



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, Community Development Director / City Planner

DATE: April 19, 2007

SUBJECT: Incentives for Historic Landmark Designations

Introduction

The City of Urbana 2005 Comprehensive Plan, adopted by the Urbana City Council on April 11, 2005, lists as its first goal, "Preserve and enhance the character of Urbana's established residential neighborhoods," (page 33) and as its twelfth goal, "Preserve the characteristics that make Urbana unique," (page 37). Additionally, the Joint Meeting of the Historic Preservation Commission and the Urbana City Council on February 7, 2007 focused on how the City can encourage awareness of Historic Preservation, including how to encourage more nominations for local landmarks and historic districts. One of the steps City staff recommended is to better distribute information on incentives. This memorandum will outline Historic Preservation in Urbana, discuss incentives currently available, and give examples of what other communities are doing.

Historic Preservation in Urbana

Background on Urbana's Historic Preservation Program is contained in the January 31, 2007 memorandum prepared for the February 7, 2007 joint meeting. In summary, the City of Urbana has five local listed landmarks, two local listed historic districts, 27 properties that are listed in the National Register of Historic Places, and two properties designated as National Historic Landmarks. All of Urbana's local landmarks are designated on our zoning map and profiled on our website. The landmarks and districts are recognized with historic plaques that have been designed and conferred by the City's Historic Preservation Commission.

The City's program has attained Certified Local Government (CLG) status from the Illinois Historic Preservation Agency. Among the requirements to attain CLG status include the presence of specific expertise on the City's Historic Preservation Commission, an obligation to prepare certain annual reports, and a requirement to conduct periodic outreach and training programs. The City has held at least one major outreach event each year since the Commission was established in 1999.

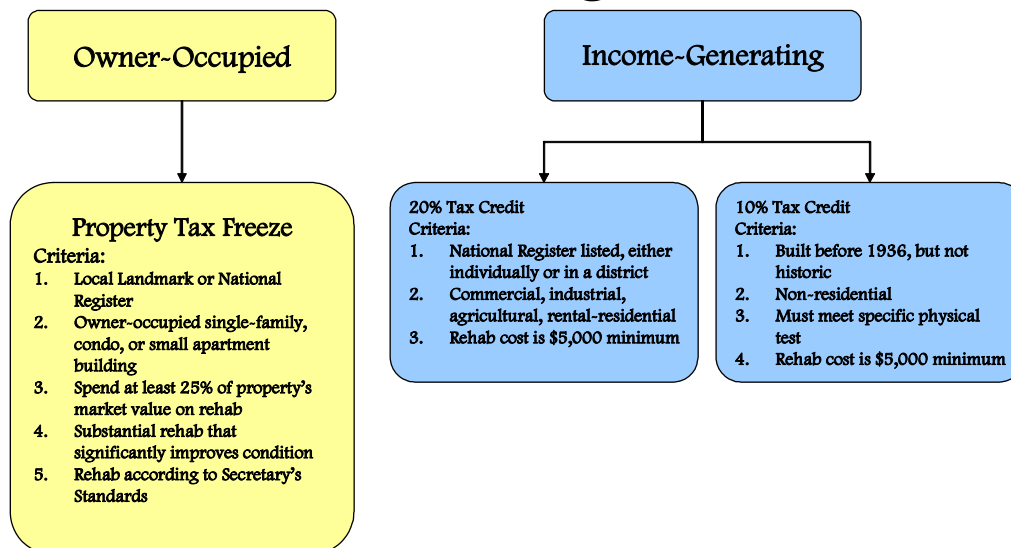
The City of Urbana’s Historic Preservation pages on the City’s website have information on the following:

- The Historic Preservation Commission (HPC) – role, relationship to staff, and duties, and information about current members
- 2001 HPC Walking Tours – map, photos and a description of each property
- Local Landmarks and Local Historic Districts – photos and a description
- Financial Incentives – both federal and state with downloadable brochures for both
- PACA – history and purpose
- Certificate of Appropriateness – guidelines and forms
- Nominating a Property – current listings and application forms
- Resources – historic preservation links
- A downloadable brochure for a walking tour, ‘Historic Urbana’
- A downloadable Q&A brochure, ‘Understanding Local Historic District & Designations’

Existing Incentives

There are currently both federal and state incentives available for historic properties in Urbana. Both types of incentives are for the costs involved in the rehabilitation of an historic property. The state incentives are for owner-occupied properties; the federal incentives are for income-generating properties. The state incentives apply to either properties with local landmark designation or to properties listed on the National Register of Historic Places. There are two federal incentives, one for National Register listed properties and one for properties that are not historic and are therefore not on the National Register but are built before 1936. The available incentives are described below.

