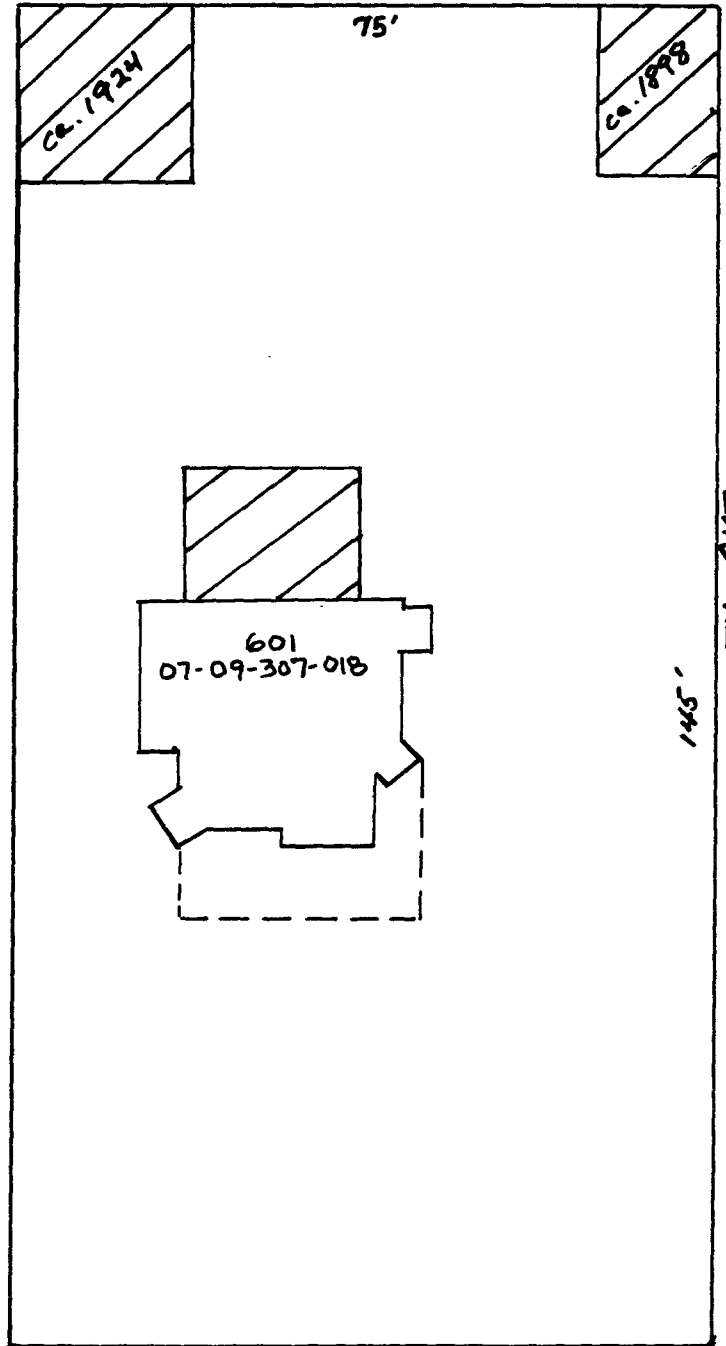


5E

 DEMOLISHED

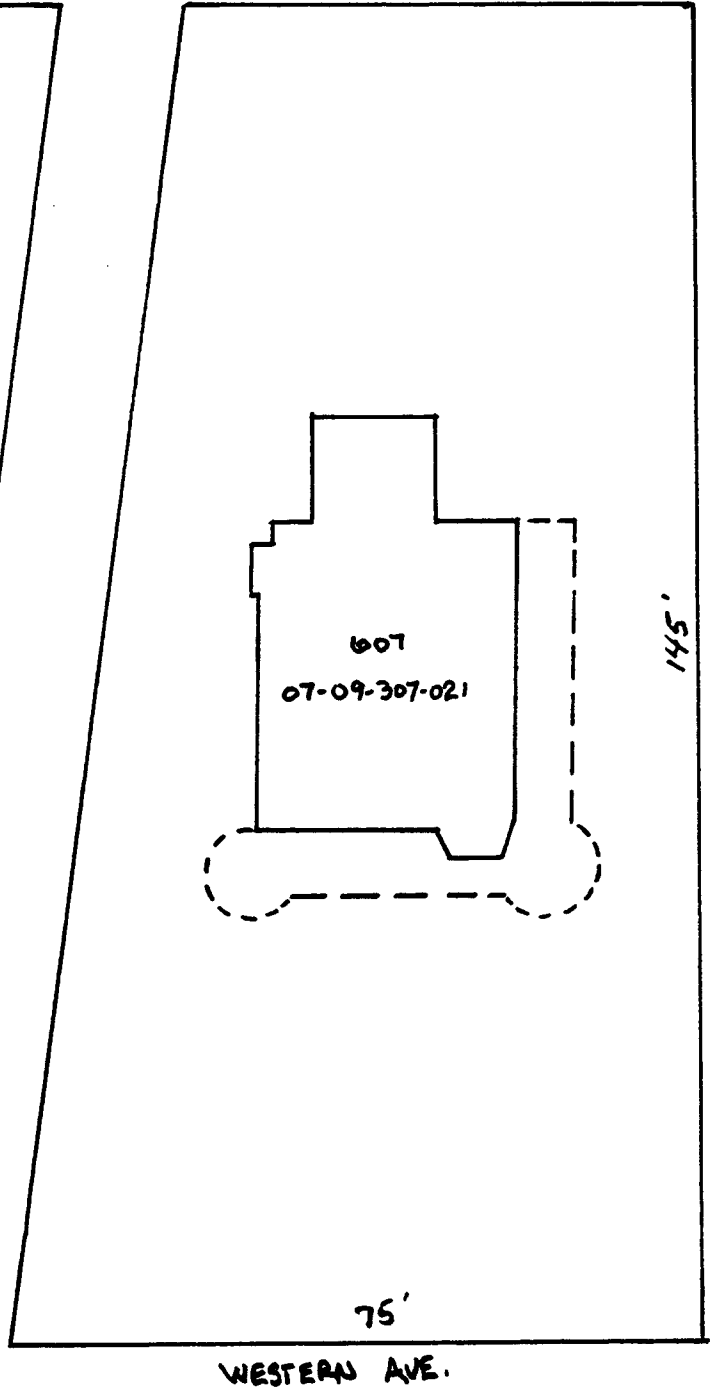
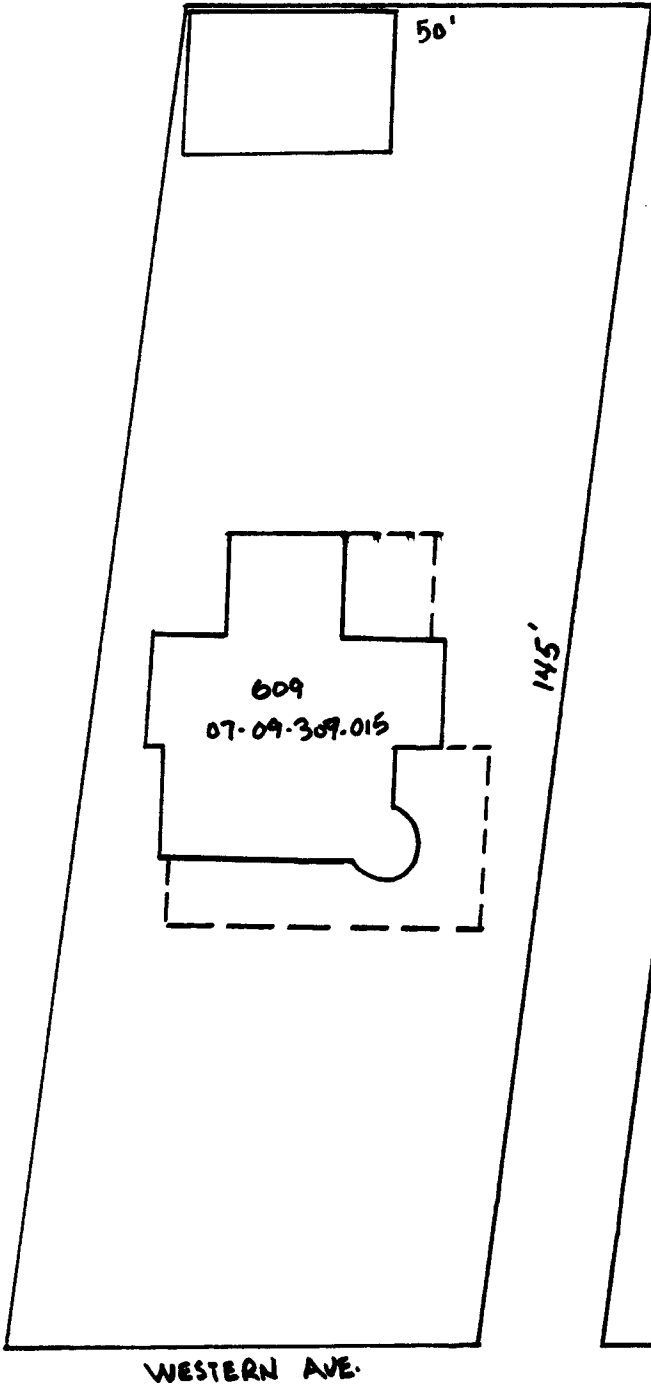


