



City of Ottawa

Downtown Design Guidelines



This document was created by Ottawa City Staff and BCA Architects, Ltd. The intended use is for business owners, building owners, and tenants in Ottawa's Historic Downtown District. Adopted October 18, 2022.

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Introduction

Downtown Ottawa's unique character comes from its vibrant main streets, an attractive and pedestrian-oriented experience, and a beautiful blend of historic buildings.

—p47 City of Ottawa, Comprehensive Plan Update

When renovating buildings in a historic district it is important to plan and be mindful of the *character and design integrity of the district*. Façade improvements and renovations should be planned creatively and be sensitive to the historical significance of that neighborhood.

The purpose of this document is to help property owners and tenants improve their properties in a way that will add to the rich culture and sense of place in Ottawa's historic downtown. The guidelines apply to existing buildings and new construction within the district. The applicant, building owners, and tenants should use these guidelines in addition to applicable building codes, life safety codes and health codes to make design and operational decisions.

The appearance of individual buildings, storefronts, signage, etc. establishes the visual character of the downtown and plays a major role in the success of business in the historic district. Building improvements and maintenance is essential to strengthen the appeal of individual properties, the image of downtown, and Ottawa's community as a whole.

Downtown Ottawa Goals

- **Revitalize** and **preserve** Ottawa's downtown architectural heritage and traditional downtown atmosphere
- Encourage a **vibrant cultural atmosphere** and public involvement in downtown
- Promote **public** and **private investment** in the future downtown to achieve an economically stable Central Business District
- Reinforce the sense of historical continuity and **unique character** and setting of downtown Ottawa to design the new storefront
- Increase and **promote residential uses** in Ottawa's downtown

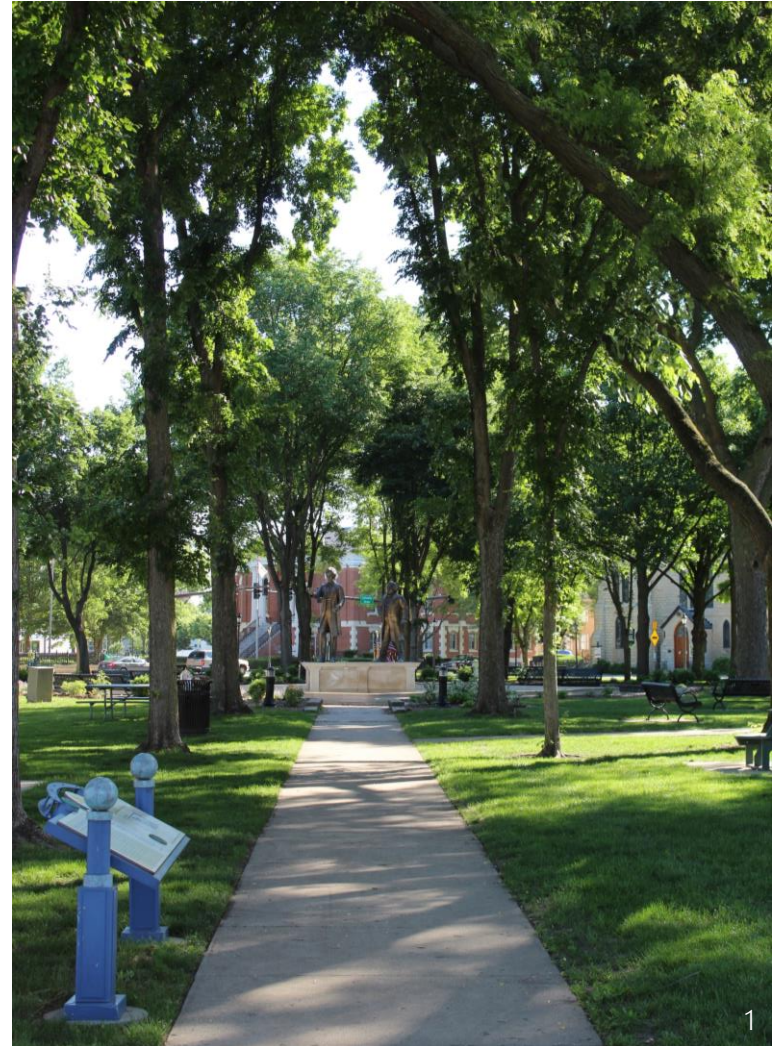
Process

City Ordinance #09-2002 mandates the applicability and procedures of the Design Review process for anyone seeking a building permit. The text of this ordinance and amendments, if any, are available at City Hall. These Guidelines seek to be more focused geographically (C-4 Zoning) and more specific in scope. They address those parts of the downtown environment that are the responsibility of both the private and public sector. Additionally, they discuss maintenance requirements that are an important part of the downtown vitality, yet not a part of the permit process.

The applicant, the Design Review Board, the City, the building Owners, and the tenants should use these guidelines in addition to the applicable, City and State building life safety and health codes to make design and operational decisions within the C-4 Zoning Central Core Business District.

All façade restorations, renovations, and rehabilitations require design review and approval. Façade projects shall be submitted to Tami Koppen, Community Development Specialist, City of Ottawa by email: tkoppen@cityofottawa.org or mail: 301 West Madison Street, Ottawa, IL 61350.