Financial Incentives for Historic Landmark Designations



For Owner-Occupied Properties

Property Tax Assessment Freeze Program¹

This program is operated by the State and provides local tax incentives to owner-occupants of certified historic residences who rehabilitate their homes. The assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began. The valuation is then brought back to market level over four years. To qualify for the Property Tax Assessment Freeze, a property must:

- 1) Be a registered historic structure, either by listing on the National Register of Historic Places, or designated by an approved local historic preservation ordinance;
- 2) Be used as a single-family, owner-occupied residence or condominium, or as a cooperative, or as an owner-occupied residential building with up to six units;
- 3) Have at least 25 percent of the property's market value spent on an approved rehabilitation project;
- 4) Be a substantial rehabilitation that significantly improves the condition of the historic building; and
- 5) Be rehabilitated in accordance with the Secretary of the Interior's "Standards for Rehabilitation."

The first step in applying for this program is to contact the Illinois Historic Preservation Agency (IHPA). Further steps are listed on the City's website and the IHPA website. While this program is offered by the State, it should be noted that local property taxes are abated. This means that the City and other local taxing districts contribute by foregoing property tax increases during the term on the program.

For Income-Generating Properties

Federal Historic Preservation Tax Incentives Program²

This program provides tax credits for rehabilitations to income-generating properties. It has been used to create moderate and low-income housing in historic buildings and to restore to life abandoned or underused schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices in a manner that maintains their historic character. A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation, whereas a tax credit lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

The program offers two tax incentives:

- A 20% tax credit for the *certified rehabilitation* of *certified historic structures*. The 20% rehabilitation tax credit equals 20% of the amount spent in a *certified rehabilitation* of a *certified historic structure*. This tax credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but is not available for properties used exclusively as the owner's private residence and the rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. (The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken.) A "certified historic structure" is a building that is listed individually in the National Register of Historic Places or a building that is located in a registered

¹ Information about the state property tax assessment freeze program from the Illinois Historic Preservation Agency.

² Information about the federal tax credits from *Preservation Tax Incentives for Historic Buildings*, U.S. Department of the Interior, National Park Service, Cultural Resources, Heritage Preservation Services.

historic district and certified by the National Park Service (NPS) as contributing to the historic significance of that district. A “certified rehabilitation” is a rehabilitation that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building’s historic character. The property owner must not sell the property for at least five years.

- A 10% tax credit for the rehabilitation of *non-historic, non-residential* buildings built before 1936. The 10% rehabilitation tax credit equals 10% of the amount spent to rehabilitate a *non-historic building* built before 1936. This tax credit is available for buildings rehabilitated for non-residential uses. Rental housing would thus not qualify; however, hotels would qualify as they are considered to be commercial. Additionally, projects for the 10% tax credit must meet a specific physical test for retention of external walls and internal structural framework: 1) at least 50% of the building’s walls existing at the time the rehabilitation began must remain in place as external walls at the work’s conclusion; 2) at least 75% of the building’s existing external walls must remain in place as either external or internal walls; 3) at least 75% of the building’s internal structural framework must remain in place. The rehabilitation expenditures must exceed the greater of \$5,000 or the adjusted basis of the building and its structural components. (The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken.)

