

**VILLAGE OF ANTIOCH**

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**ORDINANCE NO. 22-05-30**

***AN ORDINANCE AMENDING SECTION 10-10-2 (B) OF THE VILLAGE'S FORM BASE  
CODE (22-01 TA)***

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**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES**

**OF THE**

**VILLAGE OF ANTIOCH, ILLINOIS**

**ON**

**May 25, 2022**

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**Published in pamphlet form by authority of the Village Board  
of the Village of Antioch, Lake County, Illinois,  
this 26<sup>th</sup> day of May 2022**

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Scott J. Gartner

**President**

Brent Bluthardt

**Trustee**

Lori Romine

**Clerk**

Petrina Burman

**Trustee**

DelGaldo Law Group, LLC

**Attorney**

Mary Domniak

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Ed Macek

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Mary Pedersen

**Trustee**

Scott Pierce

**Trustee**

**ORDINANCE NO. 22-05-30**

***AN ORDINANCE AMENDING SECTION 10-10-2 (B) OF THE FORM BASE CODE  
(22-01 TA)***

**WHEREAS**, pursuant to Chapter 4 of Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning Commission and Zoning Board on April 6<sup>th</sup>, 2022, following notification as required by State Law and Village Ordinance to modify Section 10-10-2 (B) of the Village's Form Based Code and adopt Historic Downtown Design Guidelines.

WHEREAS, the opportunity for testimony was provided for residents and local business owners regarding the proposal to modify Section 10-10-2 (B) to require a design review if exterior changes are made to exterior of buildings as outlined below; and

WHEREAS, pursuant to 10-4-8 of the Village Code, all recommendations of the Plan Commission on the application for amendments to Title 10 of the Village Code shall in all instances be advisory in nature and shall be subject to final consideration, evaluation, and determination by the Village Board; and

**WHEREAS**, pursuant to Section 10-4-8 of the Village Code, after recommendation by the Plan Commission, the Village Board may grant, deny, or grant with modifications, the amendment, or may refer the proposed amendment back to the Plan Commission for further consideration; and

WHEREAS, on April 6<sup>th</sup>, 2022, the Combined Planning and Zoning Commission recommended to amend Title 10, Section 10-10-2 (B) of the Form Based Code to require design review of any exterior changes as outlined below to buildings within the Village Core; and

WHEREAS, the Corporate Authorities have determined that it is in the best interest of the Village to amend Section 10-10-2 (B) in order to maintain the historic character of Downtown Antioch and thereby require design review of exterior changes to any building as outlined below; and

WHEREAS, the Corporate Authorities find that the Amendment is in furtherance of the public interest by ensuring that viability of Downtown Antioch is maintained through the preservation and maintenance of its historic fabric; and

WHEREAS, based on the foregoing the Corporate Authorities have determined that it is necessary, advisable, and in the best interest of the Village, and its residents, to amend Section 10-10-2 (B) of the Form Based Code as set forth below:

B. Applicability: This chapter applies in the following instances:

1. Any new development/construction.
2. If the primary use within a building change.



3. Exterior Rehabilitation projects that involve the following: 1) Change to exterior materials.2) Window alterations or replacement; 3) Change in roofline; 4) Exterior structural changes; 5) Storefront alterations.

As mentioned, the regulating framework plan helps define physical form of the urban space. More specifically, the components that must be considered when developing, rehabilitating or renovating within each of the districts include allowed land use, building height, building placement/massing and parking and servicing. (Ord. 11-10-15, 10-17-2011)

***NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:***

**SECTION I:** The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

**SECTION III:** The Variance shall be and is hereby approved and shall be binding upon the Village, Petitioner and Owner, and their respective owners' successors, and assigns when a true execution copy of this Ordinance is tendered to the Village fully executed by the Petitioner and Owner, and when the Mayor has affixed his signature upon the Ordinance.