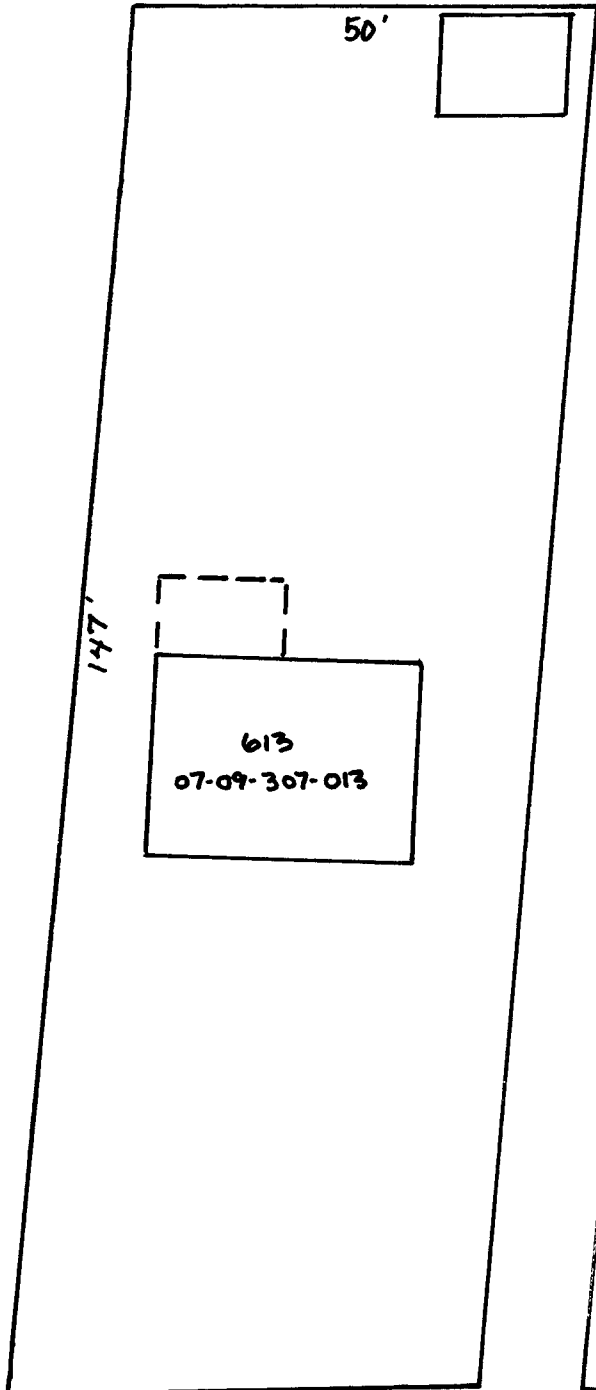
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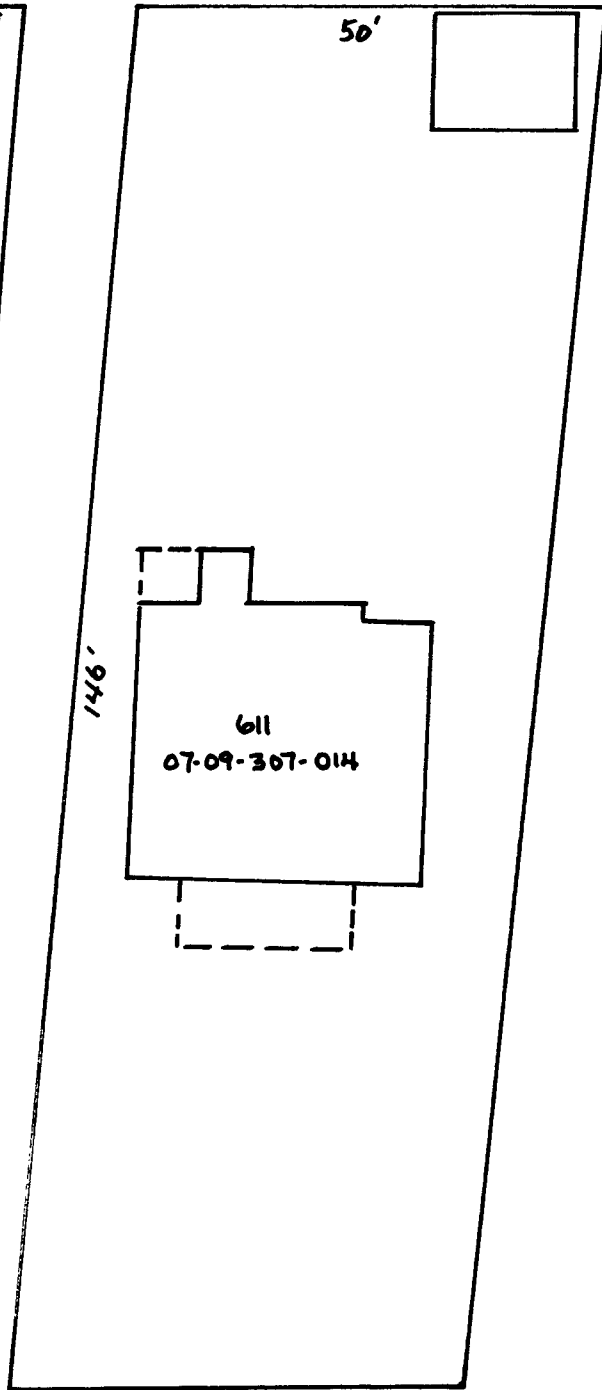
WESTERN AVE.

WOODWORTH AVE.