Local Incentives

Other than the local contribution to the property tax assessment freeze program, Urbana does not currently offer any financial incentives specific to historic preservation. However, the City does have programs that can be (and have been) used to help preserve historic resources. The Downtown Tax Increment Financing (TIF) District has helped fund capital improvements to the downtown area, where many of the city’s historic commercial buildings are located. Some of the most visible improvements paid for with TIF funds have included sidewalk, historic street lighting, alley, and landscaping treatments in the downtown. The City’s Redevelopment Incentive Loan/Grant Program is another incentive that can be applied to historic properties. This program has provided interest subsidy on commercial loans of up to \$60,000 for downtown buildings at a below-market rate in partnership with local banks. Points for a 10% grant component (up to \$6,000) are awarded for historic restoration and compliance with the Downtown Strategic Plan. Several downtown buildings have used the loans to restore façades that had been neglected or had undergone inappropriate treatment. Rehabilitation and adaptive use projects which have benefited from this program include the Novak, Weaver, Solberg Law Offices at 130 W Main and the Cinema Gallery at 120 W Main.

Apart from financial incentives, local zoning changes have made the Urbana Zoning Ordinance more flexible in terms of use of older buildings in designated areas. The Mixed Office-Residential (MOR) district was created to provide more flexibility for the adaptive re-use of historic properties on West Green and West Elm streets. Additionally, the City’s Historic Preservation Commission has a program to affix historical building plaques on local landmarks. It was suggested at the joint City Council-Historic Preservation meeting that small wooden markers be used in the front yards of historic homes, so that passersby could read some of the history of the property and make residents aware of this history of their neighborhood.

Examples from Other Communities

Few communities offer local incentives for historic preservation. Landmarks Illinois and the Illinois State Preservation Agency were consulted and below is a complete list of incentives staff could find. Those that do offer a local incentive have either a grant or loan program, or a property tax incentive. Staff has been unable to locate any communities that offer a financial incentive solely for having a

property listed as a local landmark. All of the financial incentives staff could locate are for an investment in a historic property and not just for having a property listed. The following are incentives offered in other communities.

Bloomington, IL – Eugene D. Funk, Jr. Historic Preservation Grant Program

The Eugene D. Funk, Jr. Historic Preservation Grant Program provides financial assistance for the restoration or rehabilitation of exterior architectural features of historic buildings and structures. The program is funded through the City's General Fund and administered by the Bloomington Historic Preservation Commission.

The program provides funding for up to half the total cost of exterior restoration/preservation projects, with a maximum grant amount of \$2,500 per project. Any one applicant may receive no more than two grants per fiscal year. Properties must be a locally designated landmark or part of a locally designated historic district. For further information about this program, please see Appendix A.

Plainfield, IL – Rehabilitation Grant Program

The Rehabilitation Grant Program provides financial assistance and incentives for the exterior rehabilitation and restoration of historically designated residential and non-residential structures in the Village of Plainfield. Applications go first to the Village's Planning Division, then to the Historic Preservation Commission, and then to the Village Board.

To be eligible for this program, a property must be a designated local landmark or located within a designated historic district. The project must preserve, restore, or rehabilitate the historic character of the structure's exterior. Rehabilitation for the purpose of this grant means that an effort is being made not only to maintain a historic property in reasonable repair, but to improve, reclaim, and restore historic architectural characteristics that are threatened or have been lost. Property owners or tenants who will spend at least \$1,000 on qualifying improvements are eligible to receive a matching grant. The grant reimburses up to half of the total project cost, not to exceed \$10,000 per project. Grants may be awarded to applicants for residential properties up to two times in a calendar year. Eligible improvements include reconstruction of missing features, removal of non-original features/restoring original details, repair/stabilizing deteriorated existing elements, continuing maintenance, and replacing deteriorated materials.

Eugene, OR – Historic Rehabilitation Loan Program

The Historic Rehabilitation Loan Program is available to City of Eugene property owners for restoration, rehabilitation, repair, and/or maintenance of historic properties. Properties may be private residences or commercial in use. Loans are awarded on a matching fund basis. Funding of a loan request at any time is determined in part by the availability of funds. The program operates a revolving fund, which receives a block of City funds each year, plus payments on loans made in past years. All historic landmarks are eligible. The minimum City loan is \$5,000 and the maximum is \$20,000. The interest rate is 6%, although this may change from year to year. The loan will amortize on a 10-year term requiring monthly payments. The owner must provide proof of available matching funds.

Chicago, IL – Economic Incentives for the Repair and Rehabilitation of Historic Buildings

The City of Chicago offers a Class-L Property Tax Incentive, which reduces the property tax rate for 12 years for rehabilitating a landmark building in a commercial or industrial use. Chicago also offers a Permit Fee Waiver, which waives all building permit fees for both commercial and residential landmarks.