**SECTION II** The following exhibits shall be attached to and made a part of this Variance Ordinance and, except as expressly modified by this Ordinance, compliance with all standards, requirements, designs or specifications in such exhibits shall be a condition of the grant of this Special Use Ordinance:

- A. Village Board Staff Report
- B. Downtown Design Standards

**SECTION III:** If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

**SECTION IV:** That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

**SECTION IX:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this 25<sup>th</sup> day of May 2022.

	Ayes:	Nays:	Absent/Abstain:
Brent Bluthardt	X		
Petrina Burmen	X		
Mary Dominiak	X		
Ed Macek	X		
Mary Pedersen	X		
Scott Pierce	X		

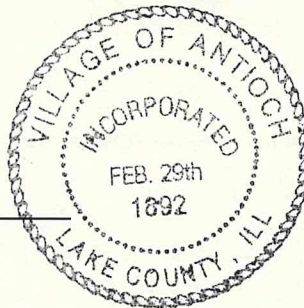
**APPROVED:**

By: 

Scott J. Gartner

**ATTEST:**

By:   
Lori K. Romine, Village Clerk



Presented and read, or reading having been waived, at a duly convened meeting of the Corporate Authorities on May 25, 2022.



STATE OF ILLINOIS)

)

SS

COUNTY OF LAKE )

# CERTIFICATE

I, Lori K. Romine, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on May 25, 2022, the Corporate Authorities of such municipality passed and approved Ordinance 22-05-30 modifying Section 10-10-2 (B) of the Village's Form Based Code, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 22-05-30 including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on May 26, 2022, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this 26<sup>th</sup> day of May 2022.

Lori K Romine  
Lori K. Romine, Village Clerk



Mayor  
Scott J. Gartner

Clerk  
Lori K. Romine



Trustees  
Brent C. Bluthardt  
Petrina Burman  
Mary C. Dominiak  
Ed Macek  
Mary J. Pedersen  
Scott A. Pierce

**REPORT TO:** Village President and Board of Trustees  
**FROM:** Michael S. Garrigan, AICP, CNU-A, Community Development Director  
**DATE:** May 4, 2022  
**SUBJECT:** Report to Village Board  
Form Based Code Amendment  
Downtown Design Guidelines

## Background

The Village adopted the Form Based Code in 2011 and re-adopted the code with the Village's approval of the new "Zoning Ordinance" in 2020. The purpose of this section is to ensure that new development or rehabilitation of existing buildings conform to the Village's existing Downtown patterns. Any vibrant Downtown needs to be compact, walkable, and pedestrian friendly and the goals of the "Form Based Code" is to maintain and enhance the existing character of Downtown Antioch.

Below is a summary of the general goals of the Form Based Code and the general parameters when the code becomes applicable:

- A. *Purpose: The regulating framework plan defines the desired physical form for downtown Antioch and sets development/building parameters such as land use, building height, massing, siting and setbacks and parking placement and ratios. This chapter incorporates not only the vision of the regulating plan, but also applies to, and regulates, parcels not specifically referenced in the plan.*
- B. *Applicability: This chapter applies in the following instances:*
1. *Any new development/construction.*
  2. *If the primary use within a building change.*
  3. *Rehabilitation projects that change over 50% of a building exterior.*

*As mentioned, the regulating framework plan helps define physical form of the urban space. More specifically, the components that must be considered when developing, rehabilitating, or renovating within each of the districts include allowed land use, building height, building placement/massing and parking and servicing. (Ord. 11-10-15, 10-17-2011).*

Currently, the code lacks any guidelines for existing historic buildings in the Downtown and generally concentrates on new infill development in the Downtown.