Design Review Committee ordinance Chapter 74 Article VI of the Municipal Code further outlines procedure and process.



Façade Program

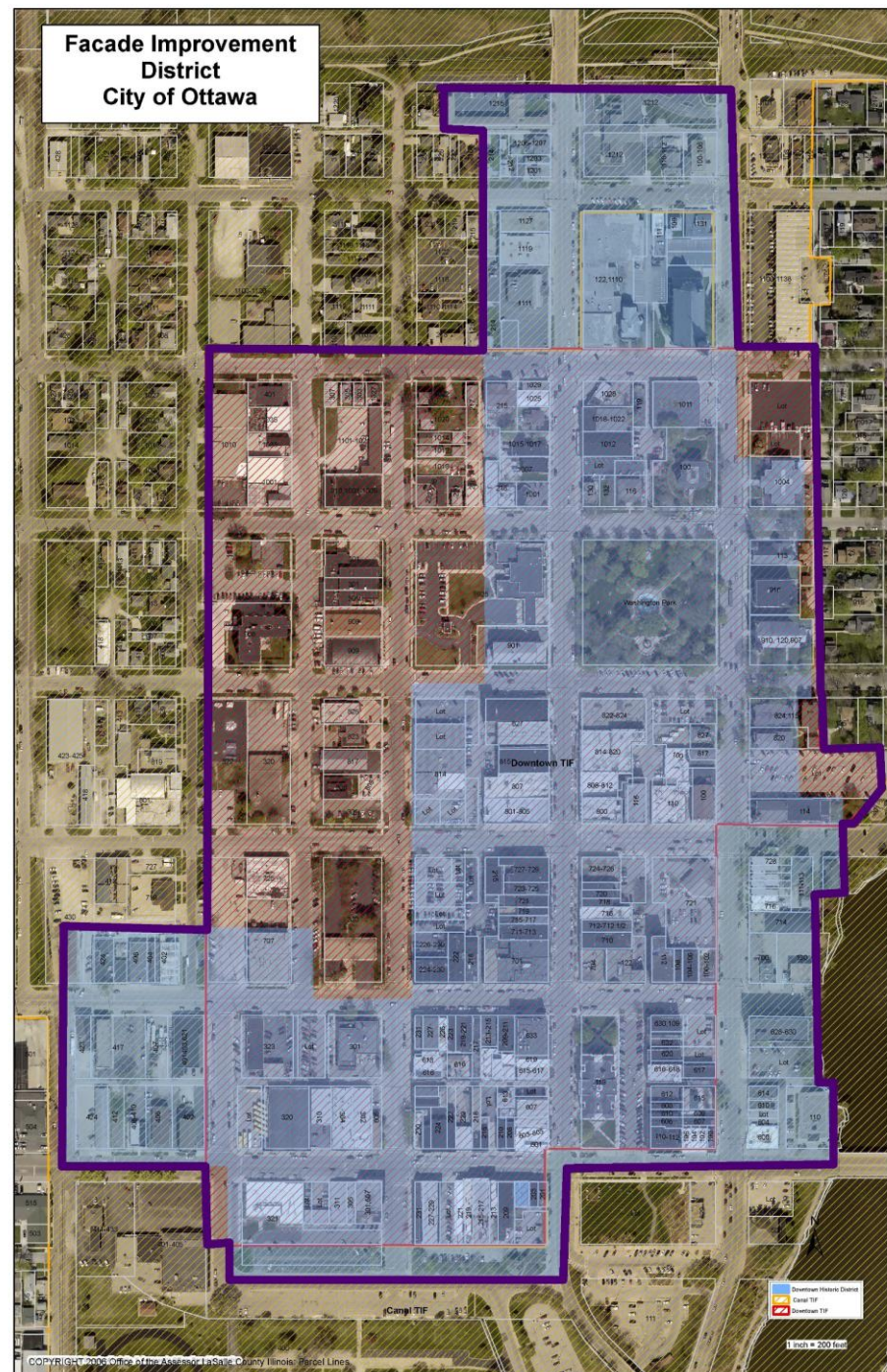
The city may participate in funding a façade improvement program for downtown structures by reimbursing the owner or tenant of the property for a portion of the cost of the improvement.

Matching funds for up to 50 percent of the actual, eligible costs, not to exceed \$14.00 per square foot of the building front, \$7.00 per square foot for a building side, and \$4.00 per square foot for a building rear.

Eligible project costs include the following: professional and consultant fees, façade cleaning, tuck pointing, painting, reconstruction, rehabilitation and restoration of the façade, exterior lighting, awnings/canopies, and signage.

Projects follow the City of Ottawa's Downtown Design Guidelines.

Application, ordinance, and boundary map found here: [Façade Program Application](#)



Façade Program

The **Façade Improvement Program** is designed to promote the continued use and maintenance of commercial buildings in the downtown area by helping property owners and tenants rehabilitate and restore eligible structures.



To be eligible:

1. A building must be located within the commercial historic district and the downtown tax increment finance (TIF) district or canal tax increment finance (TIF) district; and
2. The building has not received façade improvement funds during the prior seven years; and
3. The project does not involve the construction of new buildings.

Process:

Submit a completed application, estimate of costs, project photos and/or sketch. If applicably, provide written authority from the building owner.