Carbondale, IL – Downtown Façade Improvement Loan Program

The City of Carbondale encourages façade improvements that are in keeping with the historical continuity of the downtown area through this program. Improvements, including structural, non-structural, and maintenance work, are to be sympathetic to the style of the original building. The program covers canopies, awnings, windows and doors, and the reconstruction and/or refinishing of surfaces and other related architectural appurtenances of a façade. Loan funds can be used for up to 100% of façade improvements in a designated downtown area up to a maximum of \$20,000.

Conclusion

It is hoped that the above information is useful to the City Council as it explores ways to further enhance and encourage the designation of locally designated historic landmarks and districts in Urbana.

Prepared by:

Rebecca Bird, Planning Intern

Attachments

Cc: Historic Preservation Commission

Appendix A.

EUGENE D. FUNK, JR. HISTORIC PRESERVATION GRANT PROGRAM **Eligibility Criteria , Conditions and Limitations**

Description of the Grant Program:

This program is designed to provide the owners of the historic properties with financial assistance in the restoration or rehabilitation of the exterior architectural features of buildings and structures on such properties. This grant program is named after Mr. Eugene D. Funk, Jr., former president of the Funk Seeds Company and a prominent community leader, in recognition of his many contributions to the community. Each year funds may be budgeted from the City's General Fund to finance the grant program.

The grant program is administered by the Bloomington Historic Preservation Commission. The program provides funding for up to 50% of the total cost of qualified exterior restoration / preservation projects, with a maximum grant amount of \$2,500 per project, as defined in Paragraphs 1 (d) and 2 (f) herein below. Any one applicant may receive no more than two (2) grants per fiscal year. Properties must be a locally designated landmark or part of a locally designated historic district to be eligible for funding under this program. All other eligibility criteria and the funding priorities are established by the Commission.

1. Criteria for Consideration:

In order for a restoration or a historic rehabilitation project to be considered as a potential grant recipient, it must first meet the following criteria:

- (a) The property must be a locally designated landmark or part of a locally designated historic district (zoned S-4 Historic and Cultural District).
- (b) The project for which the funding assistance is being requested must be an exterior restoration or rehabilitation project. No interior work is eligible for the grant.

2. Other Requirements, Terms and Conditions:

- (a) The grant application must be filed c/o Ken Emmons City Planner, Planning and Code Enforcement Department, Government Center, 115 East Washington Street, 2nd Floor, P.O. Box 3157, Bloomington, Illinois 61702-3157 on the form provided by the Bloomington Historic Preservation Commission. The Commission will attempt to act upon a grant request within thirty (30) days from the date that it is received. However, the Commission may request additional information from the applicant or delay final action on the grant request for other reasons.

- (b) The grant application form includes an application for a Certificate of Appropriateness that must be properly completed in order to be considered for a grant. As with any application a preliminary consultation with the City Planner and / or the Bloomington Historic Preservation Commission is recommended. If a Certificate of Appropriateness has already been approved by the Preservation Commission for the project that is the subject of the grant request, please attach a copy of such Certificate to the application.
- (c) Grant program funds may be used toward covering the cost of professional architectural services, materials and skilled labor. "Sweat equity" labor provided by the applicant, the owner, or any other non-skilled laborer cannot be charged against the grant.
- (d) A project completion report, including copies of all bills, receipts, and canceled checks associated with the restoration or historic rehabilitation project shall be submitted by the applicant to the Bloomington City Planner for approval prior to the release of any funds. In addition, such report shall include evidence that such project has received a Final Inspection Certificate from the City's Planning and Code Inspection Department to demonstrate that such project for which the grant was awarded is 100% complete.
- (e) The Bloomington Historic Preservation will give priority to projects that:
 1. involve the employment of a professional architect;
 2. involve the restoration or historic rehabilitation of vacant and / or neglected properties of historic and / or architectural significance in an S-4 Historic and Cultural District;
 3. involved sites that have a high degree of visibility from the public right-of-way;

and

 4. demonstrate a large financial commitment on the part of the applicant.
- (f) The Bloomington Historic Preservation Commission may consider multiple grant request pertaining to one site provided that the specific projects are sufficiently distinct and separate. For example, on one house the restoration or rehabilitation of its front porch, tile roof, and gutters and soffits could each be considered as separate projects and could be eligible for individual grants.
- (g) The Bloomington Historic Preservation Commission reserves that right to deny any grant application or to provide only partial funding of a grant application.
- (h) Grant requests for projects completed prior to the submission of a grant application ordinarily will not be considered by the Bloomington Historic Preservation Commission for funding. However, the Commission reserves the right to waive this restriction in special circumstances deemed valid and appropriate by the Preservation Commission.
- (i) 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.