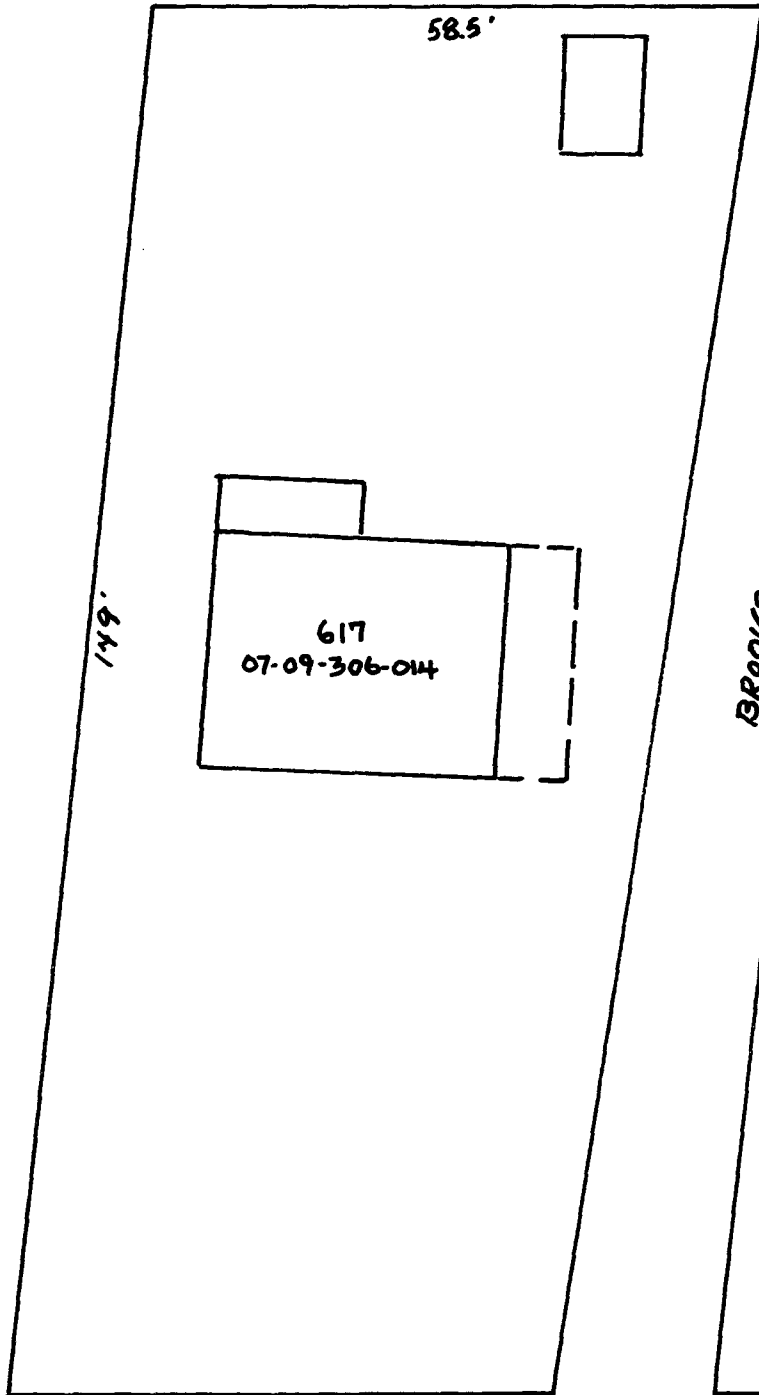




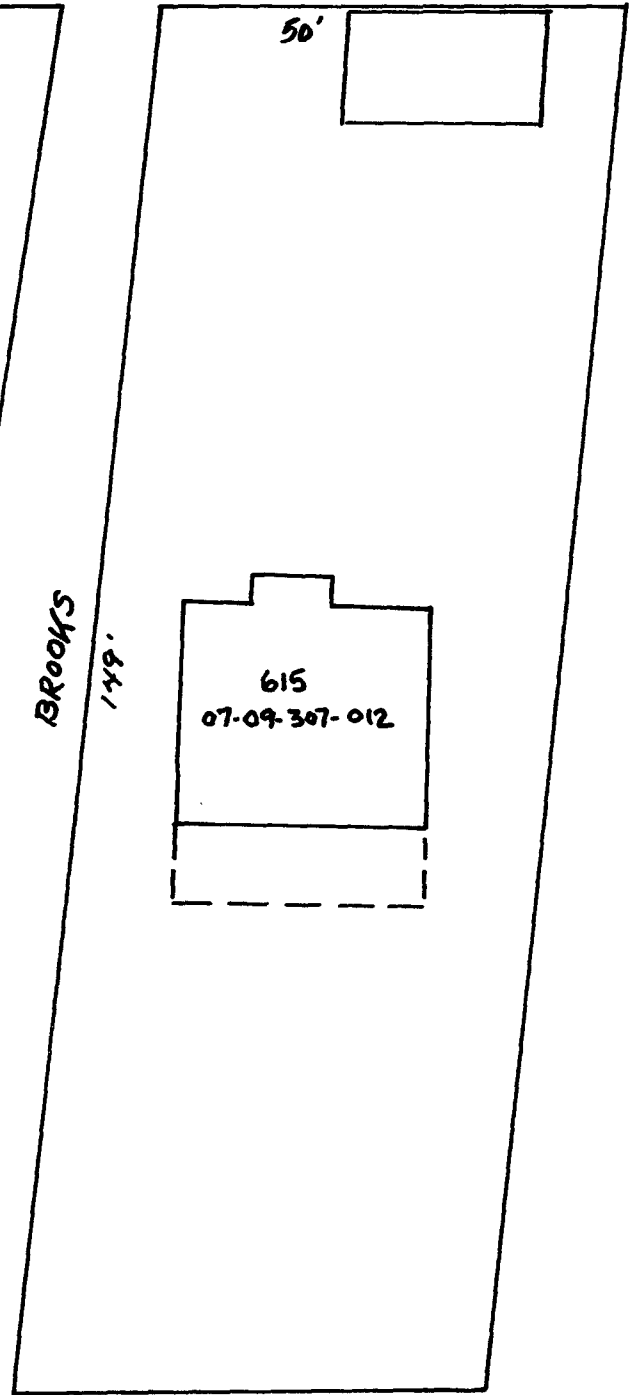
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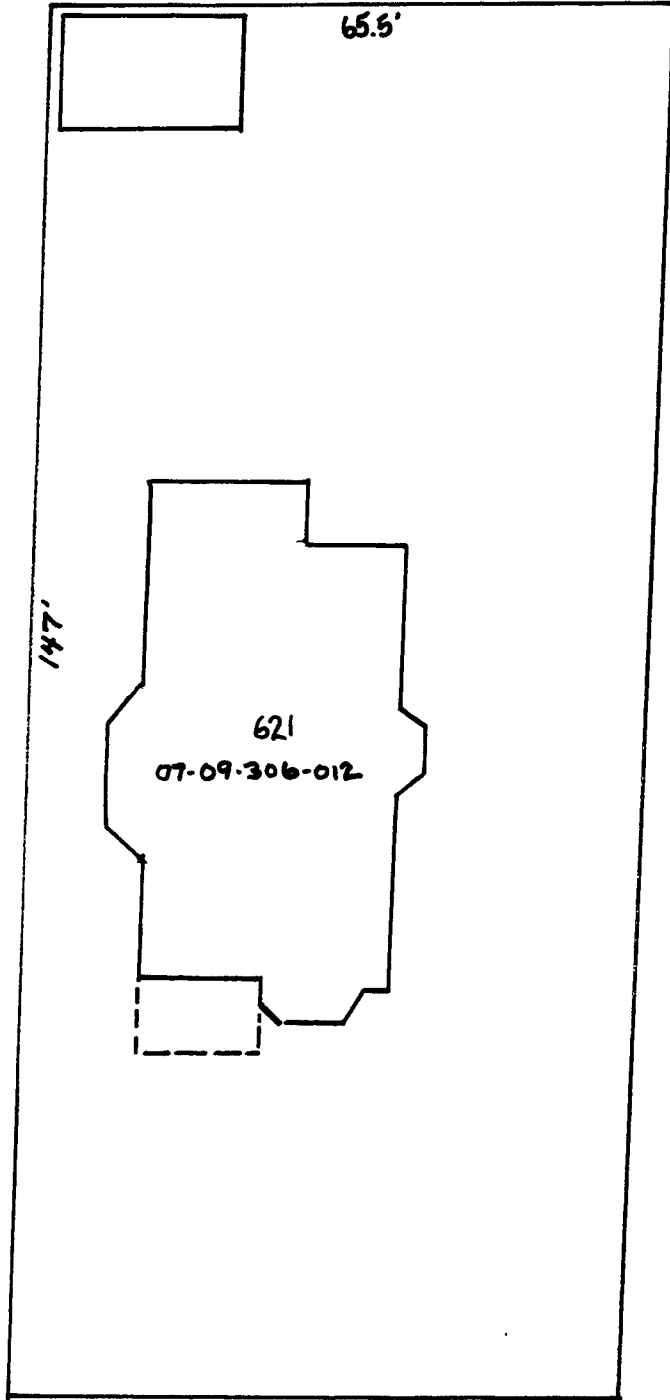
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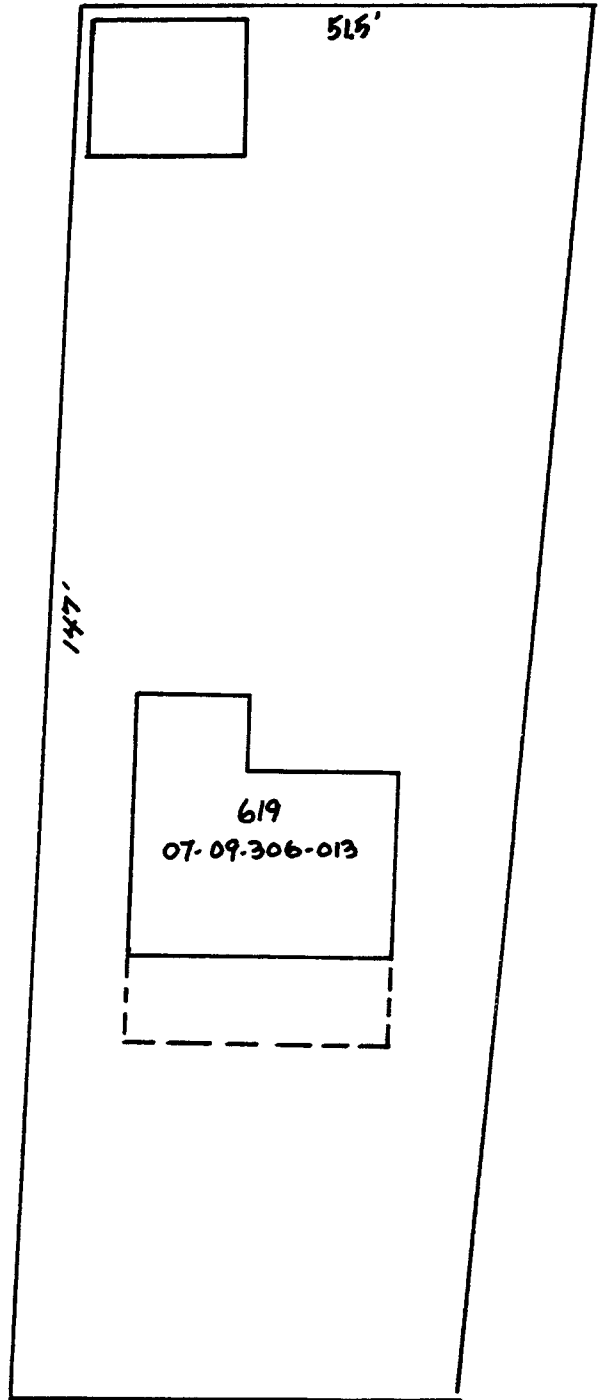
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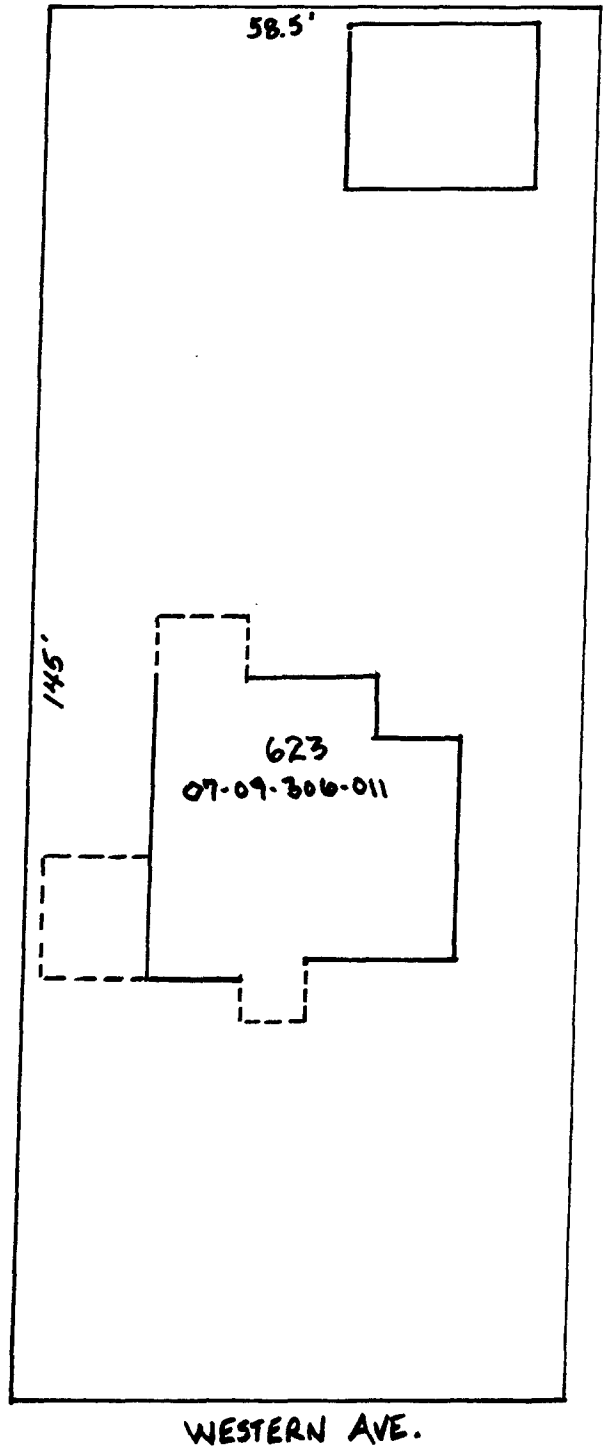
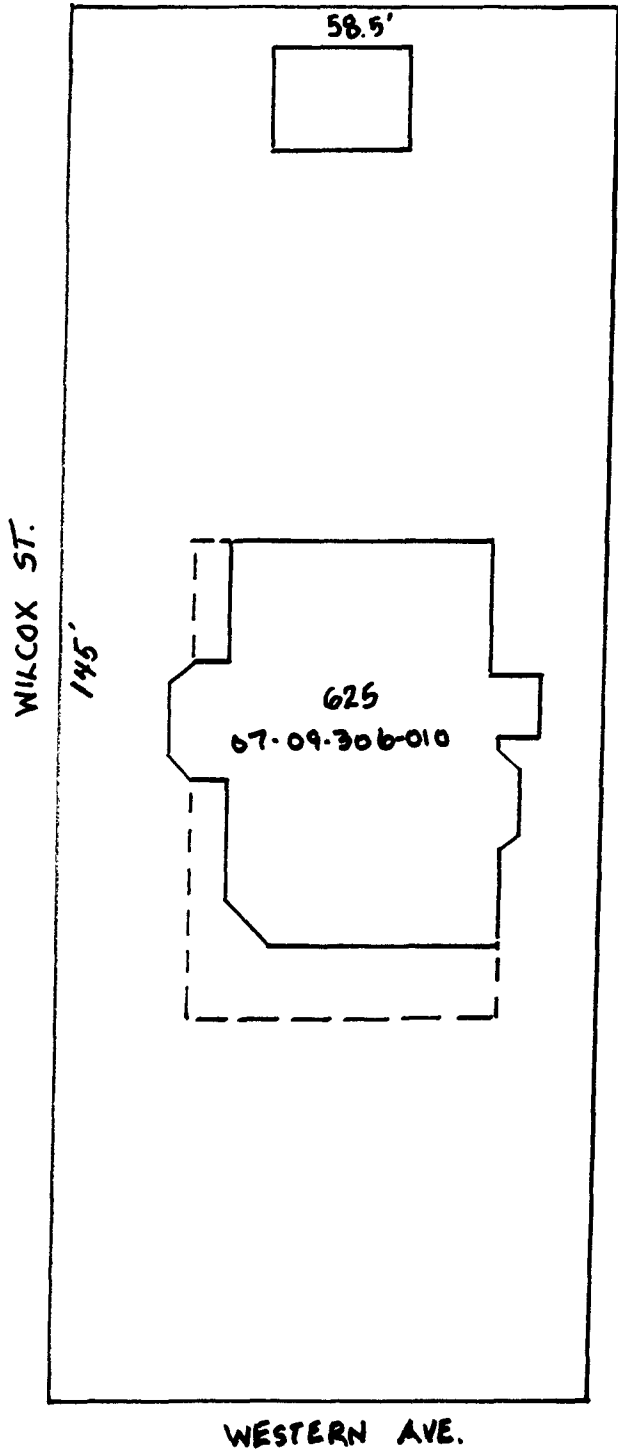
WESTERN AVE.



