



AGENDA  
REGULAR SESSION  
HISTORIC PRESERVATION COMMISSION  
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM  
305 S. EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, JUNE 16, 2022, 5:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [www.cityblm.org/register](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting.

4. MINUTES

Review and approval of the minutes of the May 19, 2022 meeting.

5. REGULAR AGENDA

A. **BHP-13-22** Consideration, review and action on a request submitted by Howard Rodgers for a Certificate of Appropriateness for porch repairs on the property located at 510 Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6). **CONTINUED FROM MAY MEETING**

B. **BHP-14-22** Consideration, review and action on a request submitted by Howard Rodgers a Funk Grant in the amount of \$1,140.00 for porch repairs on the property located at 510 Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6). **CONTINUED FROM MAY MEETING**

C. **BHP-16-22** Consideration, review and action on a request submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property at 1001 N Evans Street (PIN:21-04-226-00) (Ward 4).

6. OLD BUSINESS

- Updates regarding Historic Preservation Plan.
- Review and potential vote on proposed changes and updates to Rust Grant Guidelines.

7. NEW BUSINESS

8. ADJOURNMENT



**DRAFT**  
**MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
BLOOMINGTON POLICE STATION, OSBORN ROOM  
305 S EAST STREET, BLOOMINGTON, IL 61701  
THURSDAY, MAY 18, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room of the Bloomington Police Station at 5:02 p.m., Thursday, May 18, 2022.

The meeting was called to order by Chair Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Not Present
Ms. Georgene Chissell	Commissioner	Not Present
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Alissa Pemberton	Assistant City Planner	Present
Mr. Jon Branham	City Planner	Present

**PUBLIC COMMENT**

No public comment was received.

**MINUTES**

The Commission reviewed the minutes of the March 17, 2022, Historic Preservation Commission meeting. Minor corrections were noted. Ms. Graehling made a motion to accept the minute as amended. The motion was seconded by Mr. Elterich. All were in favor.

**DRAFT**  
**MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS  
THURSDAY, MAY 18, 2022**

## REGULAR AGENDA

- A. **BHP-09-22** Consideration, review and action on a request submitted by Stan Thompson and Fred Wollrab for a Rust Grant in the amount of \$16,478.70 for awning replacement on the property at 102 W Washington Street (PIN:21-04-338-006) (Ward 6).

Mr. Branham presented the case, with recommendation for approval of a Rust Grant in the amount of \$16,478.70.

Chair Scharnett asked for clarification on page 18 of the staff report, as to whether it is the proposed awning, or an image of the older awning. Staff clarified that the image is of the proposed awning.

Stan Thompson (2512 Yorktown) spoke on behalf of the project. He stated the new proposal is for a striped awning and the logo had been removed. The corner if the building entryway is no longer covered; there are now two awnings and an opening above the door that will allow the placement of identification signage.

Chair Scharnett stated that he believes this proposal meets the intent of the previous review comments.

Mr. Elterich inquired about the color palette. Mr. Thompson showed a higher-resolution image indicating the colors.

Ms. Graehling stated they have done a good job of meeting the guidelines the Commission had provided, working with staff, and that she feels this will fit well and be a positive visual impact on the community.

Ms. Peters motioned to accept the findings of fact as presented by staff and award a Rust Grant in the amount of \$16,478.70. Mr. Elterich seconded. All were in favor. (5-0)

- B. **BHP-10-22** Consideration, review and action on a request submitted by Bradley & Erin Carmean for a Certificate of Appropriateness for a fence on the property located at 1009 E Jefferson Street (PIN: 21-03-304-009), Davis-Jefferson Historic District, Italianate Style, c. 1873, (Ward 4).

Mr. Branham presented the case, with recommendation for approval.

Erin Carmine (1009 E Jefferson St) spoke on behalf of the project. She stated she recently purchased the property and would like to fence-in the rear of the property to allow safer play space for children.

Chair Scharnett inquired about the type of wood proposed for the fence. Ms. Carmine stated the project is being completed by Peerless Fence Company. She was unsure what kind of wood was planned, but they have discussed a natural wood color and do not intend to paint or stain.

Chair Scharnett asked whether the clips visible in the image provided would be easily visible on the actual fence. Ms. Carmine clarified that the clips in the image are part of the gate and that the gate would be different than that in the marketing image. There are gates planned

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MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

**THURSDAY, MAY 18, 2022**

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for between the garage and house and another on the front side facing the street, but they will be designed to match the fence and be consistent with the rest of the fence. The planned height is 6' for the entire project.

Chair Scharnett noted that wooden fences tend to rot if not treated; some woods are worse than others. He stated one can apply UV finishes to keep it from graying-out and rotting, without changing look and color. He stated cedar tends to hold up better than some other options. He noted that the Commission does not have purview over the maintenance of historic properties but cautioned that this kind of fence does have long-term associated maintenance to be aware of, and that a coating of some sort may be warranted.

Ms. Graehling stated she is glad that they are working with a fencing company that has experience with the installation and care of historic-appropriate fences.

Chair Scharnett recommended Ms. Carmine make sure to keep the top rail a consistent elevation, despite grade changes on site, as older sites tend to have slightly more settling than newer development.

Ms. Graehling motioned to accept the findings of fact as presented by staff and approve a Certificate of Appropriateness for the project. Ms. Peters seconded. All were in favor. (5-0)

- C. **BHP-11-22** Consideration, review and action on a request submitted by Tom & Jan Harrell for a Certificate of Appropriateness for window replacement on the property located at 304 E Walnut Street (PIN: 21-04-202-013), Franklin Square Historic District, Georgian Revival Style, c. 1933, (Ward 4).

Mr. Branham presented the case with a recommendation for approval.

Jan Harrell (1709 Sweetbriar Drive) spoke on behalf of the project and provided images of current condition of property and windows.

Chair Scharnett asked whether they are looking to replace all of the windows around the property. Ms. Harrell stated that all of the windows do need to be replaced. They plan to install historically correct windows on the front and sides of the home that are visible from the street and use a more modern type of window on the remaining areas that are less visible, due to cost differences.

Charis Scharnett inquired about estimates. Ms. Harrell stated that multiple companies have reviewed the project and that Pella is the one that could provide the historically correct windows.

Chair Scharnett asked if any of the companies had looked at repair instead of replacement. Ms. Harrell stated that the condition and type made replacement the best options; they have already had one window repaired at great expense and the rest are in worse condition and not repairable.

Chair Scharnett stated that guidelines require the Commission to look at maintenance first, then repair, restoration, finally replacement, in that order. The reason for that is due to the materials that are present and a desire to retain and care for them, if possible.

Additional party to the Petitioner, Tom Harrell, provided further images of the windows demonstrating that all windows have joints separating and many have rot and mold issues that prevent them from being repaired. He stated he has glazed all windows at least three times, sanded all of them, and cannot manage to repair them further at this time. He stated the hope was to improve condition of the home and improve efficiency.

Chair Scharnett clarified that the proposal is for an aluminum clad window. He noted that one of the concerns is about the texture of replacements. Ms. Harrel stated that everything will be exactly as it is now in terms of size and type. The glass panes will protrude out and will be individual panes rather than one big pane.

Mr. Elterich noted that many people put storm windows up as a way of managing the condition of older windows, but that changes the aesthetic of the residence. Ms. Harrell said they do not want to add storm windows.

Ms. Graehling noted that they make plexiglass, custom-fit interior storm windows for draft issues, but they do have to be removed to open the windows.

Chair Scharnett stated that they try not to replace windows. He inquired whether the metal wrap around the brick will be removed during replacement. The brickmould will need to match the correct profile when replaced. Mr. Harrel stated the windows will be replaced from the outside so the interior trim can remain in place. He is unsure of the condition of the brickmould but suspects it will be acceptable since it has been covered and protected by the metal for so long.

Ms. Graehling commented about the dividing parts of the glass having disappeared in some places due to the extreme rot. After seeing the additional photos, she can see why panes of glass are falling out. She would consider these windows beyond repair at this point.

Chair Scharnett stated he believes they are beyond cost-effective repair, but they should exhaust every opportunity for preservation.

Ms. Graehling noted that these windows were not even 100-years-old and may be replacements themselves, based on the grade of wood. Ms. Harrell explained that the house was built during the Great Depression so the lowest quality possible was likely used when the McClure family built it.

Ms. Graehling commented if this was an 1875 home with original windows, she might be more hesitant, but the current windows on the property have outlived their useful life.

Ms. Peters motioned to accept the findings of fact as presented by staff and approve a Certificate of Appropriateness for the project. Mr. Elterich seconded. All were in favor. (5-0)

- D. BHP-12-22** Consideration, review and action on a request submitted by Kim Jackson for a Certificate of Appropriateness for roof replacement on the property located at 408 E Walnut Street (PIN: 21-04-203-015), Franklin Square Historic District, c. 1885, (Ward 4).

Mr. Branham presented the case with recommendation for approval, noting this is an after-the-fact application. He stated the same type of shingles that were previously existing were utilized, according to the Applicant. The Applicant was not present.

Chair Scharnett stated he is familiar with this property and shingles, and he has concerns regarding the drip edges and ridge caps because it was done in a more modern style. He also noted there is not enough information in what the applicant provided to make an accurate assessment of whether the project is compatible or not.

Ms. Peters stated that they need to ask for more details on what was completed. Chair Scharnett agreed. They need more details on edge conditions, samples of the shingles used, close-up photos, and before/after images. Like-for-like does not necessarily mean it is appropriate.

Mr. Peters asked the City Attorney for guidance on what happens if the Commission does not approve a Certificate of Appropriateness. City Attorney Boyle explained that there are two possible ways to proceed; the applicant could work further with the Commission, or Code Enforcement can be the primary agent of action.

Mr. Elterich inquired about challenges regarding code enforcement since the permit was issued. Mr. Boyle stated more information from the applicant. It sounds like the applicant may have known it was issued in error since they may have previously gone through the Commission for projects.

Mr. Elterich motioned to table the case to next meeting and request additional information from the applicant. Ms. Peters seconded. All were in favor. (5-0)

- E. BHP-13-22** Consideration, review and action on a request submitted by Howard & Debra Rodgers for a Certificate of Appropriateness for porch repairs on the property located at 510 S Mason Avenue (PIN: 21-04-362-010), c. 1853, (Ward 6).

Mr. Branham presented the case with recommendation for approval.

Chair Scharnett noted there is not enough visual content provided in the application to know what is happening in this project. Ms. Peters stated that Brad Williams is the contractor completing the project so they can assume will be done well. Chair Scharnett stated his belief that, from a compliance perspective, the application is not complete enough for review.

Mr. Elterich stated that the Commission cannot approve the project simply based upon the contractor. Ms. Graehling reminded the Commission that Mr. Williams was present during the last meeting but there was not a quorum, so they were unable hear the case.

Mr. Branham asked that if the Commission notes deficiencies in a case, as provided in the packet, they let staff know in advance so the applicant may be contacted for additional information prior to the meeting.

Mr. Graehling motioned to table the case until the next meeting and request more context and photos from the applicant. Ms. Peters seconded. All were in favor. (5-0)

- F. **BHP-14-22** Consideration, review and action on a request submitted by Howard & Debra Rodgers for a Funk Grant in the amount of \$1,140.00 for porch repairs on the property located at 510 S Mason Avenue (PIN:21-04-362-010), c. 1853 (Ward 6).

Ms. Peters made a motion to table the case until the June meeting. Seconded by Ms. Graehling. All were in favor. (5-0)

- G. **BHP-15-22** Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$6,000.00 for tuckpointing and gutter repairs on the property located at 102-116 W Locust Street (PIN 21-04-196-001) (Ward 6)

Mr. Branham presented the case, noting that the applicant has requested to contract with A1 Masonry which has higher bid. Mr. Branham recommended approval of the request.

Chair Scharnett asked for additional information, including bids and images that did not make it into the packet. Mr. Branham handed out a copy of the information provided by the applicant.

Steve Beasley (112 W Locust) spoke on behalf of the petition. This property is the “entryway to downtown,” but the building is old and needs constant repair. Midstate Gutter has been out multiple times in the last few years to “fix” the gutters and has yet to get it right, so they would like to contract with A1 despite the higher cost.

Chair Scharnett asked the applicant to explain the differences and condition of the brick in different locations on the building. Mr. Beasley explained that the brick across the front is newer than brick on rest of the building; they had that tuckpointed a few years ago due to some drainage/gutter issues.

Chair Scharnett asked what kind of mortar or sealer is proposed for the project. Mr. Beasley is unsure about what kind of mortar they plan to use, knows the quote did list a sealer. Chair Scharnett explained that certain kinds of sealer can trap water in the brick and cause damage long-term. Silanes/Siloxanes and combinations thereof are breathable and can be better for the brick. The mortar needs to be softer than the brick; O or K is usually appropriate. He recommended some type of column cap to protect the brick from drainage and rain on the upper side, and noted that where it is starting to tilt there may be some structural issues. Mr. Beasley explained that the columns have a steel/metal post in the middle that the brick is around, so they should be structurally sound. He noted that a car hit one of the brick columns on the lower level and column remained sound.