Meet with the Design Review Committee.

Authorization of funding.

Submit all necessary building permits prior to beginning renovation work.

Consult with the Building Official for required inspections.

When work has been completed in compliance with the approved application, inspected, and approved by the Building Official, the City shall pay its share of the cost to the owner or tenant based on the estimate approved with the application and upon receipt of the paid contractor(s) bill(s) performing the work.

Ottawa Commercial Historic District

In 2011, a Historic Resources Survey Report was prepared for the overall Downtown Area, referred to as the "Ottawa Commercial Historic District" in the report. About 232 structures were surveyed, located within an area roughly bounded by the border of the Illinois and Michigan Canal Corridor to the north, Columbus Street to the east, Main Street to the South, and Clinton and Walnut Streets to the west.



Certificate of Appropriateness

A certificate of appropriateness shall be issued by the city council prior to the submission of a building permit application or demolition permit application for any designated historic landmark or any building, structure, or site or part thereof in the historic district. The certificate of appropriateness will be required if the building, structure or site will be altered or repaired in such a manner as to produce a change in the appearance of such building, structure, or site.

Certificate of appropriateness means a certificate issued by the city council after a hearing and recommendation on the application from the historic preservation commission authorizing specific plans for alternations, construction, removal or demolition of a historic landmark or a building or site located in a designated historic district, or recommending denial of the certificate of appropriateness.

For more information see section 42-73 of the Municipal Code of the City of Ottawa.

Major Changes:

- Changes by addition, alteration, maintenance, reconstruction, rehabilitation, renovation or repair to the building, structure or site.
- Any new construction and/or demolition in whole or in part requiring a permit from the city
- Any construction, alteration, demolition, or removal affecting an exterior architectural feature as specified in the ordinance designating the landmark or historic district.

Minor Changes:

- A Minor Change will not alter the essential character of the historic landmark or the historic district.

General Guidelines

The following pages will go into more detail about specific features, materials, and design. These guidelines follow *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the *Rehabilitation* portion.

If you would like to read the entire guidelines please see:
<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>



The overall appearance of historical districts heavily impacts the vitality of the community. Working together to achieve an appealing and sustaining downtown benefits the community of Ottawa as a whole.

General Guidelines:

- Distinguishing character and qualities of a building façade and structure should not be destroyed.
- Deteriorated architectural features and historical character should be restored where possible as opposed to being replaced.
- New design elements should follow the same scale, material, color, and character of the historical building.
- Original façade openings (windows and doors) should not be altered unless to accommodate for life safety and accessibility. Changing, altering, or eliminating openings can negatively affect the appearance of the building and take away from historical character.
- Abrasive cleaning methods such as sandblasting should be considered with caution. Abrasive cleaning will damage the building materials.

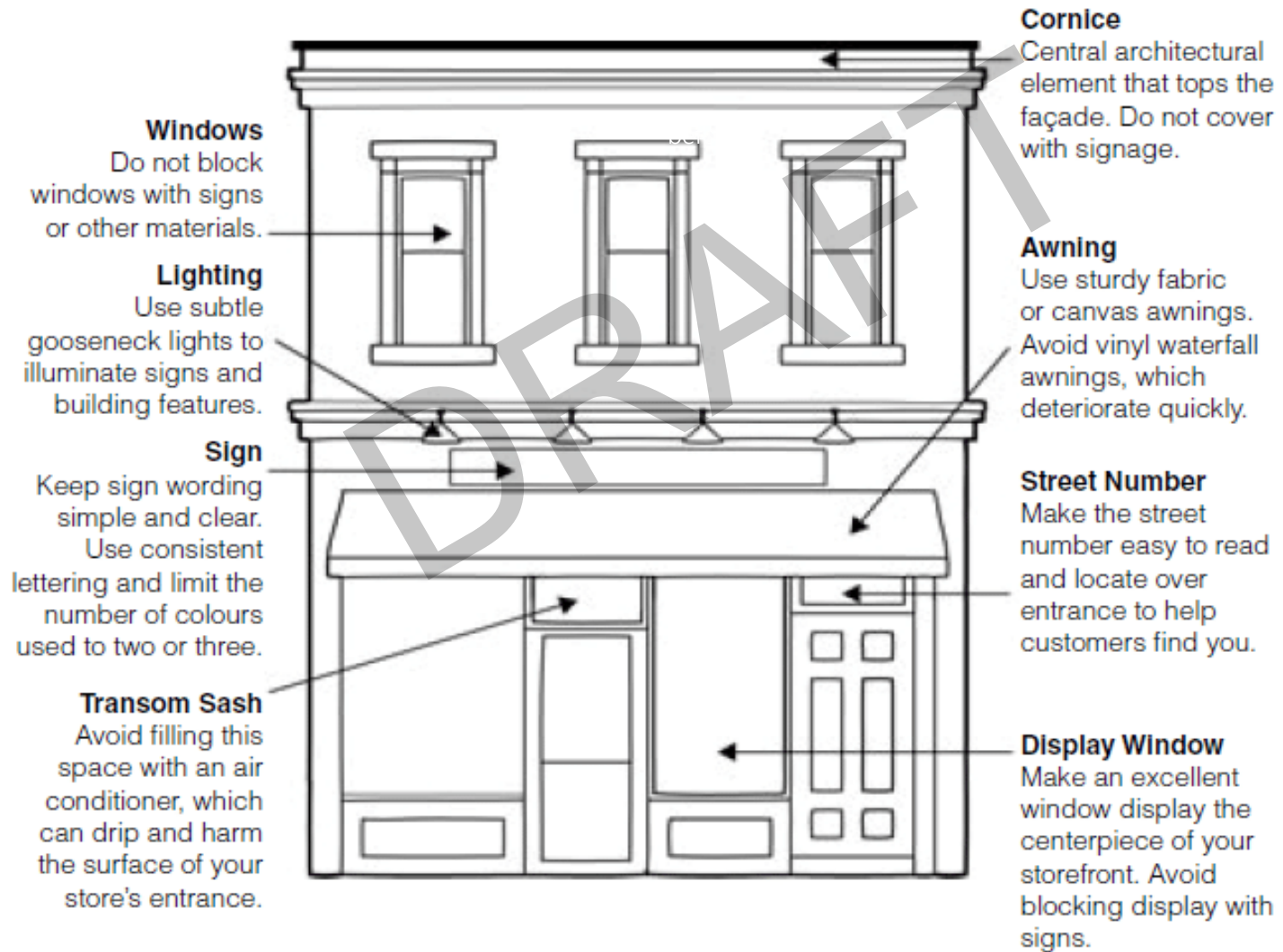
Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation and Guidelines is an excellent resource for business owners to use while making improvements to their building. The guidelines for the historic district in Ottawa are heavily influenced by the Standards and Guidelines for Rehabilitation.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Façade Diagram