Attached, is a set of proposed "Design Guidelines" which would be incorporated in the existing Form Based Code, subject to review and approval by the Village Board. While the current "Form Based Code" is applicable if there is a "rehabilitation project that changes over fifty (50%) of a building", there is no specific criteria that outlines what an appropriate exterior change is for an existing building. While the Downtown is not located in a "Historic District", there are several historically significant buildings along Main, and Lake Street that help define the visual character of Downtown Antioch. In 2006, a "Historic Survey" was partially completed by Granacki Historic Consultants as part of the "Route 83 Guidelines". Currently, the "Antioch Preservation Commission" is completing this survey. In addition, many of the same general guidelines incorporated in this proposed "text amendment" have been incorporated in the "Village's Downtown Façade Guidelines". Specifically, those buildings whose elevations have been recently renovated under the Village's "Façade Program" have generally followed the same general design approach as highlighted in this proposed "text amendment".

## Analysis

The proposed "Downtown Design Standards" incorporate a series of design standards that will assist building and business owners on what changes are appropriate and what changes are not appropriate to the exterior of their buildings. The proposed text amendment is providing the Village with the ability for "Design Review" for the existing buildings in the Downtown. The proposed design standards address the following design issues:

- Use of insensitive exterior materials on existing facades.
- Window alterations
- Replacement of original materials.
- Restoration of original brick facades.
- Roof alterations.
- Modifications to original storefronts.

In additions, the proposed text amendment provides an inventory of some of the existing buildings in the Downtown and highlights what changes need to be completed to bring the structures back to their historic appearances. Over the past number of decades, there have been numerous incentive exterior modifications that have damaged the appearance of these buildings. Specifically, numerous storefronts, original materials, and windows have been removed and replaced.

*In lieu of using the "change to 50% of the exterior, there was discussion at the last PZB meeting about incorporating a more specific criteria that would trigger an appearance review by the PZB and Village Board. Below, is a proposed list of changes to an exterior that would trigger an appearance review:*

1. *Change to exterior materials.*
2. *Window alteration or replacement.*
3. *Change in roofline.*
4. *Exterior structural changes.*
5. *Storefront alterations.*

Based on the foregoing analysis. Staff is seeking input from the Village Board on this proposed text amendment.





## **DOWNTOWN DESIGN STANDARDS**

**Community Development Department**



### INTRODUCTION

In order to maintain the character of Downtown Antioch, Staff has created a series of “Historic Design Standards” that should be used by existing and new building owners when modifying the exterior of their buildings. Over the past number of decades, many of the historic facades of the buildings along Main and Lake Street have been altered with bad materials that lack any historic character and numerous windows and storefronts being altered beyond recognition.

The Village’s Site Plan Review Ordinance does not regulate exterior changes to the historic buildings along Main Street. The Form Base Code, regulates ground-up new construction or modifications that exceed 50% of a building’s exterior. To maintain the unique character of Downtown Antioch, Staff is proposing to incorporate these historic design standards to the Villages Form Based Code and provide an opportunity for architectural review of significant changes to Downtown buildings. While short of creating an architectural appearance review committee, this new set of standards will provide the Village Board with more discretion to ensure that building changes adhere to the existing character of Downtown.

The Village has identified the Downtown’s historic charm as a major component of the recent marketing efforts to encourage visitors to visit Antioch. One of the unique aspects of the Village, is that its Downtown and historic Main Street remains largely intact and this existing character distinguishes Antioch from its neighbors.

However, the historic charm of Downtown Antioch could be easily lost if too many of its historic structures are modified beyond their original historic appearance. What often appears to be a minor modification, ranging from the replacement of a window or storefront door or painting the original brick a new color. The following question arises:

- What does historic character mean and how would you describe the character of Downtown Antioch?
- How would the community and the Village Board respond if somebody painted their Downtown building purple?
- Is there certain architectural design types that would be inappropriate on Main Street?
- What is the best way of maintaining the character of Downtown Antioch, short of creating a Historic District?
- Do Downtown building owners have an absolute right to changes their exteriors as they deem appropriate?



Are all façade designs appropriate?



How would stop a historic building being painted purple?



Over the past number of decades, a number of changes have been made to the historic integrity of many buildings. As outlined in the Village's "Downtown Façade Guidelines", the long term goal is to restore the storefronts to their original historic appearance. Below is a summary of some of the insensitive façade modifications that were made over the years. Many of these changes reflected certain "trends" in past decades to make the Downtown more contemporary and updated.