WESTERN AVE.



WESTERN AVE.



**Owner Consent Form
Joliet Historic Preservation Commission
Landmark Designation**

Indication of Owner Consent

In April 1996 the Joliet Historic Preservation Commission asked the 21 households of the 600 block of Western to complete a 12-question survey about their interest in establishing a local historic district. Nineteen of the 21 households replied to the survey. One question asked:

“Are you willing to have your property included within a Local Historic Preservation District?”

Of the 19 replies:

18 of 19 - or 94.7% - answered either “Interested” or “Very interested”

1 of 19 - or 5.3% - answered “Unwilling”

This shows a strong indication of owner consent for the proposed local district designation.

The complete results of this survey are available for inspection.

SITE DESCRIPTION

The Upper Bluff Local Historic District includes one block of single family residential buildings located atop the upper bluff west of the Des Plaines River in Joliet. The district is located above a gently sloping site which is actually a second succession of dolomite limestone bluffs which overlook the west bank of the Des Plaines River. Western Avenue is an east/west arterial street which links the area to Joliet's downtown by way of the Cass Street bridge, one of five trunnion bascule bridges spanning the Des Plaines River in Joliet. The majority of lots in the district are long, and rectangular in shape. Most of the lots are large (60' x 180") relative to lots platted in adjoining neighborhoods (50' x 125'). The large lots graciously accommodate the stylistic grandeur of the homes which comprise the district.

A majority of the homes in the district have limestone foundations. Homes in the district are primarily frame construction and clapboard sided dating from 1894-1923. The buildings which comprise the Upper Bluff Local Historic District represent a range of architectural styles including the following: Queen Anne, Neoclassical, Neoclassical Revival, Dutch Colonial, Prairie, Colonial Revival and Georgian Revival. Brick and stucco homes are located in the district as well as several homes utilizing brick veneer. Major features of the proposed district which have changed over time include the street and alley surfaces which have changed from brick to asphalt and the street lighting which has recently been replaced by reproduction Victorian era standards.

Most of the houses within the district are intact and are contributing buildings to the district. There are 21 contributing houses (100%) 14 contributing garages, and 7 non-contributing garages in the proposed district. There are a total of 42 structures located in the district. 37 structures are contributing and 7 structures are non-contributing. Contributing resources are significant to the district because they possess historic integrity and reflect the character of the district during its period of significance (circa 1894 through 1920's). Non-contributing resources either lack architectural integrity or were constructed after the period of significance of the district (post-1940).

In the following section, all buildings in the district are listed by address. Contributing buildings are not represented by a dot, but are simply indicated by address. Contributing garages are indicated by a black dot and non-contributing garages are shown by a white dot. (See Exhibit C, p. 15).

600 Western Avenue: The J.P. Stevens House is a north facing 2 1/2 story frame Neo-Classical Revival structure built in 1897 with a limestone foundation. The structure is dominated by a 2 story semi-circular bay on the east end with three, six-over-one double hung sash windows on each level. The bay is topped by a steeply pitched end gable dormer with an inset Palladian window. The first level has a central single door entry with an original wood spindle screen door. The second level has two, six-over-one double hung sash windows. The structure is topped with an end gable slate roof with a pair of pedimented dormers. A one story semi-circular bay protrudes off the east side of the structure. A 2 story frame Neo-classical horse barn built with a limestone foundation is located at the rear of the site. The structure has a cross gable roof with a central air vent.

601 Western Avenue: The C.W. Talcott House is a south facing 2 1/2 story stucco Queen Anne/Arts and Crafts style structure built in 1887 with a limestone foundation. The structure is dominated by a main level massive wrap Arts and Crafts porch which has been "in-filled" with a modern enclosure that is non-contributing to the structure. The second level has a rectangular protruding bay with a single double hung sash window. The west side of the second level has another recessed double hung sash window. The southwest corner has a protruding rectangular bay.

The second level is topped by a simple Arts and Crafts corbel line. The structure is topped with an end-gable roof with triple sixteen-over-one double hung sash windows. One angled rectangular bay topped by a gabled dormer is set back on the east facade along with another larger east facing rectangular bay.

602 Western Avenue: The Alphonso Wethereil House is a north facing 2 1/2 story frame Queen Anne style structure built in 1896 with a limestone foundation. The structure is dominated by a wrap porch supported on paired columns. A two story tower dominates the northeast corner. The tower has three, one-over-one double hung sash windows on each level. The tower is topped with a conical cap with three end gable dormers with 16 light fixed windows. The main level has a single door entry on the west end flanked to the left by a large fixed pane window with transom. The second level has a pair of one-over-one double hung sash windows. A front gable dormer rises above the main roof accentuated with paired multi-paned windows in a star burst pattern. The gable is filled in with cut shingle siding. The structure has a hip roof. A 2 story frame Queen Anne horse barn with an end gable and a central air vent is located at the rear of the site.

604 Western Avenue: the E. Meers House is a north facing 2 1/2 story Queen Anne clapboard structure built in 1898 with a brick Arts and Crafts porch. The main facade is dominated by a 2 story trapezoidal bay with double hung sash windows. The structure has a limestone foundation. A single door entry is located on the west side of the main facade and an elaborate leaded glass window is included.

The second level has double hung sash windows and is topped with a simple bracket line with dentils around the bay. The structure has a hip roof of composition tile and a gable dormer with 2 windows, decorative column motif and a semi-circular starburst pattern in the gable.

605 Western Avenue: The W.C. Lee House is a south facing 2 story frame Queen Anne style structure built in 1894 with a limestone foundation. The structure has a gable roof with a side gable protrusion over the west side. The structure is accentuated with one-over-one double hung sash windows.

606 Western Avenue: The imposing Walter B. Stewart House is a 2 1/2 story red brick Colonial Revival/Queen Anne style structure built in 1901 with a limestone foundation. Dr. Stewart was a prominent physician and surgeon with a medical in the Auditorium Building on Chicago Street in Joliet. Dr. Stewart was also the house surgeon at St. Joseph Hospital in Joliet, the Will County physician for six years and the surgeon for the Elgin, Joliet and Eastern Railroad. Architectural details of the house include neoclassical porch columns, bulls-eye windows, cut stonework in the window lintels and elaborate Palladian windows with carved stonework. Roofline balustrades and dentil blocks are located under the roof overhang. The house has fourteen rooms, three full baths and one half-bath. The kitchen was originally in the basement and food was sent up by dumb-waiter. A major addition, which included a new kitchen and butler's pantry on the first floor and a second floor sunroom, was completed in the 1920's. The coachhouse has its original slate roof and inside staircase with chauffeur's living quarters above.

607 Western Avenue: The Hasbrouch Saler House is a south facing 2 1/2 story frame and stucco Queen Anne/Prairie style structure built in 1906 with a limestone foundation. The main facade is dominated by a large wrap porch supported on paired columns. The porch terminates at the west end in a porte cochere and is topped on each end with conical motifs. The structure has a single leaded glass door with leaded glass sidelights. The second level has 2 sets of Palladian motifs. The upper sashes and fan transoms of these windows contain elaborate leaded glass detailing. The structure is topped by a hip roof with a central hip dormer.

608 Western Avenue: The Walter Pitcher House is a north facing 2 1/2 story brick Colonial Revival style structure built in 1914 with a limestone foundation. The structure has an end gable roof with central chimneys rising up each end. The facade has a central single door entry with sidelights and a wooden fan motifs over the door. The entry is surrounded by a small Classical porch supported on Ionic columns. The entry is flanked on either side by two evenly placed six-over-six double hung sash windows. The second level has a central door with sidelights. The door is flanked on either side by two evenly placed six-over-six double hung sash windows. The structure is topped by an end gable multi-colored slate roof, dominated by three evenly placed front gable dormers with multi-paned curve-topped windows. Half fan light windows flank the chimneys in the end gables.

609 Western Avenue: The J.C. Smith House is a south facing, 2 1/2 story brick and stucco, Dutch Colonial/Queen Anne style structure built in 1894 with a limestone foundation. The structure is dominated by a large wrapped front porch supported on brick piers. A single door entry is located on the west end of the front facade. A two story tower with three, one-over-one double hung sash windows dominates the southeast corner of the structure. The second level has a pair of double hung sash windows with a multi-pane motif in the upper sash. The structure is topped by a Gambrel roof with a front gable. The tower terminates in a flat roof. The brick and stucco exterior surfaces are additions that were made to the structure in the 1920's. A small two story stucco Colonial style carriage house is located at the rear of the site. Herbert Cowell is the architect of the structure.

610 Western Avenue: The Henry J. Sawyer Home is a north facing 2 1/2 story Colonial Revival brick structure built in 1910. The structure has a central single door entry surrounded by multi-paned transom and sidelights. The door is surrounded by an Arts and Crafts porch which is supported on Doric columns. The entry is flanked by triple double hung sash windows. The second story has central double casement windows flanked by paired nine-over-one double hung sash. All windows on the main level have shutters. The structure has an end gable slate roof with two evenly placed end gable dormers with paired twelve-over-one double hung sash windows. A two story sunroom is located on the east side of the structure with multi-paned casement windows and two 8 light patio doors with multi-paned transoms. The second floor is aluminum sided with a pair of eight-over-one double hung sash.

611 Western Avenue: The Fredrick C. Arentz House is a south facing 2 1/2 story stucco Neoclassical style structure built in 1904 with a limestone foundation. The structure is dominated by a two story pedimented portico supported on four Ionic columns. The first floor has a central single door entry with a fan light in pediment and side lights. The entry is flanked on either side by one, one-over-one double hung sash windows. The second level has a central twelve-over-twelve double hung sash window with flanking twelve-over-one double hung sash windows. The structure is topped by a hip roof. Herbert Cowell is the architect.

612 Western Avenue: The Edward Barrett House is a north facing 2 story stucco Prairie style structure built in 1910 with a multi-colored red tile hip roof and a limestone foundation. The structure has a side entry with a recessed porch decorated with a small protruding arched porch with red tile roof. The main facade is dominated by a large 2 story porch recessed into the main house. The porch is decorated with an elongated arc on the first level and a rectangular opening on the second level. Two pairs of single pane casement windows open to the porch on the second level. A one story stucco, Prairie style single car garage with red tile roof is located at the rear of the property. C.W. Webster is the architect for the structure, which was very modern for its day because of its long, low lines. The interior of the Edward Barrett House features large open rooms, 3/4" thick oak floors, beamed ceilings and impressive mahogany woodwork. The living room and the porch extend the entire width of the house. Two of the second floor bedrooms open onto the balcony at the front of the house.