Storefronts

The storefront materials and configuration are significant, as are features such as display windows, base panels, bulkheads, signs, transoms, because they help define the overall historic character of the building.

Recommended

- Designing and installing a new storefront that has previously been replaced by one that is incompatible
- Retaining the glazing and the transparency that is historically accurate. (i.e. don't replace transparent windows with opaque windows)
- Replacing missing awnings or canopies that can be historically documented to the building
- Adding new signage, awnings, or canopies that are compatible with the historic character of the building
- Restoration or replacement of the storefront should be based on accurate duplication of features substantiated by historical, physical, or pictorial evidence.
- Storefronts should respect the integrity of the building as a whole and relate to the building's original character.
- Storefronts should be compatible with the scale, materials, color and texture of the original building
- Use simple and unobtrusive materials in revitalizing storefronts



The corner turret has been repainted to be more historically accurate. The main entry has been renovated as well with more accurate windows and signage. The streetscape has also been improved with landscaping.



Updated storefront with modern signage which still maintains historical façade spacing and colors. Window openings on the second story have not been altered and brick has been maintained.

Storefronts



Not Recommended

- Designing a storefront that is inaccurate in appearance, for example if the storefront is designed in a different style than the original
- Adding vinyl awnings, or other awnings that are inappropriately sized or shaped, which are incompatible with the historic character of the building
- Installing window treatments in storefront windows that have a residential appearance, which are incompatible with the commercial character of the building
- Introducing or changing the location and size of windows and doors that alter the original architectural character of the storefront
- Patterns, textures or colors which are not appropriate to the character and function of the storefront
- A design that does not fit inside the original openings or extends beyond the original building footprint.

Not Recommended: Covering the upper levels with historically incorrect materials.

Although the first floor storefront shown here is historically accurate and appealing, the second story and roof are done with no historical appreciation. Second story windows and masonry are covered with metal siding.

Upper Facades

Recommended

- Maintaining and repairing the original materials and details of the upper façade such as the cornices, parapets, brackets, lintels, and sills
- Follow the rhythm and proportion of the buildings original design
- Maintain a compatible relationship with adjacent buildings



Recommended: The rhythm of the façade openings has been maintained and all glazing is appropriate for the building façade and district.

Not Recommended

- Altering the size of original window openings
- Filling in any façade openings that are part of the original design of the building façade
- Replacing ornamental features with features that do not compliment the historical character of the building



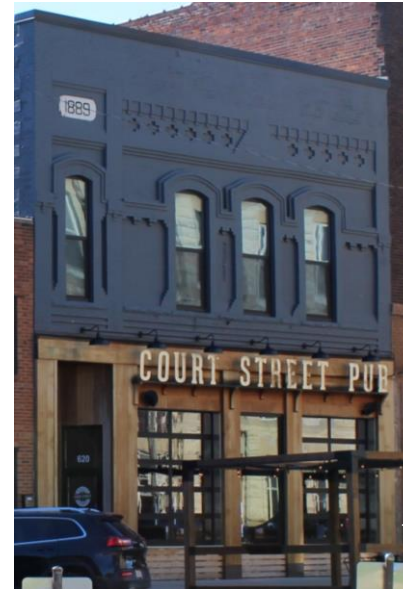
Not Recommended: Covering façade openings, altering the natural rhythm of the façade.

Windows & Glazing

Windows and how they operate (e.g. double hung, casement) are significant, as are its components and related features such as shutters.