Ms. Graehling stated that some stipulations need to be added to any approval, regarding appropriate mortar, sealing, etc. This is a very visible and familiar building and she wants it to stand and be proud and be enhanced going forward. Mr. Beasley stated he will gladly take suggestions from the HPC on the best way to move forward on the project.

Chair Scharnett inquired about what gutter profile they will be using for the replacement gutters. Mr. Elterich asked how old the current gutters are. Mr. Beasley guesses that they were replaced during the building rehab in 2005. He is unsure if A1 can do one of the HPC’s

preferred types of gutters, but if they can't he will be happy to come back to get approval for what they *can* do. Chair Scharnett noted that the proposal does show a 4"x3" standard residential downspout. An appropriate downspout would be round; this requires revision to the quote/plan.

Ms. Graehling recommended that they approve the masonry work, with stipulation, and come back with additional information on gutters to amend the grant for the additional value. There was no objection from staff or the Petitioner.

Ms. Graehling motioned to approve the Certification of Appropriateness and grant funding—in the amount of \$3,000—for tuckpointing and masonry work, with the condition that the appropriate cleaning is done, breathable sealer applied, and that O, K, or something equivalent and softer than the brick is used, AND that the portion of the project related to gutters be tabled until the following meeting. Seconded by Elterich. All were in favor (5-0).

## **OLD BUSINESS**

The Commission discussed various updates on historic preservation plan work groups. Ms. Peters inquired if additional collaboration could be done including the Town of Normal. It was stated that WestFest was coming up July 23<sup>rd</sup> and there could be an opportunity for further input.

Howard Rodgers, applicant for case #BHP-13-22 and #BHP-14-22, 510 S Mason Avenue, arrived at the meeting at 6:12pm and stated the porch was redone a couple years ago and was not completed in a professional manner; he is trying to do everything he can to preserve the home, but some of the paint was done at the wrong time of the year and started peeling, wood rotting, even some of the footings on the main columns have degraded.

Chair Scharnett stated the Commission had continued the case. He stated they need more information for the file and to have the documentation to support the Commission's decision.

Ms. Graehling stated since they are using public money, they are held accountable for the quality and extent of the information provided in the applications.

Mr. Elterich clarified they will need information on the materials to be used, as well as additional images. Mr. Rodgers left the meeting at 6:21pm.

## **NEW BUSINESS**

Mr. Branham presented background on proposed changes and updates to Rust Grant Guidelines. He clarified that the same amount of funding is to be provided this fiscal year as last year. He stated there was a Resolution adopted in October 2021 directing the Commission to amend the guidelines to address accessibility issues. Staff has provided a red-lined version of the guidelines that also clear up other issues identified by staff and the Commission.

Chair Scharnett discussed requiring additional details regarding various accessibility aspects. He stated accessibility improvement projects can only be those affecting the outside of the building and would only be relating to those that affects entry to and from the building. He



inquired if there might be model language regarding accessibility funding opportunities from other communities.

Ms. Smith stated this was directed to provide a path for moving forward and there was an expectation from Council for the update. She inquired about next steps.

Chair Scharnett was hopeful that someone could locate model language, but he was also concerned about liability. He suggested setting up meeting with an architect/engineer, or state representative/accessibility specialist, to try to gain additional information that might be helpful.

## **ADJOURNMENT**

Ms. Peters motioned to adjourn. Mr. Elterich seconded. All were in favor. The meeting was adjourned at 6:40pm

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## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** June 16, 2022  
**CASE NO:** BHP-13-22, Certificate of Appropriateness (COA)  
**REQUEST:** Consideration, review and action on a petition submitted by Howard & Debra Rodgers for a Certificate of Appropriateness for repairs to the porch for the property located at 510 S Mason Street (PIN:21-04-362-010), c. 1853, (Ward 6).

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**Above:** The subject property at 510 S Mason Street

### PROPERTY INFORMATION

Subject property: 510 S Mason Street  
Applicant: Howard & Debra Rodgers  
Existing Zoning: R-2 Residence District with S-4 Historic Overlay  
Existing Land Use: Single-family home  
Property Size: 75' x 150' (11,700 square feet)  
PIN: 21-04-362-010

## HISTORICAL INFORMATION

Year Built: c. 1853  
Architectural Style: Unknown  
Architect: Unknown  
Historic District: None

## SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	506 S Mason St (single family)
South	R-2	608 W Mill St (single family)
East	R-2	601 W Mill St (single family)
West	P-2	602 W Jackson St (school)

## PROJECT DESCRIPTION

### *Update*

This item was continued from the May, 2022 meeting as the Commission requested additional information from the applicant.

### *Background:*

The applicant did not provide any historical background of the residence. The residence was constructed in 1853.

### *Petitioner's request:*

The applicant is requesting a Certificate of Appropriateness to repair the porch over the front portion of the residence. The applicant has indicated they will replace 25 porch floorboards, replace the skirt board under the flooring, and patch some areas around the bottom of columns.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with the Porch Policies as outlined in the Architectural Review Guidelines.

## STANDARDS FOR REVIEW

For each Certificate of Appropriateness awarded, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

1. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.* No change is being made to the property's current use. **The standard is met.**
2. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.* No changes to the distinctive architectural features of the home are proposed. The floor boards would be

replaced with same quality of wood. All dimensions and colors would be consistent with original items. No other changes are proposed to the porch. **The standard is met.**

3. *All buildings, structures, and sites shall be recognized as products of their own times. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.* The proposed work does not alter the earlier appearance of the building. **The standard is met.**
4. *Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.* No changes have occurred to the subject portion of the residence. **The standard is not applicable.**
5. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.* Any original floorboards will be retained, repaired if possible, and duplicated when damaged beyond repair. There is no expansion to the porch area or other changes proposed at this time. **The standard is met.**
6. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, 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.* Any floorboards will be retained, repaired if possible, and duplicated when damaged beyond repair. **The standard is met.**
7. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.* **The standard is not applicable.**
8. *Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.* **The standard is not applicable.**
9. *Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment. (Ordinance No. 2006-137, Section 44.11-5D)* The proposed work does not substantially alter the material of the structure, whether in terms of historic or contemporary features. **The standard is met.**

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Porch Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Certificate of Appropriateness. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

Motion to approve the petition submitted by Howard & Debra Rodgers for a Certificate of Appropriateness for repairs to the porch for the property located at 510 S Mason Street (PIN:21-04-362-010), c. 1853, (Ward 6).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Petition for Certificate of Appropriateness
- Supplementary application materials







## HISTORIC PRESERVATION COMMISSION

**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** June 16, 2022  
**CASE NO:** BHP-14-22, Funk Grant  
**REQUEST:** Consideration, review and action on a petition submitted by Howard & Debra Rodgers for a Funk Grant in the amount of \$1,140.00 for repairs to the porch for the property located at 510 S Mason Street (PIN:21-04-362-010), c. 1853, (Ward 6).

### PROPERTY INFORMATION

Subject property: 510 S Mason Street  
 Applicant: Howard & Debra Rodgers  
 Existing Zoning: R-2 Single Family Residence District with S-4 Historic Overlay  
 Existing Land Use: Single-family home  
 Property Size: 75' x 150' (11,700 square feet)  
 PIN: 21-04-362-010

### HISTORICAL INFORMATION

Year Built: c. 1853  
 Architectural Style: Unknown  
 Architect: Unknown  
 Historic District: None

### SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	506 S Mason St (single family)
South	R-2	608 W Mill St (single family)
East	R-2	601 W Mill St (single family)
West	P-2	602 W Jackson St (school)

### PROJECT DESCRIPTION

#### *Update*

This item was continued from the May, 2022 meeting as the Commission requested additional information from the applicant.

#### *Background:*

The applicant did not provide any historical background of the residence. The residence was constructed in 1853.

#### *Petitioner's request:*

The applicant is requesting a Funk Grant in the amount of \$1,140.00 for repairs to the porch at the front of the residence. Brad Williams Construction has been contracted to perform the work, estimated at \$2,280.00 total for labor and materials. As the structure is owner-occupied, the project does not require prevailing wage. The amount requested is an eligible



expense under the Funk Grant Guidelines. This application is coupled with a Certificate of Appropriateness application which is required via the Funk Grant process.

The scope of work entails replacing 25 porch floorboards, replacing the skirt board under the flooring, and patching areas around the bottom of the columns. The homeowner is responsible for all painting once installed.

The City of Bloomington's Architectural Review Guidelines primarily stipulate that any replacement materials be typical to those built in the style of the historic building, retaining as much existing materials and repairing where possible.

The scope of work proposed by the applicant complies with much of the Roofing Policies as outlined in the Architectural Review Guidelines.

### **STANDARDS FOR REVIEW**

A project's eligibility for Funk Grant funding is determined by the following factors:

1. *Properties must be part of a locally designated S-4, Historic District to be eligible for funding under this program. **The standard is met.***
2. *The project for which the funding assistance is being requested must be an exterior preservation, restoration or rehabilitation project to:*
  - a. *The original structure,*
  - b. *Historically significant features of the property such as original fencing,*
  - c. *Architecturally compatible additions to the original structure, or*
  - d. *A historically significant or architecturally compatible auxiliary building to the primary structure such as carriage house.*

**The standard is met.**
3. *Roofing and Gutter Projects are eligible for consideration if: a. The project is a repair or replacement using historically accurate roofing materials such as slate or tile, or b. The project is a restoration or repair of historic, architectural features such as box or yankee gutters, or c. The project is a repair or replacement using modern materials which mimic historic materials in appearance, and increase durability and useful life. **The standard is met.***
4. *Exterior painting and/or staining projects are eligible for a maximum of one grant per every 10-year period regardless of how much the structure is to be painted or stained. (Note: painting, staining and related-tasks will be considered as a single project per property.) **The standard is not applicable.***
5. *Project expenses eligible for grant program funds include:*
  - a. *Professional architectural services,*
  - b. *Materials, and*

- c. *Skilled labor. Grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and all requirements of the Illinois Department of Labor except for owner-occupied single-family residences and owner-occupied multi-family residences.*
  - i. *Sweat equity is not eligible for grant reimbursement. **No sweat equity will be funded.***
  - ii. *Labor costs below prevailing wage are not eligible for grant reimbursement. **Prevailing wage is not required.***

Limitations:

- 6. *No interior work is eligible for the grant. **No interior work is indicated or requested.***
- 7. *Grant requests for projects which have not followed appropriate protocol by first obtaining a Certificate of Appropriateness from the Bloomington Historic Preservation Commission are not eligible for a grant award. A Certificate of Appropriateness is being sought concurrently with this application (see BHP-13-22).*
- 8. *Grant requests for projects completed prior to the submission of a grant application will not be considered by the Bloomington Historic Preservation Commission for funding. Certificate of Appropriateness and Funk Grant applications must occur in same fiscal year. **The standard is not applicable.***
- 9. *Funding assistance is not available to exterior projects on:*
  - a. *Significant additions to the original structure which are not architecturally compatible with the original structure.*
  - b. *Non-historically significant auxiliary buildings.*
  - c. *Non-historically significant features of the property such as fences, driveways and sidewalks.*
  - d. *Landscaping.*

**The standard is met.**
- 10. *Repairs that are ordinary in nature, and do not require historically accurate materials such as an asphalt roof replacement, driveway, or sidewalk replacement are not eligible for grant awards. **The standard is not applicable.***
- 11. *Project expenses not eligible for grant program funds include:*
  - a. *"Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant. **No sweat equity will be funded.***

- b. *Labor expenses below prevailing wages for the type of work performed except for owner-occupied single-family residences and owner-occupied multi-family residences. Prevailing wage is not required.*

**STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Porch Policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the Funk Grant. Staff recommends that the Commission take the following actions:

Motion to establish standards are met.

Motion to approve the petition submitted by Howard & Debra Rodgers for a Funk Grant in the amount of \$1,140.00 for repairs to the porch for the property located at 510 S Mason Street (PIN:21-04-362-010), c. 1853, (Ward 6).

Respectfully submitted,  
Jon Branham  
City Planner

Attachments:

- Funk Grant application
- Supplementary application materials



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** June 16, 2022  
**CASE NO:** BHP-16-22, S-4 Historic Preservation Overlay District  
**REQUEST:** Consideration, review and action on a petition submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1001 N Evans Street, (PIN:21-04-226-008), (Ward 4).

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**Above:** The subject property at 1001 N Evans Street.

### PROPERTY INFORMATION

Subject property: 1001 N Evans Street  
Applicant: Sarah Lindenbaum & Alister Smith  
Existing Zoning: R-2, Single Family Residential District  
Existing Land Use: Single-Family Residential  
Property Size: 75' x 165' (12,375 square feet)  
PIN: 21-04-226-008

**HISTORICAL INFORMATION**

Year Built: c. 1895  
Architectural Style: Queen Anne  
Architect: Unknown  
Historic District: N/A

**SURROUNDING ZONING AND LAND USES**

	<b>Zoning</b>	<b>Land Uses</b>
North	R-2 Single Family Residence District	Residential
South	R-2 Single Family Residence District	Residential
East	R-2 Single Family Residence District	Residential
West	R-2 Single-Family Residence District	Residential

**PROJECT DESCRIPTION**

*Background:*

1001 N Evans Street was constructed c. 1895 and is improved with a two-and-one-half-story single-family residence. According to the applicant, the structure is significant with respect to its architectural character and its identification with Lawson Downs Welch, Dr. J. Edgar Welch, and other members of the Welch family.