### **Faux Stone Veneers (Cement)**

A faux stone veneer was added to numerous facades along Main Street in the late 1960s and early 1970's in order to make the buildings more contemporary and update their appearance. This cement product lacked any historical integrity and merely created a monotonous appearance. Many original historical design elements were destroyed with the replacement of this cement product.

### **Window Alterations**

Perhaps the most common changes to buildings in Downtown Antioch over the years is alterations of the original windows. In many cases, windows have been removed and window openings have been covered or modified with poor material choices. In most cases, one can still ascertain the original window opening and identified the poor material choices.

### **Mansard Awnings**

One of the most common changes to historic buildings in Downtowns throughout the region was the addition of "Mansard Awnings" covered in shingles. This trend started in the late 1960's with numerous Downtowns attempting to create a more contemporary appearance as a way of competing with increased competitions from the shopping centers which were popping up throughout the region.

### **Bead Board**

In Downtown Antioch, a proliferation of "Bead Board" replaced the original storefronts as an easy and inexpensive way to cover over the original materials and detail of many of the historic facades. One of the goals of these standards is to remove this inauthentic material for the original materials.



Faux Stone



Window alteration



Mansard awning



Bead Board



### Prepared by Granacki Historic Consultants

#### Downtown Corridor Study 2006

The appearance of any structure can be greatly enhanced by making historic improvements that are consistent with its historic character. No matter how simple the design or modest the materials used, identifying and preserving the original design or modest the materials used, identifying and preserving the original design intent of a historic structure is always the preferred preservation solution. It is never advisable to remove historic features in an attempt to “modernize” nor to “historicize” by fabricating historic-looking features that were not part of the original building. Preservation is guided by the Secretary of the Interior Standards for Rehabilitation published by the National Park Service and used for historic properties throughout the country. The general principles are the following:

- Identify, retain and preserve those character-defining features and materials that establish a building's historic look.
- Protect and maintain those features and materials to extend their useful life.
- Repair historic materials using the least intervention possible.
- Replace with new materials of the same kind, only when the level of damage or deterioration is beyond repair.

As a part of this project, an individual data sheet has been completed for every building in Downtown Antioch and these sheets are on file with the Village of Antioch Community Development Department. If a property owner wishes to make improvements to his or her property, they can use these guidelines together with the individual data sheet for his or her property. This sheet identifies the architectural style or type and an estimated date of construction.

There are descriptive fields that identify which existing features are considered significant and what alterations have been made in the past that are unsympathetic. Sometimes past alterations can be removed and original features revealed that can be restored. This is especially true in the case of non-historic siding materials installed over the original wood clapboard. In other situations, a piece of historic trim may still be in place or may be found in the basement or garage which can be replicated and reinstalled. Sometimes as early photo documenting the original appearance may be found at the local library, the historical society or from previous owner.



Historic pictures provided by  
Lakes Region Historical Society



If an owner wishes to replicate a historic feature for which he can find no such physical evidence of photographic documentation, he can look at similar properties of the same architectural style and time period either in Antioch or other nearby communities.

Following are some general guidelines to assist owners in rehabilitating their historic properties. They apply to the most important exterior features; façade materials and trim, roofs, windows and doors.

