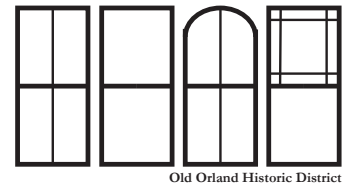


COMMERCIAL BUILDING STOREFRONTS



Commercial buildings in Old Orland are mainly along Union Avenue and Beacon Avenue. Some of the commercial buildings are former residential buildings and some are true commercial buildings originally designed for commercial purposes. In the case of true commercial buildings, their storefronts are a very important part of the streetscape and character of Old Orland.

Commercial buildings had some common characteristics, most notably their storefronts. From the late 19th Century when Orland Park was first established, historic commercial storefronts took similar shapes. Nearly all the original commercial buildings in the historic district presented a single solid wall to the street that was usually crowned with a false-parapet behind which was a gabled roof. Storefronts in Old Orland were generally wood sided with large window display areas. Their doors were either flush or recessed with the principal façade, either centered or off-centered. But there are also original commercial buildings in Old Orland that are masonry, brick and mortar buildings. The style of these buildings varied much like their frame counterparts, but they retained the similar look with a single front main façade to the street and a false-parapet extension of the façade behind which was a gabled roof.

Over the years these facades have changed. Some were restored to their original conditions, others were left in status quo, and others were altered further to the point of losing their contribution status as contributing structures. Even so, the prospect of preservation does not end with the loss of status. Below are some recommendations regarding the preservation of commercial storefronts in the Historic District.

RECOMMENDATIONS

1. Retain historic storefront materials such as bulkheads, display windows, transoms, and trim. If these elements are damaged or deteriorated, they should be duplicated in replacement materials as close to the originals as possible.
2. Avoid removing or downsizing storefront display windows. These are important streetscape elements that provide a visual connection between the street and the interiors of buildings; removal or downsizing these windows creates a “blank wall” appearance that adversely affects the streetscape’s character. If a business does not need display windows and desires a level of privacy, blinds, drapes or screens should be considered. These can do the job without requiring permanent changes to the building’s storefront and windows.
3. Avoid applying trim or ornamentation that is not original to a commercial storefront. In general, older storefronts had more details and trim than more recent ones, and this difference in design should be respected. Similarly, “theme” restorations such as Colonial or Bavarian should be avoided, since they impose a character the storefront never had.

4. Avoid materials such as diagonal wood siding, all-brick storefronts, vinyl or aluminum siding, mansards, and fixed metal canopies. These would not have been used historically on commercial buildings. Awnings in Old Orland have traditionally been acceptable on commercial storefronts. Pictorial evidence from 1895 to 1905 suggests that commercial buildings in Old Orland retained awnings over the doorways but mostly over the window display areas. For more on awnings visit the Orland Park Land Development Code Section 6-302 or consult the Development Services Department.
5. The Village of Orland Park's Façade Improvement Program can assist an owner of a building to rehabilitate, restore, or repair their commercial storefront providing from \$500 up to \$20,000 per project. See the Façade Improvement Program on the web at www.orland-park.il.us.