*Petitioner's request:*

The petitioner is requesting S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for the property.

*S-4 Historic Preservation District Intent:*

The purpose of the S-4 Historic Preservation District is to:

- (1) Effect and accomplish the protection, enhancement, and perpetuation of such improvements and of such districts that represent or reflect elements of the City's cultural, social, economic, political, and architectural history;
- (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and noble accomplishments of the past;
- (5) Protects and enhance the City's attractions to residents, home buyers, tourists, and visitors and shoppers, thereby supporting and promoting business, commerce and industry;
- (6) Strengthen the economy of the City; and
- (7) Promote the use of historic districts and landmarks for education, pleasure, and welfare of the people of the City.

**STANDARDS FOR REVIEW**

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);

- (b) Its location as a site of a significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- (j) Its suitability for preservation or restoration.

The applicant has indicated the property meets items c, d, and j. See attached supplementary application materials for details and qualifications.

#### **STAFF RECOMMENDATION**

Staff finds that the scope of work meets the Criteria for Consideration of Nominations and recommends approval of the S-4 Historic Preservation Overlay District. Staff recommends that the Commission take the following actions:

- Motion to establish findings of fact;
- Motion to recommend approval the petition submitted by Sarah Lindenbaum & Alister Smith for an S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1001 N Evans Street.

With a positive recommendation from the Historic Preservation Commission this case will then proceed to the Planning Commission as a Zoning Map Amendment seeking the S-4 overlay be applied to the property. The Planning Commission will then make a recommendation to City Council who will ultimately then approve the Zoning Map Amendment.

Respectfully submitted,  
Jon Branham  
City Planner

#### **Attachments:**

- Application for S-4 Historic Preservation Overlay District
- Supplementary application materials
- Criteria for consideration of nominations for S-4 designation

## Designation of Landmarks and Historic Districts

### Criteria for consideration of nominations - § 44-804B(2)

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:

- a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);
- b) Its location as a site of a significant local, county, state, or national event;
- c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
- d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
- f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- g) Its embodiment of design elements that make it structurally or architecturally innovative;
- h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
- j) Its suitability for preservation or restoration.

### Recommendation and report - § 44-804B(3)(d)

The Preservation Commission **shall make findings** and a recommendation as to whether the nominated landmark or historic district meets the criteria for designation **and adopt such findings by resolution** (§ 44-804B(3)(d)).

The resolution shall be **accompanied by a report** to the Planning Commission **containing** the following information:

1. Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
2. Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
3. In the case of a nominated landmark found to meet the criteria for designation:
  - a. **The significant exterior architectural features of the nominated landmark that should be protected;**
  - b. **The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of § 44-1710 of this Code.**

## 1001 North Evans Street: Historic Preservation S-4 Designation Application

Sarah Lindenbaum and Alister Smith

March 4, 2022

### The Structure

Built in 1895, the house at 1001 North Evans in Bloomington was constructed in the typical asymmetrical Queen Anne style and featured a curved wrap-around porch, spindlework, intricate solid turned porch columns, second-story balcony, two leaded-glass picture windows, slate roof, and abundant gingerbreading.



*1001 N. Evans St., circa 1919. The image is from a scrapbook of J. Edgar Welch, son of the original owners Lawson and Arabella Welch. Unfortunately, the photo did not capture the top of the house. (Source: McLean County Museum of History)*

It was built for Lawson Downs Welch and occupied by members of the Welch family until approximately 1937 when Welch's two daughters died. Welch's grandson, also living at the house in 1937, apparently elected to sell it, as John D. and Gertrude S. Griffard were residing there by 1940. John Griffard converted the house into four apartments in or around 1942.

In 1971, Gertrude Griffard sold the house to Arthur Wayne Downen, who maintained it along with his wife Mary Ann before selling it in 1992 to Laura and Brad Reynolds. The Reynolds undertook a project to restore the house to single-family housing fifty years after it had



been converted to apartments. This was done at great expense under the guidance of architect Russel Francois and aided with materials from Salvage One in Chicago. In 2016, the Reynolds sold the house to Andrea and Joe Fallat and in 2021 the Fallats sold it to us, Sarah Lindenbaum and Alister Smith. We are the house's sixth known owners.

Today, the house retains little of its distinctive Queen Anne elements. An oral account from Greg Koos suggests that the gingerbreading survived into the 1950s or 1960s, but like the furnishing of so many Queen Anne houses, it was lost to the elements and carved away when the house was resided in aluminum in the 1960s or 1970s. When the original curved wraparound porch deteriorated, the structure was squared off at an unknown date. Of the original porch, the seven solid turned columns, remnants of the lattice porch skirting, and the stair posts on the south side of the house (*seen in the right of the photo on Page 1*) survive.



*1001 N. Evans St. in Spring 2021. The house is located at the corner of North Evans and East Walnut Streets.*

Sadly, the Fallats replaced the original second-story windows with vinyls despite the fact that the original windows were in functional condition at the time of the sale in 2016. Similarly, the leaded glass picture windows were also replaced in spite of being structurally sound, although the original leaded glass was preserved. Fortunately, seven original first-floor windows with wavy glass survive.

The back porch still contains some of its original building material, though no clear contemporary photos of it exist. The columns are original, as well as the porch boards. Some original porch skirting survives.



*Children pose on the south side of the house at 1001 N. Evans in this undated photo. Two are likely the Welches' grandchildren Louise Henninger (b. 1900) and J. Lawson Henninger (b. 1902). The original back porch with lattice skirting can be seen in the background. (Source: McLean County Museum of History)*

## Proposed Repairs

We are proud to carry on the restoration that was so diligently and lovingly undertaken by the Reynolds. Since purchasing the home in January 2021, we have refinished the pine attic flooring, painted several rooms using period-appropriate colors from California Paints' Historic Colors of America palette, and are in the process of a fireplace restoration project partially funded with a \$500 Old House Society grant. The last owners removed the original surround tile for unknown reasons and donated it to the OHS along with an ornate parlor gas fixture (the only original surviving fixture in the home), but luckily we were able to recover the tile and have commissioned Anthony Green to reinstall it. Presently, Furnace Hill Tile in Delaware is manufacturing matching hearth tile so that the fireplace can be fully restored. The estimated completion time for this project is Spring 2022. At the time of this application, craftsman Brad Williams has also just completed a restoration of the original south-facing basement windows.

Time is of the essence when it comes to saving the front porch columns. Several have rot at the base and at least one has rot where the porch rails meet the columns. The two original posts at the side steps of the porch have similar rot to the bases. Additionally, the porch is missing spindles. We would also like to eventually restore the original latticework skirting while enough of the latticework survives for a craftsman to make reproductions.

Regarding the back porch, the columns are in similar condition to the front porch's. These columns are interesting because Brad Williams feels that they were recycled from an older, earlier structure, possibly (we think) the house that was removed to make way for the one built in 1895. The back porch boards, particularly the south-facing ones, are buckled and partially rotted. The lattice skirting needs to be restored and the brick porch columns stabilized by a mason. The paint has worn off the back porch steps and the wood is exposed to the elements. Repair will be needed here, too.

We are also keen to repair the original first-story windows since they are some of the few surviving original windows and we feel strongly about maintaining them for decades to come. Several need to have the ropes replaced and will need to be glazed for weatherproofing. We would also like to finish restoring the remaining basement windows, which have varying degrees of wear and functionality.

Finally, we would like to keep open the possibility of restoring some of the original siding, second-story balcony, and gingerbread in the future.

*An appendix of images is included with this application.*

## The Significance

One thousand and one North Evans is worthy of historic designation given its important history, architectural distinctiveness, and close proximity (one block east) to Franklin Park.

Lawson Downs Welch (1847–1924), who commissioned the house, was the eldest son of Sarah Randolph and Albert Welch. He was presumably named for the white European settler Lawson Downs, who arrived near Diamond Grove in 1829, and was the grandson of Gardner Randolph, who settled the area later known as Randolph Township in 1822. (Randolph Township is south of Bloomington and includes present-day Heyworth.) At the age of twenty-one, Lawson married Arabella Jane Lemen (1849–1934) of Kenton, Ohio on February 22nd, 1869 at his parents' home in Randolph's Grove. A *Pantagraph* article from September 19th, 1919 states that he lived on a farm in Randolph Township for "forty-four years" and had "been engaged in the real estate business" since his move to Bloomington about thirty years prior. He was a two-time city alderman beginning in 1894, as well as an alumnus of Illinois Wesleyan University.

Lawson moved to Bloomington sometime after mid-December 1891, which is when he signed a deed for "the home place of [his brother-in-law] Mr. Henry Raley, Nos. 1001 and 1003 North Evans street, for \$3,500." The property, noted *The Pantagraph*, was "formerly owned by Prof. Jaques," an Illinois Wesleyan professor, and consisted of "two desirable lots and a large house in good repair."

Until recently, a "house abstract" survived for 1001 North Evans. According to Laura Reynolds, it consisted of several bound parchment pages dating back to the 1830s when the land was deeded to the first landowner by the government. Laura surmises that Judge David Davis

had some affiliation with the property at some point, as his will was included with the “abstract.” This parcel of documents followed all the owners of the property into the 1970s. Additionally, there were valuable details about the layout of the property itself, including that an orchard and stable were located on the north side of the house. We would have loved to have included detailed information about the abstract with our application, as we feel it would have greatly strengthened the case that the house is worthy of historic designation, but unfortunately it disappeared with the Fallats and they deny knowledge of its whereabouts.

Since his move to Bloomington and foray into real estate and politics, Lawson Welch probably longed for a modern home befitting his status rather than the one “of somewhat old style” (*The Pantagraph’s* words) that Raley had sold him in 1891. On August 2nd, 1895, the paper reported that Lawson had purchased a lot on North Evans Street from one Albert Frances for the sum of \$2,250 (over \$65k in today’s money). The same day, the paper wrote, “Mr. L.B. [sic] Welch moved out of his property at the northeast corner of Evans and Walnut streets and will begin at once on the erection of a new two and one-half story house. . . . The building will cost about \$5,000.”

A follow-up story on the 26th of August noted that the “old house” had been sold and moved off the lot. It is unclear whether this refers to the house that was on the site when Welch bought the two lots from Raley or another on the lot he obtained from Albert Frances. On December 4th, the paper reported that the “new residence” was “nearing completion” and was a “great addition to that part of the city, being one of the finest houses we will have.” The family moved in around Christmas that year.

With over 5000 sq ft of livable space, the house was more than large enough for Lawson, Arabella, their twenty-five-year-old daughter Minnie (1870–1937), twenty-year-old son John Edgar (1872–1956), and sixteen-year-old daughter Gertrude (1879–1937). The family expanded in 1898 when both Minnie and Gertrude married, the former to Ora E. Bishop and the latter to Dr. Louis L. Henninger. The new husbands set up residence at 1001 North Evans alongside the accomplished Welches.

Both Minnie and John Edgar graduated from Illinois Wesleyan University, Minnie having studied Music under Professor and Mrs. John R. Gray. John Edgar graduated in 1896 and moved to New York City to attend the College of Physicians and Surgeons at Columbia University, graduating in 1900. Not to be outdone, Gertrude became a graduate of the New York City Training School for Nurses and the Washington D.C. Lewis Hotel Training School. She held the positions of secretary of the Sixth District Nurses’ Association, Vice President of the State Nurses’ Association, and member of the Red Cross nursing service during her lifetime. Before Dr. Henninger died in 1904, he and Gertrude had two children, Louise Henninger (1900–1993) and J. Lawson Henninger (1902–1977). Louise married in 1923 and J. Lawson in 1920, with the latter continuing to live in the house until at least 1937.



*An undated photo of a woman presumed to be Gertrude Welch White standing on the front porch of the home in wintertime. The column to her left is still extant, as is the door and its hardware. (Source: McLean County Museum of History)*

John Edgar, usually known as J. Edgar, was the most famous of the three living Welch children. By 1904, he was a pathologist at the Society for the Lying-In Hospital, a maternity hospital in New York City. His most important publication appeared in the June 1910 issue of *The American Journal of the Medical Sciences*. Entitled "Normal Human Blood Serum as a Curative Agent in Hemophilia Neonatorum," it described his experimental injection of human blood serum into a hemorrhaging newborn in January 1909. In the paper, Dr. Welch went on to detail the miraculous cure of numerous hemorrhaging infants with injections of human blood serum. Previously, seventeen of eighteen of babies at the hospital displaying such hemorrhaging had died.