### Façade Materials and Trim

1. Never sandblast, brick or stone with sand or other abrasives. When cleaning, use water or chemicals, and the gentlest method possible to do the job.
2. Tuckpoint when needed and attempt to use the original joint shape and color if known. If not known, use a flush or tooled (recessed) joint for the face brick, a flush joint for common brick, and beaded (curved, projecting) joint for rough cut stone. Don't let the mortar extend over the face of the brick. This will permit water penetration behind the mortar and cause it to crack and fall out.
3. Repair wood clapboard when cracking and peeling appear. Scrape thoroughly first, caulk, prime and then paint with high quality, preferably oil based paint. Repair deteriorated sections with boards of the same width and thickness.
4. Do not cover or replace wood siding with modern siding, such as aluminum or vinyl. It will eventually cause damage to the wood underneath by trapping moisture inside. Do not cover original brick with artificial stone siding or stucco.
5. Do not remove decorative trim such as cornices, brackets, etc. Check regularly for holes or cracks, and seal with caulk and repaint. If ornament is beyond repair and must be removed, save pieces to use as a pattern for future replacement.
6. Replace cornices that are missing, if possible, using wood, sheet metal or fiberglass, based on historic evidence or on similar cornice styles on other buildings in the community.





### Roofs

1. Patch or reroof with the same materials as the original whenever possible on mansard or decorative peaked roofs made of historic materials. If historic materials are no longer available, choose a modern substitute in a shingle style and color compatible with the original. Flat roofs generally present no preservation issues.
2. Retain the height and character of parapet walls. If they must be rebuilt, use matching brick from elsewhere in the building or from a brick salvage company that is similar in color and texture.
3. Respect the style and character of chimneys, if rebuilding.



### Storefronts

1. Retain and repair storefronts with their original configuration and materials. Leave existing cast iron columns exposed; scrape and paint regularly; remove chipped paint with chemical cleaner if necessary.
2. Use a traditional late 19th-early 20th century storefront configuration as a guide when contemplating improvements to existing storefronts if the original appearance is unknown (see illustration). This includes a three-part configuration with bulkhead, (typically wood-paneled or masonry with rectangular accent framing), large, single-pane display windows and transoms.
3. Storefront entries should be recessed with wood and a single glass panel door and transoms above. Aluminum doors with dark brown or anodized finish may be acceptable. Sidelights are typical and may be incorporated.
4. Preferred storefront framing materials are wood, copper or painted metal having a profile with series of indentation's.



### Windows

1. Retain the same size and shape of all window openings, especially on the front and sides of the property visible from the street. Windows are the single most character defining feature of an old building. They provide a distinctive historic character to the upper floors of commercial structures, particularly when the storefronts change so much over the years.
2. Retain original wood sash whenever possible, especially on the front, using removable storms and screens when extra weatherproofing is required.





3. If windows are severely deteriorated and must be replaced, be sure that the replacements are wood, and in same size, style, profile and have the same number and configuration of window panes as the original. Most commercial blocks from the late 19th to early 20th century in Antioch has double hung wood sash with one upper pane and one lower pane. Sash with many small panes of glass are probably not historically accurate for Antioch. In no case with removable muntin's ever be installed. Shutters should not be installed unless they appear on historic photographs.

4. Retain as much of the original outer wood trim as possible or replace with new trim to match.

5. If window opening have been changed in a prior modernization attempt, determine the original size and shape through some of the earlier suggested methods such as marking on the façade, old photos, or similarity styled buildings elsewhere in the community. Rebuild the original window openings and install historically compatible wood, double hung sash.

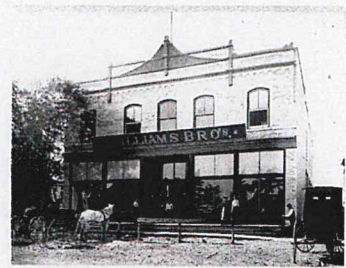
Awnings should be traditional in design and materials, preferably straight or shed style, in fabric, not vinyl.

### **Porches (generally applicable to houses only)**

1. Do not remove or enclose original front porches, nor add new ones where none formerly existed.
2. When repairing a porch, reuse as many of the original pieces as possible. If originals are missing, be careful to choose the column and railing style that is appropriate to the house. Two prominent types now available in stock lumber include the earlier Queen Anne-type turned porch columns and porch railings spindles or the classical style columns found generally in houses after 1893 and paired with one inch square railing balusters. Houses from the 1920s and later feature box columns that can be easily fabricated with stock lumber and combined with square balusters.