Recommended

- Replacing a window that is too deteriorated to repair with one that is compatible
- Repairing window frames, sash, sill and other features which are still functional, operational and safe for use
- Replacing a historic single-glazed sash for an insulated glass that will not significantly alter its appearance
- Adding new windows in the rear or secondary, less visible elevations if required by new use
- Using compatible window treatments to retain the historic character of the buildings
- Storefront features such as large display windows, transoms, and framing elements should be incorporated into any rehabilitation or restoration



When the overhead glass doors are closed the glazing appears like historic fixed windows. The doors selected reflect historic paneling and scale. The overall proportions of the building façade also aid in the cohesive design.

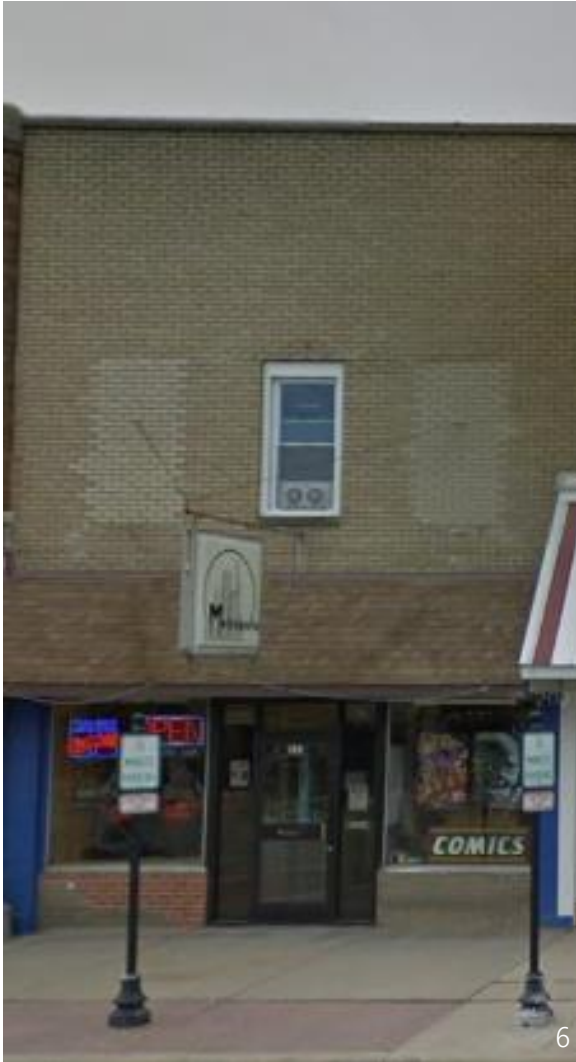


Recommended: Replacement of windows with glazing that better matches what the original windows would look like.

New windows fit proportion and scale of the historic district as well as character of the building.



Windows & Glazing



Not Recommended

- Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors
- Failing to maintain windows and window components so that windows are inoperable, or sealing operable sashes permanently shut
- Installing replacement windows made from other materials that are not the same, or not appearing the same as the material of the original windows
- Changing the number, location, size, or glazing patterns of windows on primary or highly-visible elevations



Not Recommended: Filling in or covering up façade openings.

Masonry

Masonry features that are important in defining overall historic character of the building could be: walls, brackets, railings, cornices, window and door surrounds, steps, and columns.

Recommended

- Protecting and maintaining masonry integrity. Retaining and preserving masonry features is important in defining the overall building character
- A new design may be implemented if it is compatible with the size, scale, material, and color of the historic building
- Repairing masonry may include the replacement or a deteriorated or missing feature with a compatible new masonry feature
- Tuckpointing repairs should match existing mortar profile and color
- Repainting historically painted masonry features with colors that are appropriate to the historic character of the building and district (see Color & Exterior Finishes)
- Inspection of painted masonry surfaces should be done by a professional for masonry preservation
- Clean masonry only when necessary with gentlest means possible



Recommended: Repainted masonry to match original colors and characteristics of the downtown district.

Not Recommended

- Removing or substantially changing masonry features which are important in defining the overall historic character
- Using substitute materials for masonry that do not convey the visual appearance of the surviving parts of the masonry features
- Applying paint or other coatings (e.g. stucco) to masonry that has been historically unpainted or uncoated
- Removing paint from historically-painted masonry
- Cleaning masonry surfaces without testing
- Using paint colors on historically-painted masonry features that are not appropriate to the historic character of the building and district
- Introducing a new masonry feature that is incompatible in size, scale, material, or color



Not Recommended: Repainted masonry does not match original colors or colors similar in the same characteristics of the district.

Wood

Wood features that are important in defining overall historic character of the building could be: siding, cornices, brackets, window and door surrounds, steps, and their paints, finishes, and colors.

Recommended

- Applying preservatives or paint to wood features that are subject to damage such as weathering, insect damage
- Recoating that will protect the wood from moisture and ultraviolet light
- Repairing wood by patching or otherwise reinforcing the wood using recognized conservation methods
- Replacing a wood feature that is too deteriorated to repair with a new matching wood feature
- A new design may be installed that is compatible with the size, scale, material, and color of the historic building



Recommended: The deteriorated wood features have been replicated and appropriately sealed to protect the wood material.

Wood



Not Recommended: Using wood to fill in façade openings, where wood was not present originally.