A *Pantagraph* article from April 1945 calls Dr. Welch “the first user” and “originator of [blood] plasma, the discovery that has been such a marvelous aid in saving thousands of lives,” and his 1956 obituary in the paper says much the same (“His introduction of blood serum to medicine in 1909 led to wide use of plasma, saving many lives of American servicemen in two world wars”). Though it is likely that Dr. Welch was not the first medical practitioner to use blood serum in treating patients, he was unquestionably one of its earliest adopters. “The pioneer work of Mr. Welch was rapidly taken up by others and medical men said it was the forerunner of the very extensive use of blood plasma,” said *The Pantagraph* in 1945.



*Photograph of an oil painting of Dr. J. Edgar Welch painted in 1940 by an Austrian portrait artist. (Source: McLean County Museum of History)*

On the first day of the first new century, New Year’s Day, 1900, Dr. Welch had married Lucy Ragsdale Bates, also an Illinois Wesleyan graduate, at the home of her parents at 610 East Locust Street. Their first and only child Lucy Bates Welch was born in April 1912 in New York City. Dr. Welch remained attached to his hometown, making almost yearly visits back to Bloomington beginning in 1898 to stay with his parents at 1001 North Evans, usually joined by the two Lucys. An August 1930 *Pantagraph* article notes that the younger Lucy had visited

Bloomington “each summer of her life.” Lucy Welch also contributed essays to the paper in 1927, one a fanciful composition about her “best pals” the books and the other correspondence from New York City.

Dr. Welch went on to become a professor of medicine at Fordham University and later practiced otolaryngology (i.e. “ear, nose, and throat” medicine) exclusively. Despite living in New York state for sixty years of his life, he is interred in a mausoleum at Park Hill Cemetery in Bloomington alongside his wife.

## Conclusion

Due to its architectural character and its identification with Lawson Downs Welch, Dr. J. Edgar Welch, and other members of the gifted Welch family, we believe that the house at 1001 North Evans Street is a strong candidate for S-4 Designation. We appreciate the consideration of the Historic Preservation Commission, Planning Commission, and City Council in this matter.

1001 North Evans Street: Historic Preservation S-4 Designation Application

Supplemental Images of Areas to Be Repaired

Sarah Lindenbaum and Alister Smith

March 4, 2022

Front Porch: Columns



*Seven original porch columns remain. Some remain in fairly intact condition, while others exhibit rot to the bases and other wear.*





*Detail of one of the porch columns.*



*Wear at the midpoint of one of the columns on the south side of the house.*



*Rot at the base of one of the columns.*



*Rot at the base and midpoint of one column.*



*Detail of rot at the midpoint of one column.*

## Front Porch: Posts of Side Steps



*The side steps of the wraparound porch. The posts are original.*



*Rot at the base of one of the posts. An unsuccessful attempt at patching can be seen.*



*Rot at the base of one of the posts.*

## Back Porch



*The back porch is in need of all-over repair.*



*This photo partially shows the three full columns that Brad Williams believes are from an earlier structure. Buckling, wear, and old layers of paint can be seen to the deck boards.*





*Wear on one of the steps near a spindle.*



*Rot to two of the columns.*





*Wear and buckling to the deck boards.*





*Uneven brick column which will need to be stabilized.*



*One of the remnants of the original porch skirting which used to decorate both the front and back porches and can be seen in two of the photos of the main application.*



## HISTORIC PRESERVATION COMMISSION

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**TO:** City of Bloomington Historic Preservation Commission  
**FROM:** Economic & Community Development Department  
**DATE:** June 16, 2022  
**REQUEST:** Review of Rust Grant Guidelines, as related to increasing the cost-share for accessibility improvements

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### BACKGROUND

At the May 18, 2022, Historic Preservation Commission meeting, the Commission discussed how to incorporate City Council's direction to update the Rust Grant Guidelines to include funding eligibility for "accessibility improvements" and projects that support ADA Compliance, per Resolution 2021-40. The Commission asked Staff to identify any similar programs or model language or appropriate criteria that may be available for reference.

In addition to the review of other funding programs in preparation of the language below, Staff identified additional resources that may assist the Commission in making their decision; those are hereto outlined or attached.

### RECOMMENDATION FOR REQUIRED AMENDMENTS

#### *Language for Consideration: Type of Assistance Section*

1. Option: Rely upon ADA Compliance to determine what is eligible.

...however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above. Projects to improve ADA Compliance may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

2. Option: Leave determination of what counts as an "accessibility" project up to HPC.

...however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above. Accessibility-related improvement projects may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

*Language for Consideration: Eligible Improvements Section*

1. Option: Add improvements to ADA Compliance.

Eligible improvements include, but are not limited to: ... American Disability Act (ADA) accessibility improvements (exterior only).

2. Option: Add improvements to “accessibility,” as broadly defined.

Eligible improvements include, but are not limited to: ...Accessibility-related improvements (exterior only).

*Language for Consideration: Provisions to clarify prioritization*

1. Add language to increase prioritization for projects involving accessibility improvements.

1. Maintenance of a historic property.
2. Projects that improve ADA Compliance for a historic or non-historic property.
3. Maintenance of a non-historic property

2. Add language to further clarify projects prioritization, as related to accessibility.

Eligible improvements include, but are not limited to:... American Disability Act (ADA) accessibility improvements (exterior only). Funding for projects that are paired with improvements to increase ADA compliance on the interior of the building, or which provide access to an already ADA compliant space shall be given priority those that address façade accessibility only.

3. Add language to further clarify project prioritization, as related to accessibility.

The following improvements are ineligible under the Harriet Fuller Rust Façade Program:... Projects to improve ADA compliance if alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.

## RESOURCES

### *Key Findings*

1. There are a variety of funding programs for façade improvement across the nation.
2. There is a heavy reliance on Americans with Disabilities Act (ADA) compliance standards and criteria to identify which accessibility improvements are eligible.
3. The ADA does offer guidance on accessibility for Historic preservation and alterations to Qualified Historic Buildings that allows alternatives to be used to meet compliance, “If alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.”

*SAMPLE FAÇADE IMPROVEMENT PROGRAMS*

Jurisdiction and Program	Historic Preservation Component	Treatment
City of Rochelle Façade Improvement Program	No	Improvements for ADA compliance are eligible for funding. No additional criteria.
The Village of Niles Façade & Streetscape Improvement Program	Yes	Improvements for ADA compliance are eligible for funding. At least two additional elements of a list of eligible improvements must be incorporated into each funded project.
Remington Commercial Façade Improvement Program	Key Focus	Only commercial buildings in the Historic District are eligible. Must comply with NPS Rehabilitation Standards and Remington Neighborhood Master Plan. ADA accessibility improvements are eligible.
South San Francisco Façade and Tenant Improvement Grant Program	No	Only commercial tenant improvements are eligible. Match percent tiered by project cost. Façade AND/OR ADA accessibility projects are both eligible.

*FEDERAL DISABLED ACCESS TAX CREDIT*

Businesses doing alterations to improve accessibility are eligible for two federal tax incentives. The Disabled Access Credit (Internal Revenue Code, Section 44) is available to help small businesses cover ADA-related eligible access expenditures. The credit can be taken to:

- (1) **remove barriers that prevent a business from being accessible to or usable by individuals with disabilities;**
- (2) **provide qualified interpreters or other methods of making audio materials available to hearing-impaired individuals;**
- (3) **provide qualified readers, taped texts, and other methods of making visual materials available to individuals with visual impairments; and**
- (4) **acquire or modify equipment or devices for individuals with disabilities.**

*ADA ADVISORY 202.5 - Alterations to Qualified Historic Buildings and Facilities Exception*

...These regulations require public entities that operate historic preservation programs to give priority to methods that provide physical access to individuals with disabilities. **If alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility, fundamentally alter the program, or result in undue financial or administrative burdens, the Department of Justice ADA regulations allow alternative methods to be used to achieve program accessibility.** In the case of historic preservation programs...



*Supporting Materials (attached)*

- Village of Niles, IL: Façade & Streetscape Improvement/Beautification Program Application and Agreement.
- City of Rochelle, IL: Façade Improvement Program Application and Agreement.
- Remington, MD: Commercial Façade Improvement Program.
- South San Francisco, CA: Façade and Tenant Improvement Grant Program.
- Ch. 4: Architectural Access to Historic Properties. Design for Accessibility: A Cultural Administrator's Handbook. National Endowment for the Arts. 1992.
- University of Washington. "What is the difference between accessible, usable, and universal design?" 2022 May 24.
- City of Bloomington, IL: Resolution 2021-40.
- Proposed Rust Grant Guideline Red-Lined Version.

# VILLAGE OF Niles Facade & Streetscape Improvement/Beautification Program **APPLICATION AND AGREEMENT**

The following includes the Façade & Streetscape Improvement Program Description, Grant Application and Agreement.

## VILLAGE OF NILES *Façade & Streetscape Improvement/Beautification Program Description*

The Village of Niles, in its continuing effort to support the development of the Business Districts, has created a Façade & Streetscape Improvement Program for all commercial business owners and operators within the community. The Façade & Streetscape Improvement Program will continue the process of creating a more inviting character for Niles. The following outlines the details of the Niles Façade & Streetscape Improvement Program.

### **What is a Façade & Streetscape Improvement/Beautification Program?**

The Village wishes to encourage and support building and business owner investment in the upgrade of their existing building storefront. The Façade & Streetscape Improvement Program is a process where the Village will provide a 50% matching grant to Niles business or building owners who construct eligible improvements to the facades and streetscapes of their buildings. The Village will match dollar-for-dollar an owner's investment in eligible improvements to the appearance of their building's storefront façade and streetscape up to a maximum amount of \$15,000. The building or business owner who has funded the majority of the improvements must apply for and be approved in order to receive the 50% matching grant. The following provides the program's criteria for eligibility and the approval process.

### **Eligible Properties and Applicants**

- All commercially operated buildings within the Niles Business Districts located in C-Zoning Districts which are located within a TIF (Tax Increment Financing) District, are eligible for the Façade & Streetscape Improvement/Beautification Program.
- Only one grant will be awarded per building within a five-year period.
- Only improvements to facades and streetscapes that directly front a public right-of-way are eligible for funding.
- Any building with a zoning or building code violation is not eligible for the program.
- Any commercial building owner, or business owner with building owner authorization, may apply for the grant.

### **Eligible Improvements**

The following improvements are eligible to receive funding through the program. Three of the eligible requirements must be incorporated into the overall improvements. A building or business owner who is undertaking an improvement project that includes a portion of the eligible improvements may apply for the matching grant, but only the improvements identified below will be eligible for funding.

### *Improvements Eligible for Façade Grant Funding*

- Exterior Doors and Storefront Windows
- Streetscape Elements
- Landscaping
- Painting
- Shutters and Awnings
- Stairs, Porches, Railings
- Wall Façade Repair & Treatment
- Exterior Lighting
- Roofs visible from the Street
- Original Architectural Features repair or replacement
- Signage Repair or Replacement free standing pole or monument signs are not an eligible improvement. All requests for signage as part of the façade program are subject to further review
- Improvements for ADA compliance

### **Ineligible Projects**

The Façade & Streetscape Improvement/Beautification Program will not provide funds for working capital, debt refinancing, equipment/inventory acquisition, application fees, permit fees, legal fees, plumbing repair/improvements, HVAC repair/improvements, parking lot resurfacing, or interior remodeling.

### **Administration**

Any commercial building or business owner within Niles who wishes to apply for a façade and streetscape improvement Grant can obtain an application at the Village Hall. Applications for façade and streetscape improvement matching grants will be accepted on a first come first serve basis. Only completed applications that include all required submittal documents and information will be accepted. The Community Development Department will review the application for accuracy and will determine if it meets the requirements for funding. Those requirements for funding include:

- Adherence to the design guidelines of the Village of Niles
- Improvements are eligible under the provisions of the Façade & Streetscape Improvement/Beautification Program

After review, the application will be sent to the Village Board for their consideration. All decisions by the Village Board regarding eligibility of an application are final. If the application receives Village Board approval, the applicant must enter into an agreement with the Village. The Façade & Streetscape Improvement/Beautification Grant Agreement stipulates that the improvements must be constructed within 180 days of approval. Matching grant funds will only be disseminated to the applicant once the construction of the approved improvements has been completed all receipts of full payment have been turned into the village of Niles and improvements have been inspected by the Village Community Development Department. Matching grant funds will be disseminated to the applicant within 45 days of a passing inspection. If grant funding for a current funding cycle is completely distributed, applicants may be placed on a waiting list to be considered for a grant when funds become available.

**Review of Proposals**

Every project will be evaluated for the value of its aesthetic improvement to the Village of Niles, extent/scope of work proposed, and its potential economic impact on the Village.

The staff review will consider the following aspects for its proposal review:

1. Analysis of Proposal
  - a. Aesthetic Improvement Value
    - i. Improvement in overall appearance
    - ii. Impact on block and Village
  - b. Extent/Scope of Work Proposed
    - i. Amount of construction to be conducted
    - ii. Adherence to the Niles 2030 Comprehensive Plan
  - c. Potential Economic Impact
    - i. Anticipated increase in assessed value
    - ii. Use of building following the project
      1. Ways it will contribute to the economic vitality of the community.
      2. How use is compatible with and/or compliments mix of existing Niles uses.