### **Rehabilitation Implementation Examples**

Wherever deciding to alter a historic building, remember the following principles; maintain property regularly; repair rather than replace; if materials must be replaced, replace with like materials, keeping the same form, shape and color. Keep what is original, plan to remove what is not, and do not add unnecessary materials or trim. Make any new additions compatible with original character of building.





## HISTORIC DESIGN STANDARDS

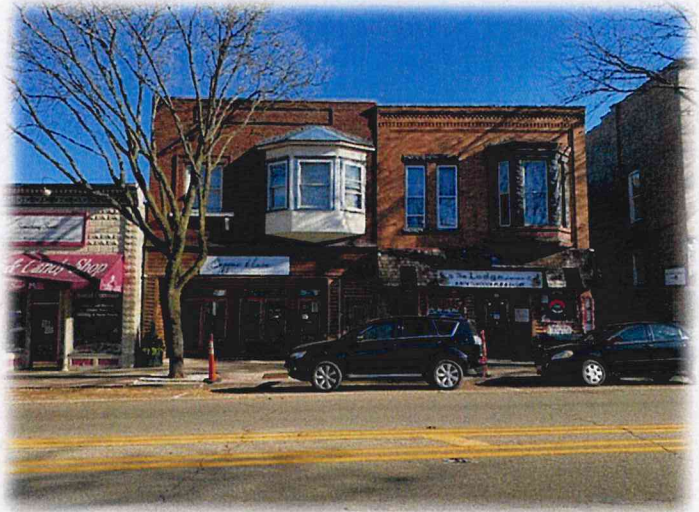
- -Remove faux rustic façades
- -Restore second floor bay window
- -Tuck point second floor brick
- -Install traditional store front windows
- -New bulkheads constricted with millwork for both storefronts
- -Remove French stores in the northern storefront
- -Add traditional store front doors to each store front
- -Introduce traditional sand blasted wood signs



- Remove bead board storefronts from each storefront
- Tuck point second floor brick
- Construct new store front windows with millwork and recessed doorways
- Introduce traditional storefront doors with window transoms
- Add wood bulkheads below storefront windows and add millwork.



- Remove faux brick exterior and restore original face brick
- Restore second floor windows which have been modified
- Remove metal window awnings on second floor
- Restore original cornice
- Remove existing storefront window system and aluminum store doors
- Introduce traditional storefront doors.





## HISTORIC DESIGN STANDARDS

- Restore terra cotta tile
- Restore tile relief located on parapet
- Replace bead board bulk heads with traditional millwork.
- Install new decorative lights
- Add a new awning
- Restore window system and storefront door.



- Tuck point brick
- Restore second floor windows
- Remove bead board on store fronts
- Install millwork around storefront windows
- Remove bead board bulkheads and replace with millwork.
- New traditional store front doors
- Replace signage that is consistent with Village's Design Guidelines



- Restore Bay window on second floor
- Restore second floor windows/remove brick
- Remove awnings on second floor
- Lower storefront windows and create new bulkhead design
- Restore sign band above windows
- Replace storefront door
- Tuck point and restore soldier courses





## HISTORIC DESIGN STANDARDS

- Remove the faux Stone Veneer
- Restore original brick face
- Remove second floor awnings and restore original window openings
- Relocated storefront door to center and replace utilitarian windows.
- Restore bulkhead with wood millwork.
- Restore original cornice
- Remove storefront awning



- Remove faux stone veneer
- Restore original face brick
- Restore original cornice
- Replace stone bulkheads below storefront windows and replace with millwork.
- New traditional door for apartment units on Main Street.
- New awning and signage that reflects Village's Façade Guidelines.



- Tuck point face brick
- Restore second floor windows
- Remove awning on second floor
- Remove wood bead board on storefront
- Restore face brick on first floor
- Replace steel commercial doors and replace with traditional storefront doors
- Replace bead board on the bulkhead below storefront windows with millwork.
- Remove wood bead board that is located over the alley.