Not Recommended

- Stripping historically-painted surfaces to bare wood, or recoating wood in a paint, color, or stain which is not historically accurate
- Removing wood siding or other coverings from structures that were covered historically
- Changing the type of finish, coating, or historic color of wood features, thereby diminishing the historic character of the exterior
- Using paint colors on historically-painted wood features that are not appropriate to the building or district
- Introducing a new wood feature that is incompatible in size, scale, material, or color. The feature would not coexist with the features of the historic building



Not Recommended: Replacing wood siding with plastic siding, even if “wood appearing”.

Metals

Metal features that are important in defining overall historic character of the building could be: columns, capitals, pilasters, spandrel panels, or stairways and their corresponding finishes.

Recommended

- Cleaning metals when necessary to remove corrosion prior to repainting or applying appropriate protective coatings
- Applying appropriate protective coating to a metal feature that was historically unpainted
- Applying appropriate paint or other coatings to historically-coated metals after cleaning to protect them from corrosion
- Repairing metal by using a compatible substitute material
- Designing and installing a replacement metal feature, such as a metal cornice or cast-iron column, when the historic feature is completely missing
- A new design that is compatible with the size, scale, material, and color of the historic building



Recommended: The cornice has been restored and applied with appropriate paint and coating that is historically accurate.



Not Recommended

- Removing or substantially changing metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished
- Removing a major portion of the historic metal from a façade instead of repairing or replacing the deteriorated metal
- Using paint colors or coatings on historically-painted metal features that are not appropriate to the building or district
- Creating an inaccurate appearance because the replacement for the missing metal feature is based upon insufficient physical or historic documentation
- Introducing a new metal feature that is incompatible in size, scale, material, or color

Roofs & Parapets

Roofs and their functional and decorative features are important in defining the overall historic character of the building. The form of the roof is significant and its decorative and functional features.

Recommended

- Repairing a roof which may include the replacement with a compatible substitute material or missing material
- Repainting or coating a roofing material that was painted historically
- Replacing an entire roof or feature that is too deteriorated to repair
- All rooftop mechanical and supporting equipment should be set back so they cannot be seen from ground level

Rooftop Additions

- Designing and installing a new roof or feature that is historically accurate and follows the design of the building period and context
- It is generally not appropriate to construct a rooftop addition on a low-rise building because it negatively affects the historic character
- Installing a green roof or other roof landscaping, railings, or furnishings that are not visible on the site and do not damage the roof structure
- Guardrails used for rooftop decks/viewing areas should not interfere with the historic building character or damage any existing features. Transparent guardrails are highly encouraged since they do not interrupt line of sight
- Support structures on the roof for a deck or rooftop bar should be set back far enough to not be seen from the street



Recommended: The rooftop terrace does not interfere with historical characteristics of the building façade. Guardrails have transparency which helps it disappear compared to main building features.

Roofs & Parapets

Not Recommended

- Removing a feature of the roof or entire roof that is historically significant such as a decorative cornice or parapet detail
- Using a substitute material for a roof or parapet replacement that does not convey the same appearance
- Designing a new roof or feature that is not compatible with the historical building or district
- Introducing a new roof or feature that is incompatible in size, scale, material, or color
- Installing a green roof, roof landscaping, roof-top mechanical or service equipment, or other furnishings that obscure character-defining roof features or are visible on the site and the public right-of-way
- Changing a character-defining roof form, or damaging/destroying a character-defining roofing material as a result of an incompatible rooftop addition



Not Recommended: Altering the existing roof and/or covering it with a new roof structure that does not fit the characteristics of the building or district.

Secondary Facades

Recommended

- Secondary façade/customer entrances to businesses or residents should be provided if parking or pedestrian walkways are behind the building
- Secondary entrances should be inviting and incorporate elements to clearly show it as a public entrance. The character and details of the main façade may be replicated in other entrances to distinguish it on the façade



Recommended: Entrances are clearly marked and offer covering for a customer, worker, or resident to safely enter the building.



Recommended: This second story entrance mimics characteristics found on the main façade which ties the two façades together and helps make the entire building façade cohesive.

Signage & Imagery

Signage is essential for any business and assists with pedestrian way finding. Properly design signage adds to the overall character of a neighborhood.

Recommended

- Signage size, material, color, and shape should complement the architectural style and scale of the building
- Signage should not cover important architectural details and should minimize damage to a building façade
- A sign should be easy to read and direct
- Comply with the City Sign Ordinance:
https://library.municode.com/il/ottawa/codes/code_of_or_dinances?nodeId=CH6AD



Recommended:
Perpendicular signage is highly encouraged.



Murals are a great way to create more visual interest and liven a façade.

Not Recommended

- Using new, over-scaled, or internally-lit signs
- Using signs that obscure, damage, or destroy character-defining features of the storefront and the building
- Avoid excessive and/or uncoordinated use of sign colors that do not compliment historical characteristics



Not Recommended: Scale of sign is much too large for building façade.



Message boards are not permitted.

Awnings

Recommended

- Awnings made of metal, canvas, or canvas-like materials
- Awnings which do not cause irreversible damage to the building façade/materials
- Fabric awnings at an approximately 45 degree angle that feature a valance
- Retractable awnings



Recommended: The awnings compliment the main entrance and do not take away from the character of the building.



Recommended: Metal awning over the doorway.