**Questions**

A grant application and submittal requirements are included with this packet. If you have further questions regarding the Facade & Streetscape Improvement/Beautification Program, the Village of Niles can be reached at (ph).847.588.8074, [jcm@vniles.com](mailto:jcm@vniles.com), or by mail at 1000 Civic Center Drive, Niles, IL 60714.

**VILLAGE OF NILES**  
***Façade & Streetscape Improvement/Beautification***  
***Application***

*Please completely fill out this application and return it to the Village of Niles with the items listed in the checklist on page 2.*

<b>Applicant Information</b>	Name	Phone
	Mailing Address	Fax
	Email	Federal Tax ID#

<b>Property Information</b>	Address for building for which grant is sought:	
	Property Identification Number(s)	Phone

***Proposed Improvement(s) - Check all that apply***

- Exterior Doors/store front windows
- Streetscape Elements
- Landscaping
- Painting
- Shutters and Awnings
- Stairs, Porches, Railings
- Wall Façade Repair & Treatment
- Exterior Lighting
- Roofs visible from the Street
- Original Architectural Features repair or replacement
- Signage Repair or Replacement (does not include freestanding monument or pole signs)
- Other proposed façade improvements (please specify)

***Please describe the scope of the proposed project below (include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors)***

***The following items must be submitted with the Façade Grant Application:***

- Completed and signed Niles Façade & Streetscape Grant Application
- Current photographs of the property to be improved (entire façade and details)
- Historical photograph of the property to be improved (if available)
- Drawings of proposed improvements (drawings do not have to be architectural renderings, but should be to scale so that the Village can understand the proposed project).

Color and material samples if relevant (material specifications supplied by manufacturer)  
Preliminary estimate of cost.

I agree to comply with the guidelines and standards of the Village of Niles Façade & Streetscape Improvement Program and I understand that this is a voluntary program, under which the Village has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature \_\_\_\_\_ Date

Building Owner's Signature \_\_\_\_\_ Date  
(if separate from applicant)

## **VILLAGE OF NILES** ***Façade & Streetscape Improvement/Beautification Agreement***

**THIS AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between the Village of Niles, Illinois (hereinafter referred to as "VILLAGE") and the following designated OWNER/LESSEE, to witness:

Owner Name: \_\_\_\_\_

Lessee's Name: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Tax ID#/Social Security#: \_\_\_\_\_

Address of Property to be improved: \_\_\_\_\_

PIN Number(s): \_\_\_\_\_

### **WITNESSETH:**

**WHEREAS**, the Village of Niles has established a Façade & Streetscape Improvement/Beautification Program for application within the community; and

**WHEREAS**, said Façade & Streetscape Improvement/Beautification Program is administered by the VILLAGE and is funded by the general fund for the purposes of controlling and preventing blight and deterioration with the community; and

**WHEREAS**, pursuant to the Façade & Streetscape Improvement/Beautification Program, the Village has agreed to participate, subject to its sole discretion, 1) in reimbursing owners/lessees for the cost of eligible exterior improvements to commercial establishments within the Community up to a maximum of one half (1/2) of the approved contract cost of such improvements and no more than \$15,000 and

**WHEREAS**, the OWNER/LESSEE desires to participate in the Façade Improvement /Beautification Program pursuant to the terms and provisions of this Agreement;

**NOW THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the VILLAGE and the OWNER/LESSEE do hereby agree as follows:

**SECTION 1**

With respect to the façade & streetscape improvements to the structural elevation fronting a public roadway and related improvements, the Village shall reimburse the OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE'S property at the rate of fifty percent (50%) of such costs up to a maximum amount of \$15,000.

The actual total reimbursement amounts per this Agreement shall not exceed \$ \_\_\_\_\_ for façade improvements. The improvement costs, which are eligible for VILLAGE reimbursement, include all labor, materials, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the VILLAGE. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

**SECTION 2**

No improvement work shall be undertaken until its design has been submitted to and approved by the VILLAGE. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within one hundred eighty days (180) from the date of such approval. The OWNER/LESSEE may request a ninety-day (90) extension provided there is a demonstrated hardship.



*City of Rochelle*

# **FAÇADE IMPROVEMENT PROGRAM APPLICATION AND AGREEMENT**



The following includes the Façade Improvement Program Description,  
Grant Application and Agreement.

*SPONSORED BY:*

City of Rochelle  
420 N. 6<sup>th</sup> Street  
Rochelle, IL 61068



# **CITY OF ROCHELLE**

## ***Façade Improvement Program Description***

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The City of Rochelle, in its continuing effort to support the development of local small commercial and retail businesses facilitates the Façade Improvement Program for all business owners and operators within the City limits. The following outlines the details of The City of Rochelle's Façade Improvement Program.

### **What is a Façade Improvement Program?**

The City wishes to encourage and support building and business owner investment in the upgrade of their existing building storefront. The Façade Improvement Program is a process where the City will provide a 50% matching grant to business or building owners who construct eligible improvements to the facades of their buildings. The City will match dollar-for-dollar an owner's investment in eligible improvements to the appearance of their building's storefront façade up to a maximum amount of \$5,000. The building or business owner who has funded the majority of the improvements must apply for and be approved in order to receive the 50% matching grant. The following provides the program's criteria for eligibility and the approval process.

### **Eligible Properties and Applicants**

All commercially operated buildings within the City limits are eligible for the Façade Improvement Program. Only one grant will be awarded per building within a five-year period. Only improvements to facades that directly front a public right-of-way are eligible for funding. Any building with a zoning or building code violation is not eligible for the program. Any commercial building owner, or business owner with building owner authorization, may apply for the grant. Façade improvements beginning construction before January 1, 2022 will not be eligible.

## **Eligible Improvements**

The following improvements are eligible to receive funding through the program. A building or business owner who is undertaking an improvement project that includes a portion of the eligible improvements may apply for the matching grant, but only the improvements identified below will be eligible for funding

### *Improvements Eligible for Façade Grant Funding*

Brick Cleaning	Exterior Doors	Streetscape Elements
Tuck Pointing	Windows and Window Frames	Landscaping
Painting	Shutters and Awnings	Stairs, Porches, Railings
Wall Façade Repair & Treatment	Exterior Lighting	Roofs visible from the Street
Original Architectural Features repair or replacement	Signage Repair or Replacement	Improvements for ADA compliance

## **Ineligible Projects**

The Façade Improvement Program will not provide funds for working capital, debt refinancing, equipment/inventory acquisition, application fees, permit fees, legal fees, plumbing repair/improvements, HVAC repair/improvements, parking lot resurfacing, or interior remodeling.

## **Administration**

Any commercial building or business owner within the City limits who wishes to apply for a Façade Improvement Grant can obtain an application at the Community Development Department at 333 Lincoln Highway. Applications for façade improvement matching grants will be accepted on a first come first serve basis. **Only complete applications that include all required submittal documents and information will be accepted.** The Community Development Department will review the application for accuracy and will determine if it meets the requirements for funding. Those requirements for funding include:

- Adherence to the zoning and code requirements
- Improvements are eligible under the provisions of the Façade Improvement Program

If the application is determined to meet the requirements of the program, the application will be sent to the Review Committee for approval. The Review Committee shall consider the application and determine eligibility, and all decisions regarding eligibility of an applicant are final.

If the application is approved, the applicant must enter into an agreement with the City of Rochelle. The Façade Improvement Grant Agreement stipulates that the improvements must be constructed within six months of approval. Matching grant funds will only be disseminated to the applicant once the construction of the approved improvements has been completed. Proof of payment to all vendors is also required. The improvements must also be inspected by the Community Development Department. Matching grant funds will be disseminated to the applicant within 45 days of a passing inspection.

If grant funding for a current funding cycle is completely distributed, applicants may be placed on a waiting list to be considered for a grant when funds become available.

### **Review of Proposals**

Every project will be evaluated for the value of its aesthetic improvement, extent/scope of work proposed and its potential economic impact. The staff review will consider the following aspects for its proposal review:

- 1) Analysis of Proposal
  - a. Aesthetic Improvement Value
    - i. Improvement in overall appearance
    - ii. Impact on the area
  - b. Extent/Scope of Work Proposed
    - i. Amount of construction to be conducted
    - ii. Adherence to the zoning and code requirements
  - c. Potential Economic Impact
    - i. Anticipated increase in assessed value
    - ii. Use of building following the project
      1. Ways it will contribute to the economic vitality
      2. How use is compatible with and/or compliments mix of existing area

### **Questions**

A grant application and submittal requirements are included with this packet. If you have further questions regarding the Façade Improvement Program, the City of Rochelle, Community Development Department can be reached at 815-562-8717, or by mail at 333 Lincoln Highway, Rochelle, IL 61068.



**CITY OF ROCHELLE**  
**Facade Improvement Grant Application**

Please completely fill out this application and return it to the City of Rochelle with the items listed in the checklist on page 2.

<b>Applicant Information</b>	Name	Phone
	Mailing Address	Fax
	Email	Federal Tax ID#

<b>Property Information</b>	Address	
	Property Identification Number(s)	Phone

**Proposed Improvement(s) - Check all that apply**

<input type="checkbox"/> Brick Cleaning	<input type="checkbox"/> Exterior Doors	<input type="checkbox"/> Streetscape Elements
<input type="checkbox"/> Tuck Pointing	<input type="checkbox"/> Windows and Window Frames	<input type="checkbox"/> Landscaping
<input type="checkbox"/> Painting	<input type="checkbox"/> Shutters and Awnings	<input type="checkbox"/> Stairs, Porches, Railings
<input type="checkbox"/> Wall Facade Repair & Treatment	<input type="checkbox"/> Exterior Lighting	<input type="checkbox"/> Roofs visible from the Street
<input type="checkbox"/> Original Architectural Features (repair or replacement)	<input type="checkbox"/> Signage Repair or Replacement	<input type="checkbox"/> Improvements for ADA compliance

Other proposed façade improvements (please specify) \_\_\_\_\_

**Please describe the scope of the proposed project below (include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors)**

**The following items must be submitted with the Façade Grant Application:**

- Completed and signed City of Rochelle Façade Grant Application
- Current photographs of the property to be improved (entire façade and details)
- Historical photograph of the property to be improved (if available)
- Drawings of proposed improvements (drawings do not have to be architectural renderings, but should be to scale so that the City can understand the proposed project).
- Color and material samples if relevant (material specifications supplied by manufacturer)
- One independent contractor estimate and/or material expense list
- No outstanding balances with the City or RMU

I agree to comply with the guidelines and standards of the City of Rochelle Façade Improvement Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature \_\_\_\_\_ Date \_\_\_\_\_

Building Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
(If separate from applicant)

**CITY OF ROCHELLE**  
***Façade Improvement Grant Agreement***

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**THIS AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between the City of Rochelle, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to witness:

Owner Name: \_\_\_\_\_

Lessee's Name: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Tax ID#/ Social Security#: \_\_\_\_\_

Address of Property to be improved:

\_\_\_\_\_

\_\_\_\_\_

PIN Number(s): \_\_\_\_\_

**WITNESSETH:**

**WHEREAS**, the City of Rochelle has established a Façade Improvement Program for application within the City limits; and

**WHEREAS**, said Façade Improvement Program is administered by the CITY with the advice of the Community Development Department and is funded by City funds for the purposes of controlling and preventing blight and deterioration within the City limits; and

**WHEREAS**, pursuant to the Façade Improvement Program, the City has agreed to participate, subject to its sole discretion, in reimbursing owners/lessees for the cost of eligible exterior improvements to commercial establishments within the City limits up to a maximum of one-half (1/2) of the approved contract cost of such improvements and no more than \$5,000; and

**WHEREAS**, the OWNER/LESSEE'S property is located within the City limits, and the OWNER/LESSEE desires to participate in the Façade Improvement Program pursuant to the terms and provisions of this Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

### **SECTION 1**

With respect to the façade improvements to the structural elevation fronting a public roadway and related improvements, the CITY shall reimburse the OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE'S property at the rate of fifty percent (50%) of such costs up to a maximum amount of \$5,000.

The actual total reimbursement amounts per this Agreement shall not exceed \$ \_\_\_\_\_ for façade improvements and \$ \_\_\_\_\_ for architectural fees related to the eligible improvements. The improvement costs, which are eligible for CITY reimbursement, include all labor, materials, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the CITY. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

### **SECTION 2**

No improvement work shall be undertaken until its design has been submitted to and approved by the CITY. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within six months from the date of such approval. The OWNER/LESSEE may request a ninety-day (90) extension provided there is a demonstrated hardship.

### **SECTION 3**

The City Building Inspector/Zoning Administrator shall periodically review the progress of the contractor's work on the façade improvements pursuant to the Agreement. All work which is not in conformance with the approved plans, design drawings, and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings, and specifications and the terms of this Agreement.

#### **SECTION 4**

Upon completion of the improvements and upon their final inspection and approval by the City Building Inspector/Zoning Administrator, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the façade improvement related work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications for the façade improvements. The CITY shall, within forty-five (45) days of receipt of the contractor's statement, proof of payment, and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for one-half of the approved construction cost estimate or one-half of the actual construction cost, whichever is less.