- (j) The restoration or historic rehabilitation project must be completed in accordance with Paragraph 2(d) within one year from the date of the Bloomington Historic Preservation Commission meeting that the grant is awarded or the grant will automatically be revoked. The Preservation Commission reserves the right to allow a reasonable extension of this time limit upon receiving a written request from the applicant to do so.

Neighborhood Preservation

Creating Incentives for Historic Landmark Nominations

Dear Council Members and Mayor,

I wish to propose two new incentives that may encourage property owners to protect unique buildings which meet the established requirements for Historic Landmark preservation status in the City of Urbana.

The Challenge in Achieving Historic Landmark Designations

In the five years since the establishment of the Historic Preservation Ordinance, only a slight handful of property owners have chosen to place their homes onto Historic Landmark status. The general concern is a fear of restrictions imposed on individual properties by such designations.

What Are the Restrictions Imposed by Historic landmark Status?

Historic Landmark status is the lightest level of preservation possible on an historic structure. Details on achieving Local Landmark Designation may be found on the City web page ([http:// www.city.urbana.il.us/Urbana/](http://www.city.urbana.il.us/Urbana/)) by searching “Local Landmark Designation” (See Addendum “A”). The designation of a Historic landmark status establishes restraints only on the outer shell and appearance of an historic building. NO RESTRICTIONS ARE ESTABLISHED FOR THE INTERIOR OF THE BUILDING OR ITS REPAIR.

However, we find that even the very lightest “restrictions” act as an impediment to protecting homes by this designation. Many individuals see these restrictions as a taking of personal autonomy over their property. Changes requiring a “Certificate of Appropriateness” are seen as just enough red tape which affectively put off property owners from participating in the Historic Preservation process. Many historic or architecturally significant structures are in danger of future demolition for redevelopment. Several such properties are located on land zoned R-4, medium high density, and upon resale may be demolished by right. To construct multi-family rental units

I believe the City must try to do more to preserve our at-risk historic residential structures. We need incentives to encourage property owners to accept Historic Landmark status for residential homes and rental properties in the community. Barriers currently exist in successfully increasing the number of Landmark designations or Historic Preservation Districts. These need to be mitigated through creative financial incentives.

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There yet remains the question of addressing any action needed to preserve historic properties which come under threat due to the filing of a Permit to Demolish, after such properties are successfully accepted for Historic Landmark designation

Submitted by Dennis Roberts, Alderman, Ward 5

Historic Preservation Incentive Resolution

Recognizing the vital importance of preserving buildings, structures, sites, objects or historic districts within the City of Urbana that are historically significant in that they exemplify and/or reflect the cultural, social, economic, political or architectural history of the nation, state or City for the benefit, use, and enjoyment of future generations, as outlined in the Historic Preservation Ordinance, (Resolution No. 2001-02-007R) as adopted by the city of Urbana on March 5, 2001 ; and

Recognizing the importance to the City of Urbana property owners being willing to designate such buildings, structures, sites or objects as properties appropriate for Historic Landmark status or as part of historic districts, as defined therein;

The City Council of Urbana hereby initiates the following incentives for the designation of such buildings, structures, sites or objects which may be judged to exemplify and/or reflect the cultural, social, economic, political or architectural history of the City for Historic Landmark or Historic District designation, including properties currently achieving such status:

BE IT RESOLVED THAT:

1. PROPERTY TAX DIFFERENCE REBATE (*mirrors the Build Urbana program. . . but involves coordination with other taxing bodies*)

The City of Urbana will rebate to the owner of a property successfully designated as a historic landmark that portion of tax equal to the difference between the property tax paid to the City of Urbana, as assessed by the County Tax Assessor's Office, and that amount of tax which would be paid in the City of Champaign for the identical tax assessment value, for a period of 5 consecutive years, and thereafter the property tax rebate incentive shall terminate, and the assessment to the property shall resume at the level indicated at the time of initial entry into the Historic Landmark Designation Tax Incentive Program. The property owner will pay the complete county tax assessment before receiving the appropriate tax rebate from the City, which shall be reimbursed via public mail by the City Finance Department.