613 Western Avenue: The Alfred W. Madsen House is a south facing 2 1/2 story Colonial Revival structure built in 1918 with a brick foundation. The structure has a symmetrical facade with a central single door with four-over-one fixed sidelights. The entry is surrounded by a small open porch with Ionic columns topped by a simple classic roof. The second floor has two central four-over-one double hung sash flanked on either side by paired six-over-one double hung sash. The structure has a steep end gabled roof. An original 1 1/2 story garage with six-over-one windows and steep roof is located at the rear of the property.

614 Western Avenue: The L.L. White House is a north facing 2 1/2 story clapboard Neoclassic 4-square structure built in 1910 with a limestone foundation. The single 3/4 oval original front door is located on the west side of the main facade. The main facade has a large fixed window with leaded transom flanked by double hung sash east of the entry door. A small elaborate leaded glass window is located west of the front door. The main floor is dominated by a 1 story full length open front porch with Ionic columns set in groups of 2 and 3. A second story trapezoidal bay is located on the west facade with leaded fixed window and leaded transom flanked by leaded one-over-one double hung sash. The structure is topped with a hip roof with a Prairie profile and a central gable dormer with Palladium window. An original garage is located at the rear of the structure.

615 Western Avenue: The J.F. Nachbour House is a 2 1/2 story Prairie/4 square brick structure built in 1910 with a brick Arts and Crafts full length screened in porch. The structure has a brick foundation. A single door entry is located on the west end of the facade flanked by multi-paned sidelights. The main facade includes 2 evenly placed fixed windows with Arts and Crafts pattern transoms. A Bedford stone string course is located between floors. The second level has 2 evenly placed pairs of double hung sash with elaborate Arts and Crafts detailing in the upper sash. The structure has an asphalt hip roof with a central hip dormer. The west side has randomly placed double hung sash windows which in the center, break the string course. This feature accommodates the interior staircase.

616 Western Avenue: The Richard J. Burrill House is a northwest facing 2-story brick Y-shaped structure built in 1923. The main facade is dominated by a central protruding trapezoidal entryway with side windows and transoms. The entry is surrounded by elaborate carved stone detailing topped by decorative wrought iron railing with a 2nd story central fixed 12 light window. The north and west walls have 6 pane casement windows with transoms. The 2nd floor has 2 flanking 6 light double casement windows. The north side of the 2nd floor has a modern single central window with flanking single casements. An original garage is located at the rear of the structure.

The structure has a 1 story sunroom with infilled 10 light casement windows. All windows are framed with Bedford stone. The home is topped with a green tile roof.

617 Western Avenue: The J.W. Campbell House is a south facing 2 1/2 story stucco Colonial Revival structure built in 1910. The main facade has a single central door flanked by a 18 light sidelights and topped with a large multi-paned fan-light transom. Evenly placed eight-over-one double hung sash windows are located on each side of the central door as well as on the second story. The second story also has a small protruding trapezoidal bay with three 12 light casement windows. The structure has an asphalt end gable roof. A 1 story Arts and Crafts enclosed porch extends off the east side of the structure and includes multi-paned windows and transoms.

619 Western Avenue: The Phillip Le Sage House is a 2 1/2 story Prairie 4 Square structure built in 1910. The structure has a full-length brick screened-in porch and a brick foundation. The second story of the house is stucco. The main facade has a central single door with sidelights, flanked by large double hung sash windows with Arts and Crafts detailing. The second story has a small central double hung sash window flanked by paired double hung sash windows. The house is topped by a hip roof with a central gable dormer with Palladium window in dormer.

621 Western Avenue: The H.I. King Home is a south facing 2 1/2 story brick Colonial Revival structure with Queen Anne massing built in 1906 with a limestone foundation. The main facade is dominated by a protruding trapezoidal bay on the right side. The bay has central fixed windows with leaded transoms flanked by double hung sash on both levels. The bay is topped by an end gable with a multi-paned oval attic window. The structure has a single door entry on the left side and a small Classical open porch extends across the west half of the facade. A single double hung sash window is located on the second level above the porch. A simple Colonial bracket line and hip roof top the structure.

623 Western Avenue: The Joseph G. Heintz House is a 2 1/2 story brick Prairie 4-square built in 1922 with a brick foundation. The structure has a central single door with 2 fixed transoms and sidelights. The entry is enclosed by a small Prairie brick porch topped by a green tile roof. The entry is flanked by triple double hung sash windows with transoms. The upper sashes have Arts and Crafts detailing. The second story has a pair of central Arts and Crafts windows flanked by paired double hung sash windows with Arts and Crafts detailing in the upper sashes. All windows have Bedford stone lentils and sills and Prairie motif. A 2 story sunroom extends to the east with triple casement windows. A porte-cochre extends to the west. The structure is topped by a green glazed tile roof. The structure has a central hipped dormer with 2 Arts and Crafts windows. An original 2 story Prairie garage is located to the rear of the main structure.

625 Western Avenue: The J.A. Kinsella House is a 2 1/2 story Queen Anne structure with composition board siding built in 1894. The house has a limestone foundation. The structure has a single front door located on the east side of the front facade. A large fixed window with stained glass transom is located to the left of the front door. The structure has a protruding trapezoidal bay on the 2nd level over the entry door with three double hung sash windows. The entire 2nd level has double hung sash windows. A 2 story rounded corner is located on the west end of the main facade and an open wrap front porch delineates the rounded corner. The porch has modern iron railings. A second door is located on the west end of the porch. The structure has a 2 story projecting bay on the west elevation. A composition tile gable roof tops the structure.

List of Contributing and Non-Contributing Buildings*

*unless otherwise noted with a noncontributing symbol,
the main building (house, school or apartment building)
is counted as contributing.

● contributing garage
○ non-contributing garage

600 Western Avenue ●
601 Western Avenue ○
602 Western Avenue ●
604 Western Avenue ○
605 Western Avenue ○
606 Western Avenue ●
607 Western Avenue ●
608 Western Avenue ○
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615 Western Avenue ●
616 Western Avenue ●
617 Western Avenue ○
619 Western Avenue ●
621 Western Avenue ○
623 Western Avenue ●
625 Western Avenue ○

The greatest period of growth for the Upper Bluff Local Historic District occurred during the period from 1880 to 1900. This time frame was dominated by the Queen Anne style, started by the English Architect Richard Norman Shaw. The style was influenced by architecture of the Elizabethan and Jacobean periods. Early examples stressed the pattern brick and half timbering of the English precedents. The spindle-work and free classical interpretations of the style area indigenous to America. It is these later versions that are exemplified in the Upper Bluff District. A typical example of the Queen Anne house is that of the Alphonso Wethereil House at 602 Western Avenue (1896). The structure is dominated by a wrap porch supported on paired columns. A two story tower dominates the northeast corner. A 2 story frame Queen Anne horse barn is located at the rear of the site.

Five additional Queen Anne style houses are described in Section 7. The houses are located at 605 Western (1894), 606 Western (1901), 607 Western (1906), 609 Western (1894) and 625 Western (1894).

The Neoclassical Revival style was popularized by the Chicago's World's Columbian Exposition held in 1893. The Exposition had a classical theme which resulted in white colonnaded buildings around a central courtyard. The dazzling white city inspired numerous commercial, public, and residential buildings. Several examples of this style exist in the Upper Bluff District. The J. P. Stevens House at 600 Western Avenue is a 2 1/2 story frame structure, built in 1897, exhibiting the Neo-Classical Revival Style.

The structure is dominated by a 2 story semi-circular bay on the east end, topped by a steeply-pitched end gable dormer with an inset Palladian window.

The Fredrick C. Arentz House at 611 Western is a 2 1/2 story stucco Neoclassical style structure built in 1904. The structure is dominated by a two story pedimented portico supported on four Ionic columns.

The Colonial Revival movement started in the last 1860's, shortly after the nation's centennial celebration in Philadelphia. The creation of a new awareness of our colonial heritage prompted interest in the built environment of the period. These sentiments first were evidenced in the free classic interpretation of the Queen Anne Style. Colonial Revival came into its own by the end of the 19th Century. Advances in the printing industry led to the wide dissemination of books and periodicals that contained accurate measured drawings of original Colonial structures. This created a better understanding and interpretations of the historic precedents on which the revival was based. The Colonial Revival style dominated residential architecture throughout the first half of the twentieth century. Three examples of the Colonial Revival style are described in Section 7: 606 Western Ave.(1901); 608 Western Ave.(1914); and 613 Western Ave.(1918)

The Craftsman style is based on the Arts and Crafts movement and utilizes open woodwork and half-timbering effects, as well as a lower pitched roof and open trellises which are an outgrowth of the Spanish or Mission style. Due to the open beam work, simple proportions and decorative elements, the Craftsman style became extremely popular with

contractors and people building their own houses. In the Upper Bluff Local district, the Craftsman style is seen in the larger houses in the form of porch additions and roof alterations. One example of the stylistic mix is the Henry Sawyer home at 610 Western Avenue (1910). This structure is a side gable house with an open eaved porch supported on simple wooden posts with staggering wooden beams supporting the roof of the porch.

The Prairie style is one of the few indigenous American styles of architecture. Originated in Chicago by Frank Lloyd Wright and Louis Sullivan, it had a major impact on domestic architecture in the midwest between 1900 and 1920. The style as started by Frank Lloyd Wright utilized symmetrical rectangular forms. Later versions were predominantly hipped roofed asymmetrical plans. Common examples of the Prairie style found in the district are located at: 612 Western Avenue (1908), and 623 Western Ave. (1922).

Architects Contributing to the District Cowell & Webster

Herbert Cowell arrived as an architect in Joliet around the early 1890's. It is not known where Cowell came from, but as most new architects did, Cowell brought a new style of architecture to Joliet. Herbert Cowell is known to be the first architect in Joliet to have utilized the Dutch Colonial style. His first work in the Upper Bluff District is the J. C. Smith house at 609 Western, which is a unique mix of the Dutch Colonial and Queen Anne styles, constructed in 1894. Between the years of 1900 and 1904, Herbert Cowell resided in Huntsville, Alabama, where during that time he was responsible for a great amount of construction in that area. However, by 1905 Cowell was back in Joliet. The Arentz house ca. 1905, at 611 Western, is an example of the Neoclassical purity that Cowell developed during his years in Alabama. The Smith House and Arentz House, side by side make an interesting comparison of two of Cowell periods of work. Cowell practiced in Joliet well into the twentieth century.

C. W. Webster appears in Joliet in the late 1890's. Little is known about his early years, except that he worked as a construction supervisor for the Joliet Township High School, F. S. Allen's last work built in 1901. By 1908 Webster was working in the Prairie style. The Edward Barrett House at 612 Western (1910) is a key example of his work during this period. Webster went on to design a number of schools in Joliet, but most of his other residential commission lie in areas outside of the Upper Bluff District.