#### **SECTION 5**

If the OWNER/LESSEE or the OWNER/LESSEE'S contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings, and specifications and the terms of this Agreement, then upon written notice being given by the City Manager to the OWNER/LESSEE, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

#### **SECTION 6**

Upon completion of the improvement work pursuant to this Agreement and for a period of four (4) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of four (4) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other



steps to alter, change, or remove such improvements, or the approved design thereof, nor shall the OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided in this Agreement unless such changes are first submitted to the CITY, and any additional review body designated by the City Manager, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings, and specifications approved pursuant to this Agreement. OWNER/LESSEE shall execute and record a restrictive covenant at the CITY'S request.

## **SECTION 7**

This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of four (4) years from and after the date of completion and approval of the façade improvements provided herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(S)/LESSEE(S) of the provisions of this Agreement.

## **SECTION 8**

The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the façade improvement(s),. Including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvement(s).

**SECTION 9**

Nothing herein is intended to limit, restrict, or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises, which is unrelated to the façade improvement provided for in this Agreement.

**IN WITNESS THEREOF**, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

CITY OF ROCHELLE

\_\_\_\_\_

\_\_\_\_\_

City Manager

**Remington Commercial Façade Improvement Program**

**\$20k**

**UP TO \$20,000 IN GRANTS FOR COMMERCIAL PROPERTIES.**

- Available for exterior improvements only
- Can be used for: new signage, windows, doors, awnings, exterior lighting, painting, streetscape improvements and more.
- Visit [griaonline.org/facade-improvement-grant-program/](http://griaonline.org/facade-improvement-grant-program/) for more details, or:  
email [facadegrant@griaonline.org](mailto:facadegrant@griaonline.org)  
call (443) 620-4742





# Program Guidelines

## What is the Remington Commercial Façade Improvement Program?

The Remington Commercial Façade Improvement Program is a storefront improvement grant initiative administered by the Greater Remington Improvement Association (GRIA). The purpose of the program is to encourage and assist property and business owners located in Remington to restore and improve the appearance of the façades of their buildings and preserve the historic character of the neighborhood.

For more information on the application process, see [How does the application process work?](#) Only work on street facing facades is eligible for grant funding.

## How does this program work?

The Façade Improvement Program provides up to **\$20,000** in matching funds for façade repair and restoration. For projects under \$10,000, a 25% applicant match is required, for projects over \$10,000, a 50% applicant match is required. This means if you apply for a \$1,000 grant, you would need to invest at least \$250 in the project. If you apply for a \$10,000 grant, you would need to invest at least \$5,000 in the project. **Work started or completed prior to GRIA approval is not eligible for funding.** The goal of this program is to encourage building restoration, historic preservation, and improved economic vitality by improving building facades.

## Who can apply for Façade Improvement Program funds?

Any property owner or tenant (with authorization from the property owner) can apply for funding. The area of eligibility is within the boundaries of the Remington Historic District and is limited to commercial buildings only. Please see the attached map of the Remington Historic District.

## **What type of repair and restoration work is eligible for Façade Improvement Program funds?**

- Signage
- Painting
- Restoration of architectural details in historic buildings and removal of elements covering any such architectural details
- Installation or repair of signs, which are attractively integrated into the architecture of a building including its window areas, doorways and awnings, or canopies (signs may identify a business, but not advertise a product)
- Installation of appropriate lighting for the purpose of illuminating the exterior and/or signage of a building
- Removal and/or installation of awnings, canopies or shutters
- Cleaning and/or repainting of building exteriors
- Cleaning and/or re--pointing of brick, and other masonry
- Replacement of deteriorated windows, doors and/or framing visible from the street
- Removal of solid roll--down security gates
- American Disability Act (ADA) accessibility improvements (exterior only)
- Landscaping improvements immediately adjacent to the subject property (limited to work within or immediately adjacent to and visible from the public right of way)

## **What are some examples of ineligible expenses?**

- Roofs
- Parking lots
- New construction
- Interior improvements
- Equipment or inventory
- Inappropriate cleaning methods, repairs, replacements or alterations not in compliance with the Secretary of the Interiors Standards for Rehabilitation
- Projects completed prior to the approval of the application
- Any work that is not completed by a licensed contractor or subcontractor

If a contractor hired to perform the work, they must be MHIC licensed. Price quotes are required as part of the application process – a set amount will be approved and cannot be changed, even if the project ends up costing more once completed. If you choose to do the work yourself or hire a contractor that is not MHIC licensed, the labor cannot be credited.

## **Are there any design guidelines?**

Yes, the project must conform to the Secretary of the Interior's Standards for Rehabilitation. The Standards are available on the National Park Services

website: <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

Projects should also fit with the general vision laid out in the Remington Neighborhood Master Plan. The Remington Master Plan is available on the GRIA

website: <https://griaonline.org/neighborhood-master-plan/>

## How does the application process work?

1. Applicants must submit all application materials to the GRIA Land Use Committee. The committee, and the Maryland Historical Trust will review applications. **Applicants are encouraged to meet with Staff prior to submitting, to ensure the application package is complete and complies with the Standards.** For questions concerning the application process, please send an email to [facadegrant@griaonline.org](mailto:facadegrant@griaonline.org)
2. The GRIA Land Use Committee will review the proposals and coordinate approval from state authorities.
3. The GRIA Land Use Committee will issue a Letter of Commitment when approval is granted. The letter will include the specific amount granted and any conditions of approval. The amount of the grant award is set out in the Letter of Commitment and will not be changed after project initiation. **Work completed prior to a Letter of Commitment is not eligible for funding.**

## What happens after my project application is approved?

The project must be completed within six (6) months. The six--month time period will begin after a commitment letter is issued. Extensions of the project period may be granted at GRIA's discretion. The

Applicant is responsible for obtaining all building permits and any other City approvals for the work to be done. The Applicant is responsible for conformance with all applicable safety standards and conditions. Changes to the scope of work must be pre--approved by GRIA. The Applicant also agrees to maintain the property and the improvements.

## What happens if my final project costs more or less than the initial estimates?

If the final project costs more than the initial estimates, the funding amount will remain as initially approved. Funding cannot increase because it will impact funding for other Applicants. However, if the final project cost is less than originally approved, you will receive either 50% or 25% of the lower cost (depending on whether the project is over or under \$10,000). This will allow us to use excess funds for other projects.

## How do I get reimbursed for my project?

Grant funds are issued on a reimbursement basis and cannot be issued until the project has been completed. Before a check is cut, Applicants will need to submit a project completion report including proof of payment for the project. The GRIA Land Use Committee must review the completed project to determine that the work performed is consistent with the work approved. Once the work is approved, a reimbursement check will be issued.

# CITY OF SOUTH SAN FRANCISCO

## FAÇADE AND TENANT IMPROVEMENT GRANT PROGRAM

This guide is provided as a reference for business owners interested in applying for the **City of South San Francisco's Façade and Tenant Improvement Grant Program**. To apply, call (650) 829-6620 or email [EAC@ssf.net](mailto:EAC@ssf.net).

Applications can only be submitted online at ([www.ssf.net/EAC](http://www.ssf.net/EAC)). If you need assistance call (650) 829-6620, email your inquiry to [EAC@ssf.net](mailto:EAC@ssf.net), or get assistance in-person at the Economic Advancement Center, located at 366 Grand Avenue, between the hours of 10:00am to 4:00pm, Monday through Friday.

Your application will be reviewed for completeness and final eligibility.

**Si necesita ayuda en español, hay ayuda por teléfono a (650) 829-6648, por correo electrónico a [EAC@ssf.net](mailto:EAC@ssf.net), o por visita a 366 Grand Avenue al Centro de Avance Económico.**



# CITY OF SOUTH SAN FRANCISCO

## FAÇADE AND TENANT IMPROVEMENT GRANT PROGRAM

### Program Guidelines

#### Overview

The City of South San Francisco offers eligible local businesses an opportunity to apply for up to a \$25,000 to improve the building frontage façade or increase accessibility in compliance with the Americans with Disabilities Act (ADA).

**AN APPLICATION IS DEEMED COMPLETE ONCE ALL ELGIBILITY CRITERIA HAVE BEEN VERIFIED BY THE CITY OR ITS ADMINISTRATIVE CONTRACTOR.**

#### Eligibility and Grant Components

*Who is Eligible? (Applicant must be able to meet all listed criteria below):*

1. Applicant may be a property owner or a business owner repairing an existing business within the City of South San Francisco.
2. Business must currently be in operation.
3. Business must have a current South San Francisco Business License.
4. Business must either employ no more than 5 employees, or employ a minimum of three low-income employees based on San Mateo County income limits defined by the U.S. Department of Housing and Community Development (HUD), as making less than \$102,450 per year.
5. Priority will be given to applications that include improving ADA accessibility at the place of business.

#### *Grant Components*

- Applicants can apply for up to \$25,000 in grant funds per business.
- Grant funds can support retroactive eligible expenses for building frontage façade improvements or ADA accessibility upgrades, as long as prevailing wage was applied to the project and the project was completed within 12 months of an application being submitted.
- Any type of commercial tenant improvements will require prevailing wage.
- A lottery will be conducted for eligible applicants based on the amount of funding that has been allocated for the grant program.
  
- Grant funds can only fund commercial tenant improvements (such as any type of ADA upgrade to improve accessibility, or costs to identify any specific non-compliant ADA items) or façade improvements (such as signs, awnings, exterior lighting, exterior painting, exterior decorative elements and structural façade improvements).
- The Applicant must either own the property to be improved or, if the Applicant is a tenant, provide written permission from the property owner.
- Note that modifying the building may subject the project to state or federal environmental and historic preservation requirements. The City will provide assistance to the Applicant, where possible, regarding these requirements.





## CHAPTER 4

# Architectural Access to Historic Properties

This chapter is excerpted with permission from “Making Historic Properties Accessible,” Preservation Brief 32 by Thomas C. Jester, architectural historian, and Sharon C. Park, AIA, senior historical architect, Preservation Assistance Division of the National Park Service. Download the complete brief at [www.nps.gov/history/hps/tps/briefs/brief32.htm](http://www.nps.gov/history/hps/tps/briefs/brief32.htm)

Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is now a civil right and owners of historic properties must evaluate existing buildings to determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that both provide independent access and are consistent with accepted historic preservation standards.

This chapter introduces historic property owners, design professionals and administrators to the issues of evaluating historic properties to provide the highest level of accessibility while minimizing changes to historic materials and features. Because many projects encompassing accessibility work are complex, consultation with experts in the fields of historic preservation and accessibility is advisable before proceeding with permanent physical changes to historic properties.

**“Preservation of our historic structures; presentation of an early 19th century community complete with earthen paths and roadways and narrow entries with stone steps provided a challenge of the greatest magnitude. With the assistance of our Accessibility Advisory Council, however, we found our successes in adopting the broadest perspective while developing solutions. Operationally, it had to become a way of thinking for all of us, if we were to achieve our goals for an accessible environment.”**

Alberta Sebolt-George, President and CEO, Old Sturbridge Village  
(1971-2002)

Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible. Remember, most historic buildings are not exempt from providing accessibility. With careful planning, owners can make historic properties more accessible, so that all people can enjoy their significance.

Historic properties are not exempt from the ADA Accessibility Guidelines (ADAAG). The ADA requires barrier removal in historic buildings, if the removal is readily achievable. The ADA, however, takes into account the national interest in preserving significant historic structures. Barrier removal would not be considered "readily achievable," if it would threaten or destroy the historic significance of a building or facility that is eligible for listing in the National Register of Historic Places under the National Historic Preservation Act (16 U.S.C. 470, et seq.), or is designated as historic under state or local law.

## **Planning Accessibility Modifications**

Features, materials, spaces and spatial relationships that contribute to historic character, distinguish historic properties. Often these elements, such as steep terrain, monumental steps, narrow or heavy doors, decorative ornamental hardware, narrow pathways and corridors, pose barriers to people with disabilities or who are older, particularly to people who use wheelchairs or have limited mobility.

### **Three Steps to Accessibility**

Use a three-step approach to identify and implement accessibility modifications that protect the integrity and historic character of historic properties:

First: Review the historical significance of the property and identify character-defining features.

Second: Assess the property's existing and required level of accessibility.

Third: Evaluate accessibility options within a preservation context.

#### **1. Review the Historical Significance of the Property**

If the property has been designated as historic (properties in or eligible for listing in the National Register of Historic Places, or designated as such under state or local law), review its nomination file to learn about its significance. Supplement the documentation review with physical investigation to identify which character-defining features and spaces must be modified.

Also, identify secondary spaces, finishes and features of less importance to the historic character; these generally may be altered without jeopardizing the property's historical significance. It is often possible to modify non-significant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces and service areas without threatening or destroying a property's historical significance.