(OR — and this may be more manageable. . .)

2. TAX REDUCTION (*straight 50% reduction on city's share of property tax*)

The City of Urbana will rebate to the owner of a property successfully designated as a historic landmark that amount of tax equal to 50% percent of that portion of property tax paid annually to the City of Urbana as the city's share of the annual property tax levy due to the City of Urbana (16%), as assessed by the County Assessor Office, for a period of 5 consecutive years, and thereafter the property tax incentive discount shall terminate, and the assessment to the property shall resume at the level indicated at the time of the initial entry into the Historic Landmark Designation Tax Incentive Program.

3. ADDITIONAL FUNDING

The City of Urbana shall secure and set aside in a separate fund a total of 40% of all monies received from the payment of all demolition permits issued by the City, for the expressed purpose of supporting and funding historic landmark designation incentives, the appropriate marking of such buildings, structures, sites or objects which may be judged appropriate and successfully designated for Historic Landmark or Historic District status, and creating further preservation incentives and educational programs pertinent to such programs.

Historic Preservation Incentive Worksheet

Here are two possible scenarios of property tax incentives for the Urbana Historic Landmark designation program.

Scenario #1:

1. PROPERTY TAX DIFFERENCE REBATE *(mirrors the Build Urbana program)*

Using the example found in the Build Urbana Tax Rebate brochure:

Assume a property approved for Historic Landmark status has a sale value of \$150,000. The property tax rebate program will rebate the difference in the tax bill for the home in Urbana with that of a home of the same tax valuation in Champaign. In our assumed example, we would divide the home's value of \$150,000 by 3 to determine the assessed value (= \$50,000), then divide by 100 (= \$500), and multiply by 8.2553 (Urbana's tax rate), which equals a tax of \$4,127.65. By doing the same with a factor of 7.5478, Champaign's tax rate (500 x 7.5478), we have a tax of \$3,773.90. The difference of \$354 will be the approximate rebate. Over 5 consecutive years the total tax savings could amount to \$1,769.

Scenario #2:

2. TAX REDUCTION *(straight 50% reduction on city's share of property tax)*

Assume a property approved for Historic Landmark status has a sale value of \$150,000. The property tax reduction program will reduce the City's portion of the property tax bill for the home in Urbana by a flat rate of 50%. In our assumed example, we would divide the home's value of \$150,000 by 3 to determine the assessed value (= \$50,000), then divide by 100 (= \$500), and multiply by 8.2553 (Urbana's tax rate), which equals a tax of \$4,127.65. The city's part of this taxable amount is 16%, or \$660.42. One half this amount is \$ 330.21. By offering the same flat rate of discount over 5 consecutive years the total tax savings could amount to at least \$1,651.06. Actually the property tax discount would likely increase slightly each year with the normal progression of assessment values.

Suggestion by Alderman Bowersox: Cap the number of applicants accepted per year for city-sponsored incentive participation to a reasonable number (15).

3. ADDITIONAL FUNDING

Demolition permit fees for business and residential structures collected by the City of Urbana over the last 4 years are shown below. If 40% of the collected fees were diverted into a Historic Preservation Fund, the funding for incentives to initiate building landmark status and other preservation would be as follows:

2003	\$2,262.00	x 40%	=	\$ 904.80
2004	\$4,638.00	x 40%	=	\$ 1,855.20
2005	\$4,714.00	x 40%	=	\$ 1,885.60
2006	\$3,277.00	x 40%	=	<u>\$ 1,310.80</u>
Total over 4 years:	\$ 5,986.40			earmarked for Historic Preservation incentive programs

This fund might also be used to assist with specific approved repairs in low-income areas of the city, such as Census tracts #53, 54, and 55, or other programs necessary in preserving housing stock at risk in such older historic districts.