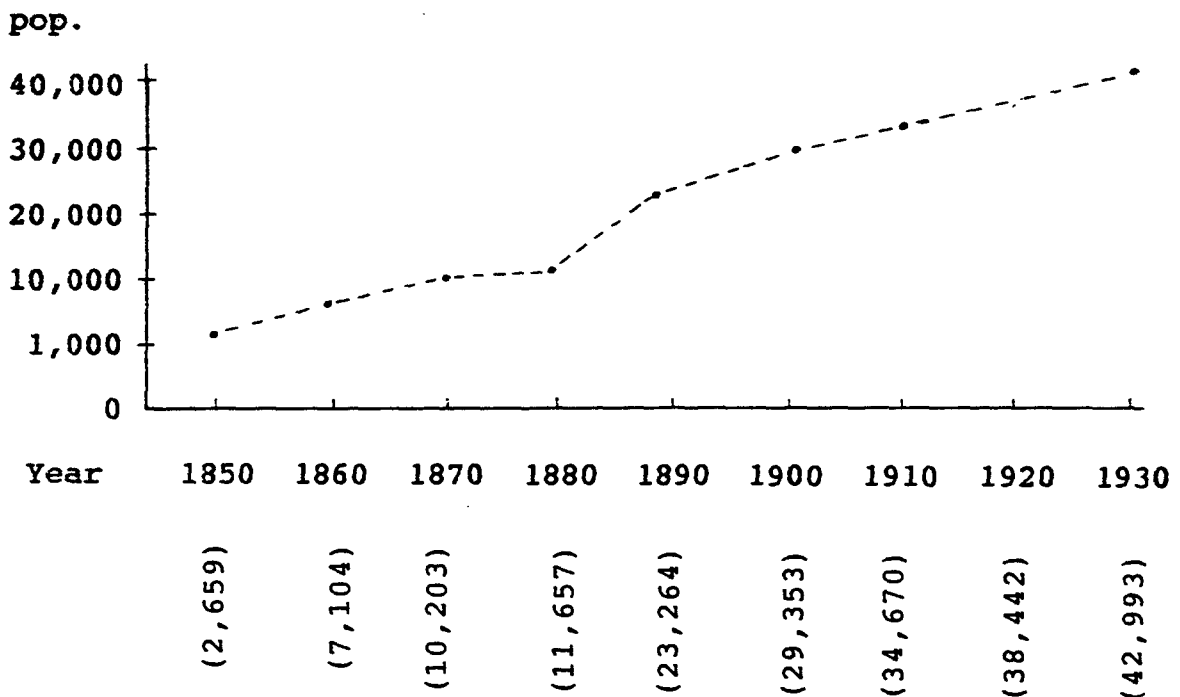
The Upper Bluff Local Historic District is being nominated for its architecture, because of the following factors: the district is illustrative of the wide variety of architectural styles available in residential housing between 1894-1920 located primarily within the Upper Bluff Historic District; because much of the district developed as a distinct neighborhood within an expanding city; and because of the degree to which the structures are intact with a minimum of alterations 88% of all structures in the district are contributing (37 of 42).

The development of the Upper Bluff Local Historic District, which for the most part, took place after 1894 and into the 1920's, mirrors the difficult times as well as the times of progress within the city, the state and the nation. The neighborhood was a distinctively upper class subdivision where prominent members of the community built their family houses. A cross-section of original owners of houses in the Upper Bluff Historic District reveal the following occupations:

- president, furniture store
- several lawyers
- several physicians
- president, cemetery
- real estate agent
- engineer
- storekeeper

The oldest structure in the district is the C. W. Talcott House, circa 1887. After a 7 year hiatus, several houses were constructed in 1894-1895 at 605, 609 and 625 Western Avenue. New house construction continued through 1898, and thereafter was sporadic until 1910 when 7 houses were built. The latest time of construction in the local district was the Richard J. Burrill house, circa 1923-1924 at 616 Western Avenue. This is a two story, brick, Y-shaped structure.

Growth in population of the local district mirrored the overall growth pattern in the city (see following graph).



After its original founding in 1837 and later incorporation in 1852, growth of the city was enhanced by the early construction of the Illinois and Michigan Canal. The canal construction employed limestone, an abundant resource in Joliet. The quarry industry flourished in Joliet as early as the 1840's and Joliet became known as the "Stone City" of the Midwest. Irish immigrants were brought to Joliet in large numbers (3,000 per year) as laborers in the construction of the canal. They lived in shanties which were part of "labor camps" serving the canal. Upon completion of the canal in 1848, the Illinois and Michigan Canal Trustees surveyed and laid out an extensive area of new streets and blocks in Joliet, forming a new major subdivision.

Along with the impetus provided by the development of the canal, Joliet's growing importance as an industrial center can be measured by a series of significant developments which occurred in the mid to late 1800's.

Limestone Quarries

Limestone quarry operations began as early as 1835, and when construction of the canal began in 1836, limestone was utilized in the canal locks and for other purposes. Joliet's first commercial row, Merchant's Row, (Bluff Street) employed the use of limestone in 1836 and Joliet's first major church, St. Patrick's (now demolished), was constructed of limestone in 1839, just above the Bluff Street commercial row on the west side of the river. In 1857 the Joliet prison was built with Joliet limestone. The prison was located on land underlain with solid limestone and was a state construction project of major proportions. Officials of the United States government tested and approved Joliet limestone for government construction in 1867. In the same year, a major U.S. government contract was awarded for Joliet limestone to be used in the construction of the Rock Island Arsenal. Joliet limestone was widely used throughout the midwest, particularly in public buildings and churches. The Illinois State Capitol and Chicago Water Tower are distinguished examples of the use of the indigenous Joliet Stone. Joliet acquired the name "Stone City," and by 1890, there were 25 stone companies conducting 1.5 million dollars worth of business annually and employing 1,500 men in Joliet. Over 3,000 rail cars of stone were shipped out each month.

Iron and Steel Mills

In 1870, iron and steel production began in Joliet, under the auspices of the Union Coal, Iron and Transportation Company. Initially, the mills manufactured railroad rails. In 1878, barbed wire production began. The new fencing, invented by Hiram B. Scutt, a Joliet resident, was in great demand by the cattlemen of the Great Plains States. The popularity of barbed wire did not wane, and in the 1880's, there were ten barbed wire plants in Joliet. Steel production surpassed limestone production in economic importance and by 1890, steel and iron mills employed 2,000 workers. A merger of the ten barbed wire plants in 1898 created the American Steel and Wire Company.

Railroads

As early as 1852, the Rock Island Line provided rail service to Joliet. In 1854, the Alton Railroad provided a rail connection to the south and in 1855, the Michigan Central line reached Joliet. The major growth of railroads occurred, however, in 1880, when the Chicago, Santa Fe and California Railroad and the Elgin, Joliet and Eastern (E.J. & E.) began operations. The Santa Fe Opened up markets in the Great plans and the Southwest. The E J & E became Chicago's outer belt line. Joliet became a "break-in-bulk" point, allowing transfer of cargo from one railroad to another and transfer between railroads and canal traffic. The E J & E, reactin to increased levels of use, constructed a huge rail yard and shop facility in Joliet to provide services to rail freight traffic. in a move which further increased the prominence of E J & E, the railroad became a subsidiary of Joliet Iron and Steel and became a major employer of local area labor.

Manufacturing

By 1890, Joliet companies manufactured bricks, boats, shoes, chairs, harnesses, saddles, bicycles, windmills, and horseshoes, stoves, tiles, doors, agricultural implements, beer, soda pop, wagons and carriages, paint, lime, cigars, engines, clocks and one third of the nation's wallpaper. By 1900, there were 455 manufacturing plants in Joliet turning out products valued at 27.7 million dollars and Joliet's steel and iron mills produced an additional 13.3 million dollars in products.

Joliet's prospering industry was linked to changes in technology. The technological changes that happened throughout the country (and the world) in the last 1800's were equally felt in Joliet, and included the provision of telephone, water and electric service to households and businesses in Joliet. These fundamental changes in lifestyles ushered in a "Progressive Era" (1891-1917) when a new enthusiasm and push for positive reform swept across the country. Locally, efforts were made to improve city services, roads, utilities, health care, education, recreation, communications and public transportation. (One of Joliet's most dramatic accomplishments of the "Progressive Era" was the elevation of railroad lines in downtown Joliet.) The "Progressive Era" was accompanied by a fundamental change in the Jolietian's way of life; the automobile. Automobiles were used for business and public transportation ca. 1905 and were readily available to only the wealthy citizenry until 1920, when Henry Ford's assembly-line production of the "Model T" made the automobile economical for Joliet residents. The convenience and mobility of the automobile impacted every aspect of life and was even a determining factor in the location of new housing areas (housing was decentralized). Following the "Progressive Era", World War I, which began in 1917, resulted in a patriotic movement in Joliet. Over 3,000 area men were drafted into service for the country. The war had a positive impact on local industry which experienced increased levels of production of war-related goods. The year 1919 mark the end of the war, the beginning of Prohibition and was also a year of labor unrest. Steelworkers went on strike for better hours and wages and they remained unsatisfied with conditions until they achieved unionization in the 1930's. Joliet felt the full impact of the 1930's

ORDINANCE NO. 11397

*Amended by
Ord. No. 12967*

**AN ORDINANCE DESIGNATING A LOCAL HISTORIC DISTRICT
KNOWN AS THE UPPER BLUFF LOCAL HISTORIC DISTRICT**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby designate the property and structure described in Exhibit A as an historic district to be known as the Upper Bluff Local Historic District, in the City of Joliet.

SECTION 2: Design criteria and specific design guidelines for the Upper Bluff Historic District are described in Exhibit B.

SECTION 3: This Ordinance, and every provision thereof, shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this 19th day of February, 1997.

<u><i>Arthur Schultz</i></u> MAYOR	<u><i>Jack Traen</i></u> CITY CLERK
MAYOR SCHULTZ and COUNCILMEN BROPHY, HACKER,	
VOTING YES	<u>LEDESMA, SHETINA, TURK and UREMOVIC.</u>
VOTING NO	<u>NONE.</u>
NOT VOTING	<u>COUNCILMEN DORRIS and WINTERROSE (absent).</u>

HISTORIC PRESERVATION
COMMITTEE APPROVED: 11/20/96

EXHIBIT A

PIN #'s:

ADDRESSES:

30-07-09-312-009	600 Western Avenue
30-07-09-307-018	601 Western Avenue
30-07-09-312-003	602 Western Avenue
30-07-09-312-007	604 Western Avenue
30-07-09-307-017	605 Western Avenue
30-07-09-312-006	606 Western Avenue
30-07-09-307-021	607 Western Avenue
30-07-09-312-005	608 Western Avenue
30-07-09-307-015	609 Western Avenue
30-07-09-312-004	610 Western Avenue
30-07-09-307-014	611 Western Avenue
30-07-09-312-003	612 Western Avenue
30-07-09-307-013	613 Western Avenue
30-07-09-312-002	614 Western Avenue
30-07-09-307-012	615 Western Avenue
30-07-09-312-001	616 Western Avenue
30-07-09-306-014	617 Western Avenue
30-07-09-306-013	619 Western Avenue
30-07-09-306-012	621 Western Avenue
30-07-09-306-011	623 Western Avenue
30-07-09-306-010	625 Western Avenue

Said property is legally described as:

Lots 1 through 10, inclusive, in Brown, Stevens & Wetherell's Subdivision of Block 11 and the East part of Block 12, in Charlotte A. Strong's Subdivision of the W 1/2 of the SW 1/4 of Section 9, Township 35 N, Range 10 E, Will County, Ill.