## **2. Assess the Property's Existing and Required Level of Accessibility**

A building survey or assessment provides a thorough evaluation of a property's accessibility. People with disabilities should be included in building assessments. Such surveys or assessments should identify accessibility barriers including, but not limited to: building and site entrances, ramp and walkway surface textures, widths and slopes of ramps and walkways, parking, grade changes, size and weight of doors, configuration of doorways, interior corridors and path of travel restrictions, elevators, public restrooms and amenities.

Review all applicable accessibility requirements—state codes, local codes and federal laws—before undertaking any accessibility modification. Many states and localities have their own accessibility regulations and codes (each with its own requirements for dimensions and technical requirements). Use the most stringent accessibility requirements when implementing modifications.

## **3. Identify and Evaluate Accessibility Options within a Preservation Context**

Once owners have identified a property's significant materials and features and established both existing and required levels of accessibility, solutions can be developed. Solutions should provide the greatest accessibility without threatening or destroying the materials and features that make a property significant. All proposed changes should conform to the Department of the Interior's "Standards for the Treatment of Historic Properties," which was created to guide property owners' preservation work.

Owners may phase in modifications over time and can consider interim solutions. A team comprising older adults and people with disabilities,

**“Accessibility and respect for the integrity of historic sites are important priorities. We had always dealt with these as separate issues until our recent renovation of Charleston’s 1836 MacFarland-Hubbard House, when suddenly, both were at the top of the agenda. Working with a dedicated team we found surprisingly simple solutions to creating accessibility by raising a back porch floor and re-grading the surrounding yard to create an effectively invisible wheelchair ramp.”**

Ken Sullivan, Executive Director, West Virginia Humanities Council

accessibility and historic preservation professionals and building inspectors should consult on the development of accessibility solutions.

### **Priorities for Modifications to Improve Accessibility**

First: Make accessible the main or a prominent public entrance and primary public spaces, including a path to the entrance.

Second: Provide access to goods, services and programs.

Third: Provide accessible restroom facilities.

Fourth: Create access to amenities, secondary spaces and emergency egress.

### **Accessibility Solutions**

The goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features or the overall character of the property. Consider all of the historic property's components.

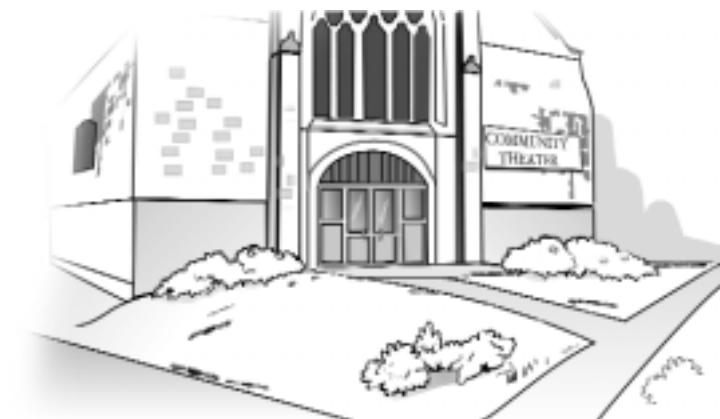


*Primary Public Entrance*

### **Entrances**

Access to historic buildings should be through a primary public entrance. If this cannot be achieved without permanent damage to character-defining features, the owner should make at least one entrance used by the public accessible. Directional signs at all inaccessible entrances should direct visitors to the accessible entrance.

Possible modifications to create an accessible entrance include re-grading an entrance, incorporating ramps, retrofitting doors, altering door thresholds, adapting door hardware, converting an existing window to a new entrance or, as a last resort, installing wheelchair lifts.



*Entrance with Re-graded Landscape*

### Historic Interiors

Primary spaces are often more difficult to modify without changing their character. Generally, secondary spaces may be changed without compromising a building's historic character. Signs should clearly mark the route to accessible restrooms, telephones and other accessible areas. Some modifications that may help create access to interior spaces without changing their character include installing ramps, upgrading elevators, modifying interior stairs and retrofitting doorknobs.

### Building Amenities

Some amenities, such as restrooms, seating, telephones, water fountains and counters may contribute to a building's historic character. They often will require modification to improve their use by people with disabilities. In many cases, supplementing existing amenities, rather than changing or removing them, will increase access and minimize changes to historic features and materials.

### New Additions

New additions create opportunities to provide access for older people and individuals with disabilities by incorporating modern amenities such as accessible entrances, elevators, ramps, restrooms, food service areas and gift shops. Consider the location carefully so that it is near parking and connected to an accessible route. New additions can increase accessibility and reduce the level of change to historic features, materials and spaces.



New Addition

### Programmatic Access

“Programmatic access” for historic properties refers to alternative methods of providing services, information and experiences when physical access cannot be provided. It may mean offering an audio-visual program or computerized virtual tour showing an inaccessible upper floor of an historic house museum, providing interpretive panels from a vista or overlook at a terraced garden or creating a tactile model of a historic monument for people who are blind or have low vision.

## **Making Historic Landscapes Accessible**

The planning process for incorporating access into historic landscapes is similar to that of other historic properties. Undertake careful research and inventory to determine which materials and features convey the landscape's historic significance. Identify features that are character defining, such as topographical variation, vegetation, circulation, structures, furnishings and objects.

Document and evaluate historic finishes, details and materials that contribute to a landscape's significance before determining an approach to landscape accessibility. For example, understand all aspects of the pedestrian circulation system including walk width, aggregate size, pavement pattern, texture, relief and joint details. Note the context of the walk, including its edges and surrounding area.

Additionally, identify areas of secondary importance, such as altered paths—especially those where the accessibility modifications will not destroy a landscape's significance. Identifying those features that do or do not contribute to accessibility is essential in developing a sympathetic circulation pattern.

After assessing a landscape's integrity, consider accessibility solutions. When a landscape is uniformly steep it may be possible to make discrete portions of the historic landscape accessible. For example, viewers may experience the landscape from selected vantage points along a prescribed pedestrian or vehicular access route. Define this route by considering the interpretive value of the user's experience: does the route provide physical or visual access to areas that are critical to understanding the meaning of the landscape?

## RESOURCES

### ACCESSIBILITY AND HISTORIC PROPERTIES

#### **“Comply with Accessibility Requirements”**

Whole Building Design Guide, National Institute of Building Sciences  
(NIBS)

1090 Vermont Avenue NW, Suite 700

Washington, D.C. 20005

(202) 289-7800 voice

(202) 289-1092 fax

[www.wbdg.org/design/comply\\_requirements.php](http://www.wbdg.org/design/comply_requirements.php)

#### **“Preserving the Past and Making it Accessible for People with Disabilities”**

[www.nps.gov/hps/freepubs.htm](http://www.nps.gov/hps/freepubs.htm)

#### **“Preservation Brief 32: Making Historic Properties Accessible”**

[www.nps.gov/history/hps/tps/briefs/brief32.htm](http://www.nps.gov/history/hps/tps/briefs/brief32.htm)

#### **“Secretary of the Interior’s Standards for the Treatment of Historic Properties”**

[www.nps.gov/history/hps/tps/standguide/](http://www.nps.gov/history/hps/tps/standguide/)

Heritage Preservation Services, National Park Service

1849 C Street NW, (2255)

Washington, D.C. 20240

(202) 513-7270 voice

[NPS\\_HPS-info@nps.gov](mailto:NPS_HPS-info@nps.gov)

[www.nps.gov/hps](http://www.nps.gov/hps)

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# What is the difference between accessible, usable, and universal design?

Date Updated: 05/24/22

Several terms have emerged in recent years that describe similar though somewhat distinct design concepts. The terms **accessible design**, **usable design**, and **universal design** are all approaches to design that can result in products that are easier for everyone to use, including people with disabilities. These concepts apply to design of the built environment, of customer services, and the other products and environments, including information technologies such as hardware, software, multimedia, distance learning courses, websites, curriculum, and instruction.

## Accessible Design

**Accessible design** is a design process in which the needs of people with disabilities are specifically considered. *Accessibility* sometimes refers to the characteristic that products, services, and facilities can be independently used by people with a variety of disabilities. Accessibility as a design concern has a long history, but public awareness about accessibility increased with the passage of legislation such as the [Americans with Disabilities Act \(ADA\)](#) [1], which mandated that public facilities and services be fully accessible to people with disabilities.

In 1998 an amendment to [Section 508](#) [2] of the Rehabilitation Act of 1973 was passed. The amendment mandated that the [Access Board](#) [3] develop accessibility standards for software, hardware, websites, videos, and other information technology. Although these standards apply directly to the development, procurement, modification, and use of information technology of U.S. federal agencies, many states, educational institutions, and other entities have adopted them as one way to meet their ADA obligations. The [Web Accessibility Initiative](#) [4] of the World Wide Web Consortium has also developed guidelines and comprehensive resources for designing accessible web pages.

## Universal Design

**Universal design** is a broader concept that is defined by [The Center for Universal Design](#) [5] at North Carolina State University as "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design."

Sidewalks with curb cuts and doors that automatically open when a person moves near them are examples of universally designed products. They benefit people with disabilities, parents with baby strollers, delivery workers, and others. Human characteristics considered in universal



designs may include age, gender, stature, race/ethnicity, culture, native language and learning preference.

In the case of information technology, products that are universally designed are accessible to and usable by people with a wide variety of characteristics, including different types of disabilities. These products are often designed to eliminate or minimize the need for assistive technologies. At the same time, they are compatible with common assistive hardware and software devices. For more information about applications of universal design, consult [DO-IT's Applications of Universal Design](#) [6].

Both accessible and universal design are concerned with addressing the needs of users beyond those considered to be "average" or "typical."

## Usable Design

Like accessible and universal design, **usable design** serves to create products that are easy and efficient to use. *Usability* has been defined by the [International Organization for Standardization](#) [7] as the "effectiveness, efficiency, and satisfaction with which a specified set of users can achieve a specified set of tasks in a particular environment." Usability engineers test the ease at which users can learn to operate a product and remember how to do so when they return to the product at a later time.

Unfortunately, people with disabilities are not always included in usability tests. Therefore, many products that perform well in usability tests are not accessible to people with disabilities. Increasingly, accessible and universal design considerations are being addressed by usability professionals. For example, accessibility is now a topic on high-profile usability websites such as [Usability.gov](#) [8] and [Usability First](#) [9].

Usability shares some key goals with accessibility and universal design. Designers in all three disciplines seek to create product features that are easily discovered and operated by the user. Usability engineers are concerned with aspects of the user experience, that include:

- **Learnability:** Can users easily learn how to operate the product, and can they remember how to perform tasks when they return to the product the next time?
- **Consistency:** Are product features clearly and consistently labeled?
- **Efficiency and effectiveness:** Can users perform tasks with a minimal amount of effort and achieve their goals successfully?

## Conclusion

If product designers apply universal design principles, with a special focus on accessibility for people with disabilities, and if usability experts routinely include people with a variety of disabilities in usability tests, more products will be accessible to and usable by everyone.

- [1] <http://www.ada.gov/>
- [2] <https://www.section508.gov/>
- [3] <http://www.access-board.gov/>
- [4] <http://www.w3.org/WAI/>
- [5] <http://www.ncsu.edu/www/ncsu/design/sod5/cud/>
- [6] <https://www.washington.edu/doit/resources/popular-resource-collections/applications-universal-design>
- [7] <http://www.iso.org/iso/home.htm>
- [8] <http://www.usability.gov/>
- [9] <http://www.usabilityfirst.com/about-usability/accessibility>
- [10] <http://www.washington.edu>
- [11] <http://creativecommons.org/licenses/by-nc-sa/3.0/>
- [12] <http://www.washington.edu/online/privacy/>
- [13] <http://www.washington.edu/online/terms>

**RESOLUTION NO. 2021 - 40**

**A RESOLUTION IN SUPPORT OF INCREASING THE PERCENTAGE OF FUNDING AVAILABLE THROUGH THE HARRIET FULLER RUST GRANT PROGRAM FOR PROJECTS THAT ENHANCE BUILDING ACCESSIBILITY**

WHEREAS, the City of Bloomington, McLean County, Illinois (hereinafter "City") is an Illinois home-rule municipality; and

WHEREAS, The City has committed itself to the continued revitalization of its central business district and this commitment manifests itself in implementation of the Downtown Bloomington Vision and Strategic Plan, the intent of which is to define specific strategies and initiatives that would promote and sustain the recent investment and revitalization activity that has already turned the downtown around; and

WHEREAS, the city wishes to encourage private investment in area commercial buildings which directly improves the viability of this important corridor and supports the local tax base which, in turn, funds critical public services and local infrastructure; and

WHEREAS, the City in or around 1972 established the Harriet Fuller Rust Façade grant program, named after Harriet Fuller Rust in recognition of her many community contributions and her can-do spirit in support of local history, historic preservation and scores of other community related initiatives; and

WHEREAS, the program is geared to facade and related structural improvements needed to prevent the facade from safety failures; and

WHEREAS, the grant program is administered by the Bloomington Historic Preservation Commission which amended program regulations in fall 2020 to allow funding for permanent exterior accommodations as needed to enhance the accessible means of egress of the building; and

WHEREAS, such investment can dramatically improve the safety and accessibility of what are often historic structures frequented by the public and can support Americans with Disabilities Act (ADA) compliance; and

WHEREAS, each year the city allocates money from the General Fund to be provided as grants to property or business owner in a targeted area in recognition of the positive impact that individual façade renovations, associated structural improvements and accessibility-related ingress and egress improvements can have on the downtown; and

WHEREAS, the Bloomington City Council as the funding authority for the program has expressed a desire to allow for increased funding for accessibility-related project costs.

**NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Bloomington, McLean County, Illinois, as follows:**

**Section 1.** The above stated recitals are incorporated herein by reference.

**Section 2.** The City Council does hereby request that the Bloomington Historic Preservation amend Harriet Fuller Rust Grant guidelines allowing building owners to receive grants of up to 75% of the total cost of qualified permanent exterior accommodations to enhance the accessible means of building ingress or egress up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

**Section 3.** The City Council would support ideas generated by the Historic Preservation Commission as to how to accomplish the goal of improving accessibility in downtown establishments eligible for Rust Grant improvements.

**Section 4.** This Resolution shall be in full force and effect immediately after its passage and approval.


PASSED this 11th day of October 2021.

APPROVED this 13th \_\_\_\_\_ day of October 2021.

CITY OF BLOOMINGTON

  
Mboka Mwilambwe, Mayor

ATTEST

  
Leslie Smith-Yocum, City Clerk



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# HARRIETT FULLER RUST FACADE PROGRAM

## APPLICATION GUIDELINES

The City of Bloomington has committed itself to the continued revitalization of its central business district. This commitment manifests itself in implementation of the Downtown Bloomington Vision and Strategic Plan, the intent of which is to define specific strategies and initiatives that would promote and sustain the recent investment and revitalization activity that has already turned the downtown around. A vital component to the success of this redevelopment effort is the involvement of private property owners. The City hopes to encourage private investment in commercial buildings of the area through a program which offers financial incentives to businesses to improve the appearance, safety, structural integrity and quality of their storefronts and buildings as a whole.

## BACKGROUND

This grant program is named after Harriet Fuller Rust, in recognition of her many contributions to the community. Many Bloomington area organizations have benefited from Mrs. Rust's time and energy over the years. She served with many community service organizations including 37 years on the United Way of McLean County board of directors, as a board member and president of Victory Hall Home for Boys, the Advisory Council to the Bloomington Board of Education, Illinois Shakespeare Society Vice President, Illinois Wesleyan University President's Club, president, and the McLean County Historical Society board of directors. Mrs. Rust's can-do spirit was seen in the aftermath of a fire that damaged the McLean County Historical Society in 1972 and participated in raising \$320,000 to develop a new museum facility. As board president, she accomplished the library material preservation program, led the museum into national accreditation and supported the project to convert the Old Courthouse building to house the museum. Mrs. Rust is the recipient of many awards, including: the city of Bloomington's "Preservationist of the Year Award" (1995) and "Illinois Museum Trustee of the Year" (1998).

The City of Bloomington allocates money in the General Fund each fiscal year, which is May 1 to April 30, for the Harriet Fuller Rust Facade Program. ***These grants are provided to property or business owners in the target area in recognition of the positive impact that individual facade renovations can have on the overall appearance and quality of their storefronts.*** In addition, the City recognizes that the structural integrity of the facade and base structure that affects the facade can greatly impact the long-term sustainability of the Central Business District.

## TARGET AREA

A map indicating the program's target area is presented as Exhibit A. The building for which assistance through the facade program is sought must be located in the target area.

## TYPE OF ASSISTANCE

Property owners or business owners can receive grants up to 50% of the total cost of qualified facade rehabilitation, repair or restoration, and/or structural work, with a **maximum grant** amount of **\$25,000** per project or **\$50,000** per project for a building the Historic Preservation Commission determines is in an extreme and dangerous state of disrepair. ***Only one (1) grant per fiscal year is allowed per building regardless of the number of property or business owners for such building. Any one applicant may request up to two (2) grants per year but the grants must be for separate buildings.***

The total grant amount as limited above may be increased up to an additional \$20,000 to pay for documented costs associated with a structural inspection(s), analysis and reporting of a building to determine its safety and structural integrity. This additional \$20,000 is to be used only to pay for such inspection(s), analysis and reporting and not for any improvements or changes to the building or site, however such costs will be funded at 100 percent and are not limited to the 50 percent rule described above. Projects to improve ADA Compliance may be eligible for up to 75% coverage of the project cost, up to a maximum grant amount of \$50,000. Grants to enhance the accessible means of building ingress or egress shall not count towards other maximum grant amounts and shall be given as a one-time incentive.

**It is not the purpose of the program to finance ongoing improvements which may be considered part of the building's regular maintenance. Each eligible improvement will be funded by the program only once every fifteen (15) years. However, the applicant may present the project in phases with completion scheduled within two years. Each phase shall involve improvements not included in any other phase of the project. Reimbursement may then be approved for each phase. Each phase requires a separate application and funding in each fiscal year.**

### CRITERIA USED FOR GRANT APPROVAL

The grant program is administered by the Bloomington Historic Preservation Commission. Preference will be given to structures of architectural or historic significance as determined by the Commission. Properties lacking architectural or historic significance may be deemed eligible for the program if proposed changes will create a facade typical of the time period in which the building was constructed.

Approval is contingent upon the Historic Preservation Commission finding that the grant application is in substantial compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The Historic Preservation Commission reserves the right to deny any grant application, based upon the applicant failing to demonstrate the proposed project will be in accordance with the City of Bloomington Preservation Plan and the City of Bloomington Zoning Ordinance.

In reviewing the grant applications, the Historic Preservation Commission will prioritize the following criteria:

1. Preserving a historic property.
2. Restoring a historic property.
3. Preserving a non-historic property.
4. Restoring a non-historic property.
5. Projects that improve ADA Compliance for a historic or non-historic property.
6. Maintenance of a historic property.
7. Maintenance of a non-historic property.

Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. See the State of Illinois's web site at <http://www.state.il.us/agency/idol/RATES/RATES.HTM>.

### OWNERSHIP

Eligible applicants may be the owner of a building or a business in the target area. Business owners who are tenants of a building for which improvements are planned must provide written consent from the building owner for all proposed improvements. The tenant applicant must have a least a five-year lease at the location in order to apply under the program.

Commercial buildings are those with commercial or office uses, at least on part of the first floor. Residential, commercial and office uses are allowed above the main floor. Properties whose partial or entire use was residential on all of the first floor on the date this program came into existence, shall be eligible for the grants as determined on a case by case basis.

### ELIGIBLE IMPROVEMENTS

The Harriet Fuller Rust Façade Program is geared to facade improvements ranging from minor repairs and painting to complete facade renovation and structural improvements needed to prevent the facade from safety failures.

Eligible improvements include, but are not limited to:

- Exterior improvements: brick cleaning and tuck pointing, window restoration, painting, signs, window display area remodeling, exterior lighting, window and/or door replacement, awnings, restoration or original architectural features and other improvements visible from the street and have a positive appearance of the building.
- Although these grants will have a primary emphasis on facade and storefronts, the grants may also be used for non-facade work where the facade, and the building as a whole, are in a dangerous or severe state of disrepair. Examples of the non-facade work include but are not limited to repairs or replacements of roofs, elimination of sidewalk vaults, chimney, foundations and other structural components, drainage systems, and tuck pointing.
- Detailed architectural design work
- Structural inspection, analysis and reporting of a building to determine its safety and structural integrity by a licensed architect and/or structural engineer.
- Asbestos and lead paint removal.
- Permanent exterior accommodations as needed to enhance the accessible means of egress of the building.
- American Disability Act (ADA) accessibility improvements (exterior only). Funding for projects that are paired with improvements to increase ADA compliance on the interior of the building, or which provide access to an already ADA compliant space shall be given priority those that address façade accessibility only.

### INELIGIBLE IMPROVEMENTS

The following improvements are ineligible under the Harriet Fuller Rust Façade Program:

- Substantial reconstruction unless the work is needed to maintain the integrity of the building as determined by the Historic Preservation Commission.
- Building expansion.
- Interior remodeling (except window display areas).
- Nonstructural interior work.
- Sandblasting and high-pressure water blasting of brick will not be funded under the program nor will the program participate in any project which includes sandblasting and high-pressure water blasting. Sandblasting and high-pressure water blasting will not be funded because of the destructive nature of such blasting.
- Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
- Incomplete projects from previous fiscal year grants.
- Improvements completed or in progress prior to application for the grant.
- “Sweat equity” labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against this grant.
- Projects to improve ADA compliance if alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility.

**Note the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such.**



## APPLICATION PROCESS AND ADMINISTRATIVE PROCEDURES

- A. The property or business owner may meet with ~~the Downtown Bloomington Association (DBA)~~, the City Building Inspector and the City Planner to review conceptual plans for a building.
- B. The Harriet Fuller Rust Façade Grant application must be filed in the Community Development Department on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within forty-five (45) days from the date that it is received by the City Planner. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons including the need for more detailed drawings or specifications. If more applications are received than current funding levels will allow, the Bloomington Historic Preservation Commission reserves the right to prioritize the applications on the basis of the historical significance of the building and site, the, the extent of the work, the level of private funding and the relative impact of the proposed improvements on the area.
- C. The restoration or historic rehabilitation project must be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- D. All application materials shall include a design plan, an outline work specification prepared by an architect selected by the applicant, and at least two (2) estimates for the project. **All contractors and subcontractors retained shall pay laborers, workers and mechanics no less than the current prevailing rate of wagers (consisting of hourly cash wages plus fringe benefits) for work of similar character in McLean County as covered under the Prevailing Wage Act.** The architect selected by the applicant will prepare a design plan and an outline work specification after on-site inspections and personal interviews with the applicant have been conducted by the architect.
- E. After the design and outline specifications are completed and submitted, the applicant may meet with ~~the Downtown Bloomington Association~~, the City Planner, and the City Building Inspector to discuss the proposed improvements and cost estimates.
- F. The applicant may then choose one of the following courses of action: 1) the applicant may elect to revise the design plan and possibly delay the application review or 2) proceed without revisions for the review by the Historic Preservation Commission 3) withdraw from the program at this time.
- G. The Historic Preservation Commission meets on the third Thursday of each month. The application must be submitted at least three (3) weeks ahead a regularly scheduled meeting of the Historic Preservation Commission and in accordance with the approved deadlines. Only complete applications will proceed with a grant review.
- H. Then the City Planner will forward the application along with any staff comments to the Historic Preservation Commission.
- I. The Bloomington Historic Preservation Commission will review the grant request at its next regularly scheduled meeting after the application is received by the City of Economic and Community Development Department. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons. If more detailed drawings or specifications are required, the applicant has the following options: 1) the applicant may retain the services of the architect who

prepared the design plan, or 2) the applicant may choose to hire a different architect of his or her own choice.

- J. The applicant shall notify the City Planner as to the contractor selected, and the anticipated date of construction. The applicant may not serve as his/her own contractor except in those instances where the applicant is an owner or partner in a company regularly doing business as a building contractor and in the opinion of the Bloomington Historic Preservation Commission such company has the capacity and skill to perform the proposed improvements. In such instances, the owner/contractor shall be required to obtain a third project estimate.
- K. **Required building permits must be obtained before work begins.** Questions regarding permit requirements should be directed to the City's Economic and Community Development Department (Building Safety Division).
- L. After all necessary permits have been issued, work may proceed. All change orders must be approved by the City Planner in writing and may be referred to the Preservation Commission for additional review.
- M. **The restoration or historic rehabilitation project must be completed within one (1) year from the date of the Bloomington Historic Preservation Commission meeting in which the grant is awarded or the grant will automatically be revoked.** The Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.
- N. After project completion documents, including copies of all bills, receipts, prevailing wage statements and cancelled checks associated with restoration or historic rehabilitation project shall be submitted by the applicant to the City Planner for approval by the City Council prior to the release of any funds. In addition, such documents shall include evidence that such project has received a final inspection and approval from the City's Economic and Community Development Department. The project must be 100% complete and the Building Inspector shall make a final on-site inspection of such completed project prior to the release of any grant funds for such project.
- O. If all of the requirements listed above are satisfied, a check will be issued by the City of Bloomington, Illinois only for the amount approved by the Bloomington Historic Preservation Commission or for a lesser amount if the actual costs are documented to be less than the original estimate.
- P. **NOTE:** payment will be issued only upon completion of all work items as originally approved. Major changes or elimination of certain items in the approved design plan must be approved by the Bloomington Historic Preservation Commission. Rust grant recipients have one year to complete their projects. After receiving an award the recipient should register as a vendor with the City of Bloomington on our [Vendor Self Service website](#) to get set up for reimbursement. Click here to view our [Registration Guide](#) to assist you in the registering process.

DEFINITIONS

FACADE            The front or main face of a building or other exterior wall which is visible from a public street.

STOREFRONT     The front side of a store or store building abutting a public right-of-way.

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# APPENDIX A TARGET AREA MAP