Not Recommended

- Awnings that do not respect the scale of the building façade
- Backlit awnings
- Shingled awnings
- Signage and/or text on the angled surface of the awning



Not Recommended: Shingled awning

Lighting

Recommended

- Provide adequate lighting on any entries to ensure safety
- Lights should emit warm color tone for building illumination and accent lighting (200k-300k recommended Kelvin range)
- Light fixtures should be period and scale appropriate for the façade



Recommended: Light fixtures are historical appearing and enhance the appearance of the façade as well as the streetscape.

Not Recommended

- Lighting/light fixtures that do not respect the scale of the building façade
- Fixtures that cast an overabundance or unfavorable light (not appropriate lighting levels for setting as well as time of day)

Color & Exterior Finishes

Recommended

- Paint schemes that enhance architectural features of the building
- Paint façades with colors that are appropriate to the period of historic significance of the building, colors should unify the entire façade
- Where repainting is necessary properly prepare the surface and use paint that is correct for the building material
- Removal of paint should be done using the gentlest means possible



Recommended: Paint colors selected are historically appropriate and enhance characteristics on the façade.

Not Recommended

- Single-color paint schemes that do not enhance architectural details
- Painting masonry and/or stone that has not previously been painted
- Using paint colors that are not appropriate for the historical character of the building façade
- Incorrectly applying finishing products such as paint or stain
- Poorly maintained, peeling paint surfaces



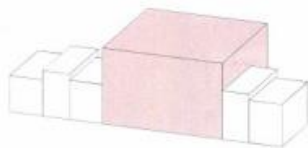
Not Recommended: Paint colors selected are not historically accurate and do not compliment the character of the district.

Infill & Additions

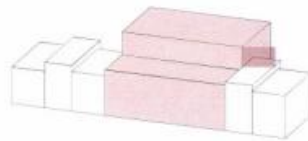
A streetwall is made by continuous, usually multistory, buildings flanking the edge of a street. Streetwalls provide a feeling of shelter to pedestrians and establish character and sense of place.

Recommended

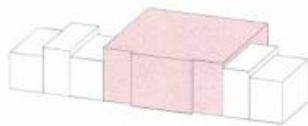
- Buildings should fit in the larger context of the historic district and respect the character of surrounding buildings, such as reflecting the existing proportion, scale, and massing of the buildings in the area and relationship to the site
- New buildings should respect the established setbacks and spacing (if any) between buildings
- Adding a new building or addition to an empty site if the new design fits into the over character of the district, as well as respects adjacent buildings
- New buildings should be constructed matching adjacent building setbacks in order to reinforce the traditional streetwall



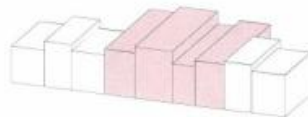
Avoid an unmodulated mass.



Use stepped-back height.



Use varied wall surfaces.



Use bay divisions and varied heights.

Not Recommended

- Gaps in the streetwall in the Downtown Core.



Site and Setting: District & Neighborhood

Identifying, retaining, and preserving building and landscape features are important in defining the overall historic character of the setting.

Recommended

- Retaining the historic relationship between buildings and landscape features
- Installing protective fencing when necessary for security, that are as unobtrusive as possible
- Designing new features (such as parking areas, ramps, or lighting) as required, so they are as unobtrusive as possible and retain the historic relationship between building and landscape
- Remove non-significant buildings, additions, or landscape features which detract from the historic character of the setting



Recommended: Building facades are cohesive even though they have different characteristics. Relationship to the curb and sidewalk enhance sense of place within the neighborhood.



Not Recommended

- Altering the relationship between the buildings and landscape features such as widening historic streets or parking areas that may negatively impact the historic character of the setting
- Removing or relocation landscape features which will destroy the historic relationship between buildings and setting
- Stripping or removing historic features from buildings or the setting such as a porch, fencing, walkways, or plant material
- Removing a character-defining feature of the building or landscape from the setting that is unrepairable and not replacing or replacing it with a new feature that does not match
- Using a substitute material for the replacement that does not convey the same appearance of the surviving building or landscape feature in the settings or that is physically or ecologically incompatible.



Not Recommended: The style of materials makes this building feel out of place. In addition the sign is overpowering the entire façade.

Site and Setting: District & Neighborhood



- Outdoor dining may be provided if it does not interfere with pedestrian right of way
- Outdoor seating, planters, and landscaping add visual interest to the streetscape, and add a buffer between vehicular and pedestrian traffic
- Screening parking lot areas helps to reinforce the streetwall and help screen the parking lot visually



Recommended: Seating and tables are out of the pedestrian walk way. In addition, it adds more interest to the overall streetscape.



Recommended: Screening a parking lot with landscape walls and plants helps maintain the "streetwall".

Utilities

Recommended

- Service areas should be kept in a good condition and well maintained, especially near secondary customer entrances
- Screen trash/recycling receptacles, utility equipment, and any exterior storage areas so not directly visible to nearby streets, sidewalks and customer parking
- Screen equipment through the use of building design features when possible. Other screening options may be considered such as historically accurate fencing and landscaping
- If equipment must be mounted on the exterior, use a secondary façade

Not Recommended

- Using the sidewalk or any pedestrian right of way to store building equipment
- Using alleyways for dumpsters, trash and recycling receptacles, while also using the alleyway for dining or outdoor retail space
- Mounting any utilities to the main building façade



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Recommended:
Equipment is mounted to the façade in an alleyway which allows the main façade to be uninterrupted with utilities. Garbage receptacles are up against the building which allows the alley to still be accessed.