PLUS

Lots 3 through 9, inclusive, and part of sub-lot 4 of lot 1 all in Block 6 of Glenwood and Lots 3 through 7, inclusive, in Block 7 also of Glenwood, all as replatted in the W 1/2 of the SW 1/4 of Section 9, Township 35 North, Range 10 East as recorded 11-2-1891 as Document 165393 in Will County, Illinois.

ORDUPPERBL/HISTCOMM/PUBLIB

Design Criteria

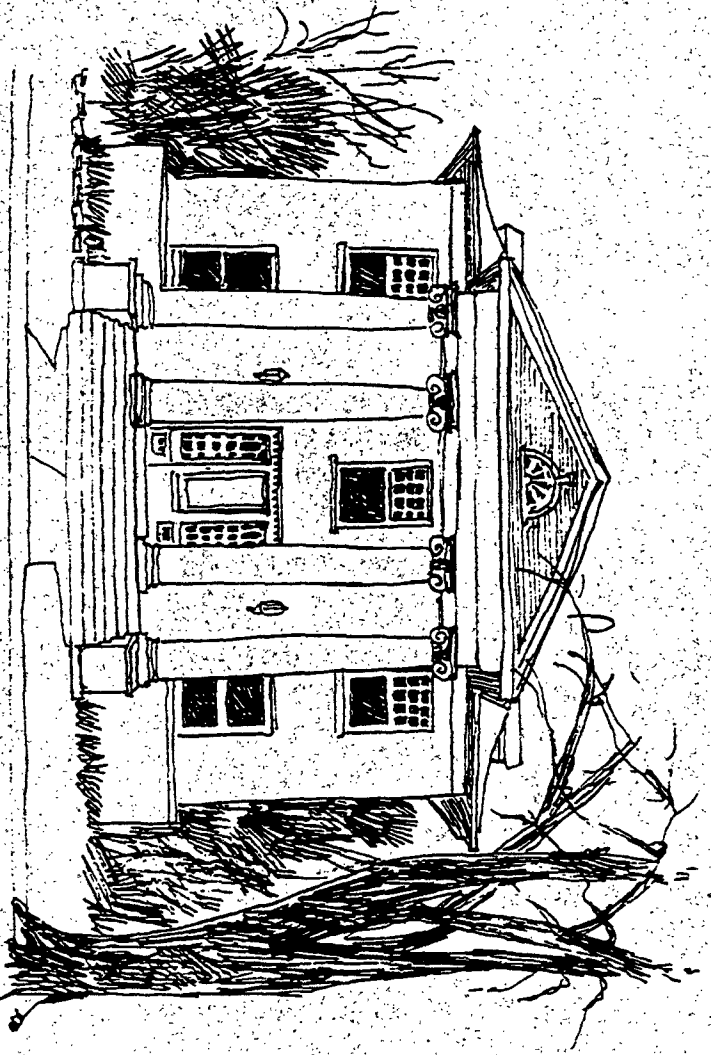
- (1) Height: The height of the proposed structure or additions or alterations should be compatible with surrounding structures.
- (2) Proportions of structure's front facade: The proportion between the width height of the proposed structure should be compatible with nearby structures.
- (3) Proportions of openings into the facility: The proportions and relationships between doors and windows should be compatible with existing structures.
- (4) Relationship of building masses and spaces: The relationship of a structure to the open space between it and adjoining structures should be compatible.
- (5) Roof shapes: The design of the roof should be compatible with adjoining structures.
- (6) Landscape and appurtenances: Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.
- (7) Scale of structure: The scale of the structure should be compatible with surrounding structures.
- (8) Directional expression of front elevation: Street facades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression, this should be carried over and reflected.
- (9) Architectural details: Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.
- (10) Exterior construction materials: Exterior materials, including textures and patterns, but not necessarily color, should be compatible with surrounding structures.



A DRAFT OF THE UPPER BLUFF LOCAL HISTORIC DISTRICT GUIDELINES

Since the enactment of the National Historic Preservation Act of 1966, the preservation movement in this country and abroad has been building momentum and remains a viable presence in the world today. Preservation of the local district buildings, structures and sites of historic and architectural significance is clearly in the long-term interest of the neighborhood and the city as a whole.

Locally, an excellent cross-section of buildings exists in The Upper Bluff District. The structures represent all periods of Joliet's residential development and serve as a visual record of the city's history, culture, resources, lifestyle, economy and politics. Our historic homes display a rich level of architectural detail that creates a unique sense of place within an expanding modern city.





I. GENERAL CRITERIA

The Commission shall consider, where applicable, the following criteria in determining whether or not proposed construction, alteration or demolition is compatible and appropriate:

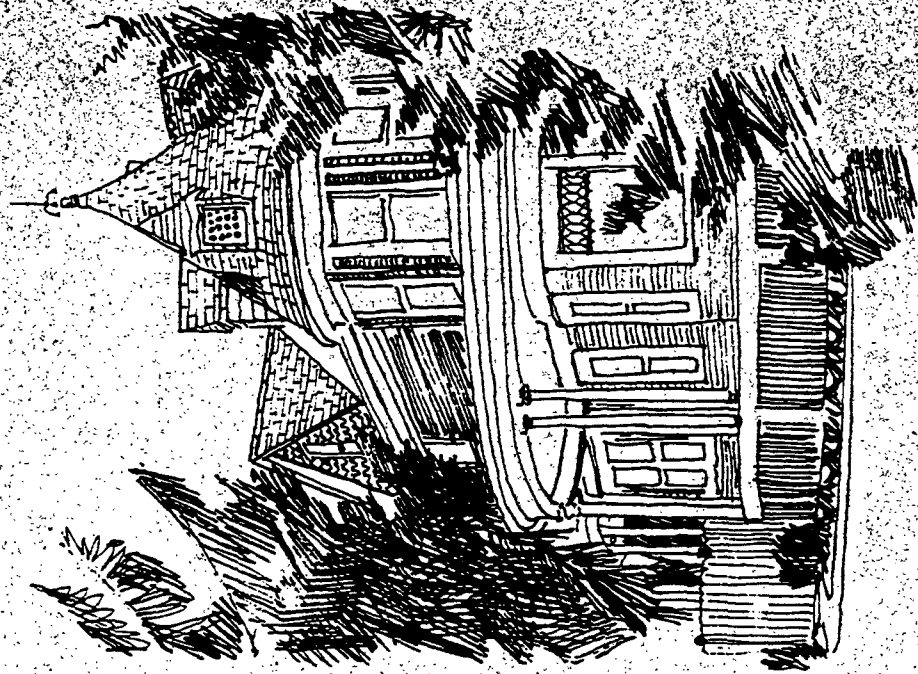
- A. The maintenance of the integrity of The Upper Bluff streetscapes;
- B. Whether the proposed work will highlight or enhance any exterior feature or improvements of the property;
- C. Whether any new improvements will have a positive effect and harmonize with the external appearance of neighboring properties;
- D. The extent and process of any proposed demolition and subsequent changes in landscaping;
- E. Whether the proposed work will result in the maintenance or addition of site landscaping and other vegetation;
- F. A report from the building inspector on the state of repair and structural stability of the improvements under consideration;
- * G. A consideration for the financial ability of the owner doing the proposed work and the timeframe in which it is to be completed; and
- * H. The residents of the District may participate in the reasonable interpretation and enforcement of the district guidelines. This will ensure that the needs and concerns of the residents are fully considered.

* (Revised September 1996)

II. ACTIONS SUBJECT TO COMMISSION REVIEW

The following actions, in consideration of the wishes and wherewithal of the property owner, shall be subject to review by the Preservation Commission. Once reviewed, a certificate of appropriateness will be issued per the established guidelines:

- A. Renovations, alterations, exterior construction and/or exterior demolition performed on property located within The Upper Bluff Local Historic District shall require a certificate of appropriateness;
- B. All new construction including main buildings, garages, sheds, porches and decks visible from the street shall require a certificate of appropriateness; and
- C. All relocation of existing structures into or out of The Upper Bluff Historic District shall require a certificate of appropriateness.

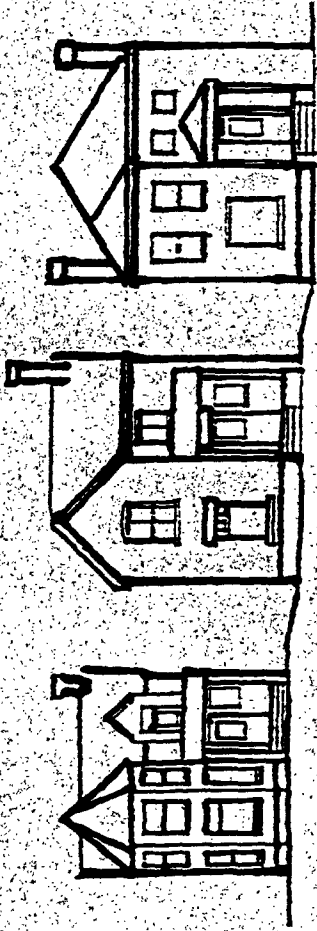


III. SPECIFIC DESIGN CRITERIA

Historic renovations and contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. The design should be compatible with the size, scale, material and character of the property and surrounding neighborhood.

A. Height:

The height of new buildings or additions shall not exceed the median height of existing buildings adjoining the subject property and streetscape.



B. Scale and Proportions of the Front Facade:

The size (height, width and massing) and proportions of new structures or additions should relate to the scale of adjacent buildings. Single, monolithic forms that are not relieved by variations in massing should be avoided. Smaller, varied masses and facade articulations are common elements on older buildings and should be utilized to match the scale and rhythm of existing buildings.

III. SPECIFIC DESIGN CRITERIA (cont.)

C. Proportion of Openings and Doors:

The size and proportion of window and door openings should be compatible with those of existing structures. Every effort should be made to retain (and repair as needed) original windows and doors, sash, lintels, sills, pediments, hoods and hardware. The repair of existing windows and doors is preferred to replacement with new products. If replacement proves necessary, the new windows should closely match the previous windows in size and number of lites.

In cases where an existing door is not original to the structure, replacement with a salvaged, replacement or reproduction door which matches the architectural style of the structure is a good alternative.