(Demolition fee data provided by Ron Eldridge)

The City of Urbana's Historic Neighborhood Preservation Goals

Preserving the unique quality and history of Urbana is mentioned in the Comprehensive Plan adopted by Urbana in 2005:

Page 30: Neighborhoods:

Trend #1: Desire to Preserve Neighborhoods

Urbana residents are showing an increased pride in their neighborhoods and recognize the need to preserve them in order to make them an attractive place to live for years to come. . . . including preserving single-family homes, encouraging property maintenance, . . . and preserving the unique characteristics of each neighborhood

Page 33: Goals:

Goal 1.0: Preserve and enhance the character of Urbana's established residential neighborhoods.

Objectives:

1.2 Encourage investment in older properties to help maintain their appearance and long-term potential.

Page 37: Urbana's Unique Character

Goal 12.0: Preserve the characteristics that make Urbana unique.

Objectives:

12.1 Identify and protect neighborhoods and areas that contain significant historical and cultural resources.

12.2 Pursue the establishment of historic landmark and/or historic district status for sites that have contributed to the history of Urbana.

12.3 Encourage public/private partnerships to preserve and restore historic structures/sites.

12.4 Promote and educate the public about the benefits of historic preservation.

Page 91-2: Implementation Program

- Update historic surveys of older neighborhoods in order to develop an inventory of historic resources.
- Study the feasibility of initiating a low-interest loan or grant/match program for exterior renovation projects on structures that have been designated as "historic" under the Urbana Historic Preservation Ordinance.
- Coordinate with local non-profit agencies (such as PACA) focused on preserving historic structures within the community through membership and educational coordination.
- Designate civic buildings that contribute to Urbana's history for landmark status.

"Neighborhood Preservation" is Goal #4 listed in the City Council Goals adopted May, 2005:

Page 8: Goal 4. Preserve Neighborhoods and Promote Rental Safety

A) Develop conservation districts for historic and sensitive areas of the city. . . .

C) "Rebuild Urbana"—encourage home maintenance including painting in targeted areas, examine incentives

Review of Urbana's Historic Preservation Ordinance

As a review, the Urbana Historic Preservation Ordinance establishes these directions concerning repairs or alterations to properties of Historic Landmark designation:

A) A Certificate of Appropriateness is required for any alteration, relocation, construction, removal or demolition that affects the exterior architectural appearance of any landmark. . . regardless of whether a building permit is required for such action.

1.) A Certificate of Appropriateness is required for any demolition, construction or material change of any brick sidewalk, fence, wall, permanent sign or ornamentation. . .

if visible from a public street or sidewalk.

2.) A Certificate of Appropriateness is required for any relocation, removal or repair of colored leading, etched or beveled glass from landmarks or buildings. . . .

(Thus, remodeling limitations are restricted specifically to visible changes to the outside appearance of buildings only, when viewed from a street or sidewalk.)

3.) No Certificate of Appropriateness is required for the following activity:

a.) Change in exterior paint schemes or colors

b.) Ordinary repair and maintenance of existing exterior architectural features.

c.) Replacement of existing outside storage that cannot be seen from a public street or sidewalk.

d.) Installation, removal, or change of landscaping.

e.) Repairs to private concrete or asphalt sidewalks, and all sidewalks, curbs, street lights, fire hydrants and street signs within the public right-of-way.

f.) Replacement of existing mechanical and electrical equipment.

(Concerning Minor Repair Work or Changes:)

B) The Zoning Administrator and the Commission Chair are authorized to issue a Certificate of Appropriateness for the following *minor works*:

1.) Outside storage, mechanical and electrical service equipment not visible from a public street or sidewalk either because of location or landscaping.

2.) Application or use of exterior roofing materials of the same kind . . . as that already in use.

3.) Improvements, alterations and renovations that can be accomplished without obtaining a building permit. . . including screening and siding [when using materials matching the existing building].

4.) Erection or removal of features associated with a physical or medical condition of an occupant, which do not permanently alter the exterior, including access ramps or lifts.

5.) Replacement of fences of the same type, in the same location.

6.) Installation of storm doors, windows and screens, window air conditioners, or television antennas