Interior Spaces, Features, & Finishes

It is essential to retain a floor plan or interior spaces, features, and finishes that are important in defining the overall historic character of the building. Significant characteristics include the size, configuration, proportion, and relationships of rooms and corridors, and relationships of features to spaces. Color, texture, and pattern of furnishes and features. Decorative or ornamental features that are historical significant to the building and the building style.

Recommended

- Installing new or additional systems required for a new use, such as bathrooms and mechanical equipment, in secondary spaces to preserve the historic character of the most significant interior spaces
- Reusing decorative material or features that had to be removed as part of the rehabilitation work (such as baseboards, doors and door casing, wainscoting) and reusing them in areas where these features are missing or are too deteriorated to repair
- Designing and installing necessary stairs, elevators, partitions, and new floors, if needed, in a way that does not negatively impact existing historical characteristics



Recommended: This project retained the industrial character of the historical factory building by installing fire-rated clear glass which allows features to still be seen.



Using the original door openings and frame to maintain character. Width of corridor was also left unaltered but painting and flooring was updated.

Not Recommended

- Introducing a new interior feature or finish that is incompatible in size, scale, material, color, and finish
- Subdividing primary spaces, lowering ceilings, or damaging or obscuring character-defining features
- Installing ducts, pipes, and cables where they will obscure character-defining features or negatively impact the historic character of the interior



Not Recommended: Leaving fragments of deteriorated or "sculpted" plaster.

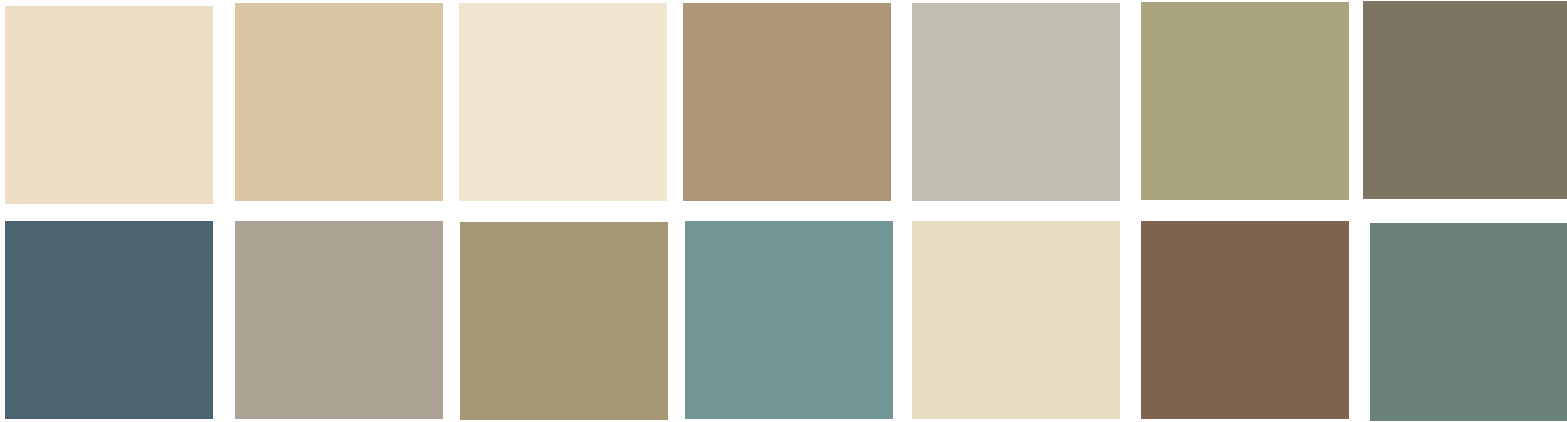
Removing a finished ceiling and leaving the structure exposed in a space where it was not originally so.

Color Palette Inspiration

Color palette inspiration can be found using Sherwin Williams® historic collection. Colors can be found grouped by style and year.

<https://www.sherwin-williams.com/en-us/color/color-collections/historic-paint-colors>

Recommended Base Colors



Recommended Accent Colors



Resources

Sources:

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Photo Sources

- 1 BCA Architects, Ltd. photograph. June 6, 2022.
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- 6 Google, "Streetview," digital images, Google Maps: accessed August 2022) photograph of 828 1st St, La Salle, IL, taken Oct 2019.
- 7 Google, "Streetview," digital images, Google Maps: accessed August 2022) photograph of 910 1st St, La Salle, IL, taken Oct 2019.
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- 9 Google, "Streetview," digital images, Google Maps: accessed August 2022) photograph of 507 S Main St, Princeton, IL, taken Oct 2019.
- 10 U.S. Department of the Interior National Park Service. "The Secretary of the Interior's Standards-Technical Preservation Services, National Park Service." Revised by Anne E. Grimmer. National Parks Service. U.S. Department of the Interior, May 30, 2017. <https://www.nps.gov/tps/standards.htm>.



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