Secondary doors located on structures should remain simple and understated in appearance. If replacement is needed, the traditional appearance of the door should be maintained.



III. SPECIFIC DESIGN CRITERIA (cont.)

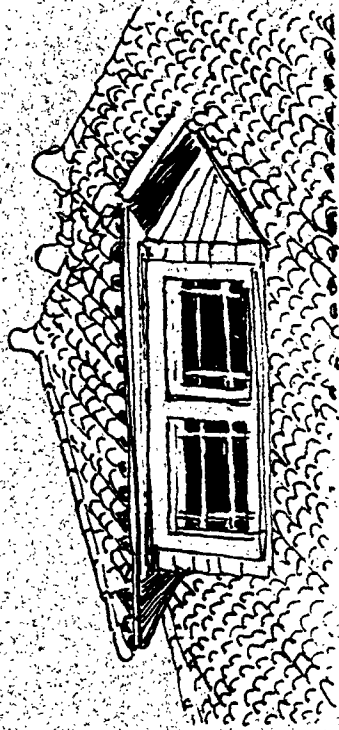
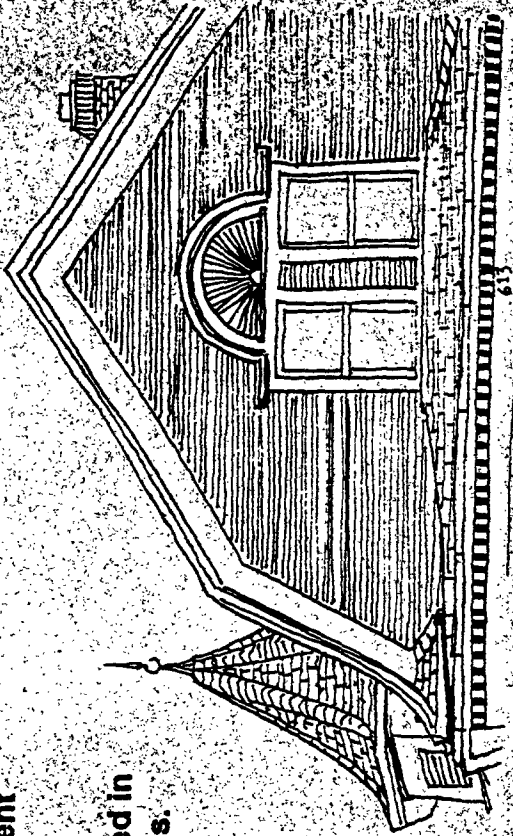
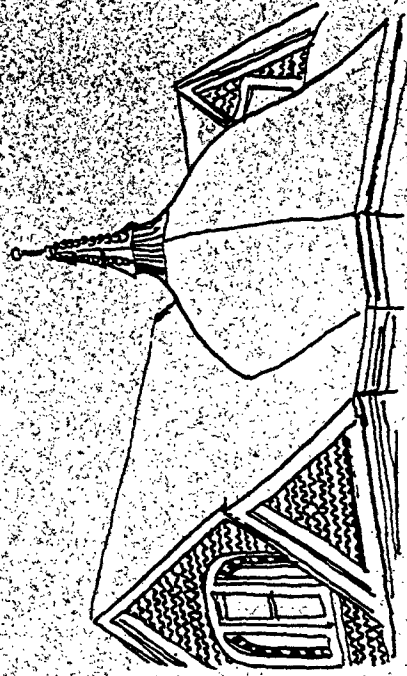
D. Roof Shapes and Materials:

The roofline of new structures or additions should be compatible with adjoining structures.

Roof materials should consist of slate, cedar shake, tile or a modern asphalt shingle counterpart which is suggestive of historic roof material.

New additions to structures should employ rooflines that have the same historic character or serve to complement existing rooflines.

The pattern of existing roof material should be repeated in new additions or accessory structures such as garages.



III. SPECIFIC DESIGN CRITERIA (cont.)

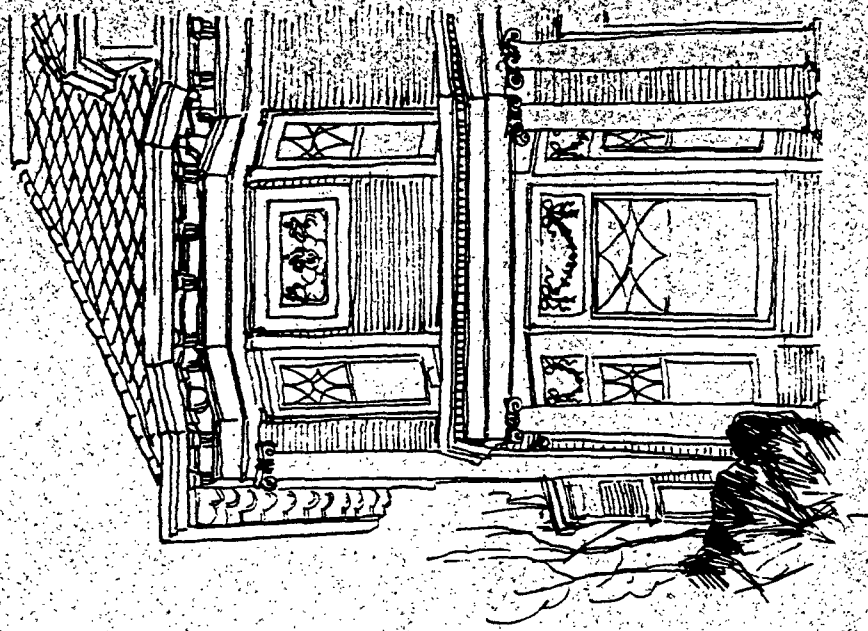
E. Architectural Details and Exterior Construction Materials:

Historically, architectural decoration was freely used to embellish the exterior of a structure. Eye-catching details such as crown moulding, stone lintels, terra cotta trim, patterned brick, fish scale siding, narrow clapboard, beveled, stained and leaded glass are all striking aspects of the traditional facade and, as such, should be retained.

1. Architectural Features

Cornice brackets and other detailed trim elements help define the unique character of houses in The Upper Bluff District. If these elements were boxed-in with siding, much of the character of the district would be lost.

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.



III. SPECIFIC DESIGN CRITERIA (cont.)

E. Architectural Details and Exterior Construction Materials:

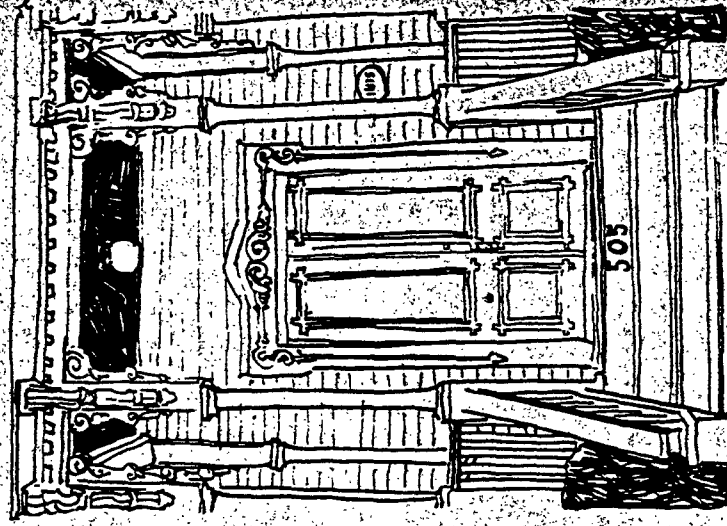
2. Sidings

Although it is preferable to restore or to maintain the original clapboard siding, excluding the incidentals of routine maintenance, in cases where deterioration or other consideration warrants replacement or repair, narrow horizontal clapboard siding may be covered with similar-dimensioned vinyl or aluminum siding. However, decorative wood trim elements should not be covered with siding materials.

3. Building Attachments

Metal, vinyl or fiberglass awnings, hoods or shutters that would detract from the existing character or original historic appearance of the structure should not be used.

It is appropriate to paint wood siding and trim as well as stucco; however, as a general rule, brick, stone or terra cotta surfaces should not be painted.



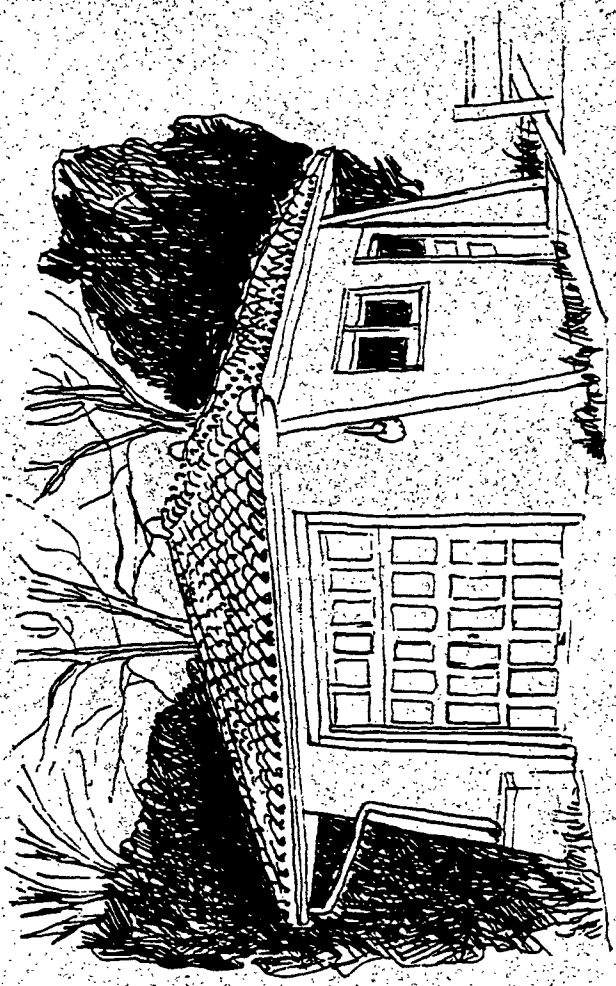
III. SPECIFIC DESIGN CRITERIA (cont.)

E. Architectural Details and Exterior Construction Materials:

4. New Construction

Exterior construction materials, including textures and patterns, should be compatible with surrounding structures.

Architectural details and materials should be incorporated as necessary to relate the old with the new and to preserve and enhance the inherent characteristics of the neighborhood.



F. Landscape and Appurtenances:

Where natural or existing topographic patterns contribute to the unique beauty of the district, they shall be preserved. New or renovated landscape treatments shall be designed to enhance architectural features of historic structures and to strengthen or contribute to the neighborhood streetscape.

Insofar as practical, the landscape shall be preserved by minimizing tree and soil removal during or as a result of new construction. Changes in grade due to landscape re-design, new building construction or building additions should be harmonious with the general appearance of neighboring areas.

It shall be recognized that repetition of certain plantings will help achieve unity of design.