## HISTORIC DESIGN STANDARDS

- Clean original stone façade
- Remove second floor awnings
- Remove bead board along store front
- Restore stone façade on first floor
- Remove bead board bulkhead and restore stone bulkhead.
- Replace steel commercial doors with traditional storefront doors.
- Signage and awning replacement consistent with Village's Façade Guidelines.



- Tuck point and restore face brick
- Restore second floor windows
- Remove faux stone around storefront
- Replace faux stone with matching face brick
- Replace steel commercial doors with traditional storefront doors
- Replace apartment door on Lake Street with traditional storefront door.
- Add decorative lights.



- Remove faux veneer façade
- Remove mansard roof on second floor and adjacent tower.
- Restore original gable roof facing Lake Street.
- Remove vinyl canopy on Lake Street.
- Remove bead board on side and front elevation.
- Incorporate new clapboard or fiber cement board siding.
- Incorporate traditional storefront door.





## HISTORIC DESIGN STANDARDS

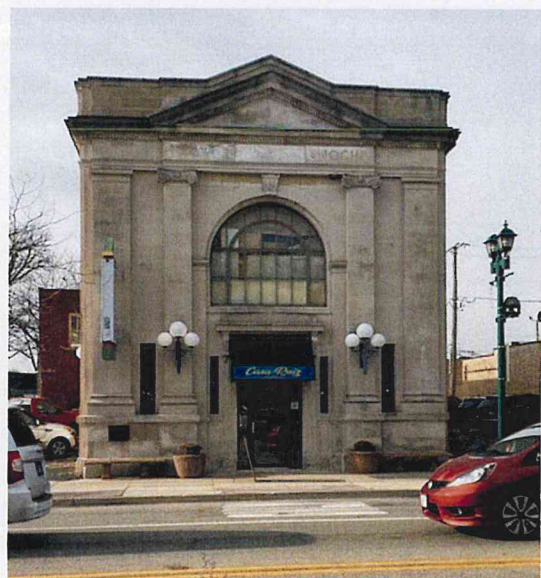
- Remove mansard canopy over storefront
- Remove beadboard along the storefront and replace with wood millwork
- Replace beadboard bulkhead and replace with wood millwork.
- Replace steel doors with traditional storefront doors.
- Relocated storefront windows with a centrally located storefront door.
- Incorporate canvas awning on front façade.



- Restore balustrades along roofline.
- Clean stone on northern and eastern facades.
- Remove awnings.
- Restore windows.
- Replace steel entrance door consistent with the original historic doors.
- Incorporate historically sensitive signage on building.
- Clean and restore historic friezes on the building.



- Clean and restore stone on façade.
- Remove window coverings on all windows on the eastern and southern facades.
- Remove exterior decorative lights
- Remove wall sign on eastern elevation.
- Remove entrance awning.
- Remove contemporary door and replace with historic duplicate of original door.
- Remove contemporary canopy on the northern elevation.
- Remove contemporary door on northern elevation and restore with traditional door design that compliments the historic nature of building.





## HISTORIC DESIGN STANDARDS

- Remove stucco and restore original brick from Williams Department Store.
- Restore original pediment cornice.
- Replace and restore windows on second floor.
- Replace existing millwork and restore original storefront design.
- Replace store doors with traditional storefront doors.
- Incorporate sensitive signage consistent with Village's Façade Guidelines.



- Restore central gable and dormers along the roofline.
- Restore windows on second floor.
- Replace wood and faux store along the storefront.
- Remove paint from original brick and tuckpoint.
- Restore storefront windows and add new millwork around storefront windows.
- Replace doors with traditional storefront doors.
- New bulkheads constructed with millwork.



- Repair and restore terra cotta tile
- Remove box sign.
- Remove aluminum store doors and front doors with doors that reflect original Art Deco design.
- Repaint window trim
- Incorporate signage consistent with Village's Façade Guidelines.
- Tuckpoint side elevation façade
- Add decorative exterior lights consistent with Art Deco design.

