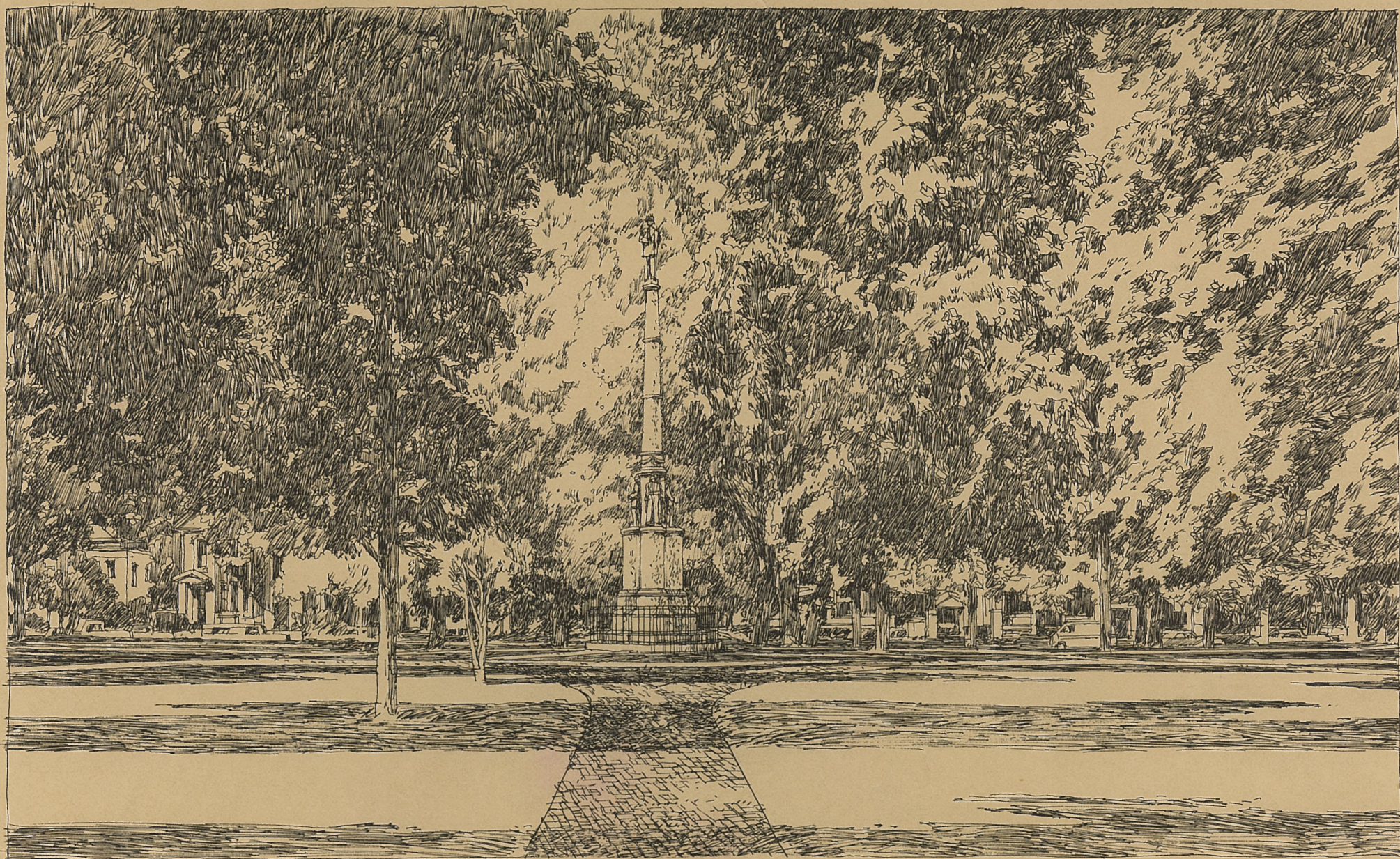


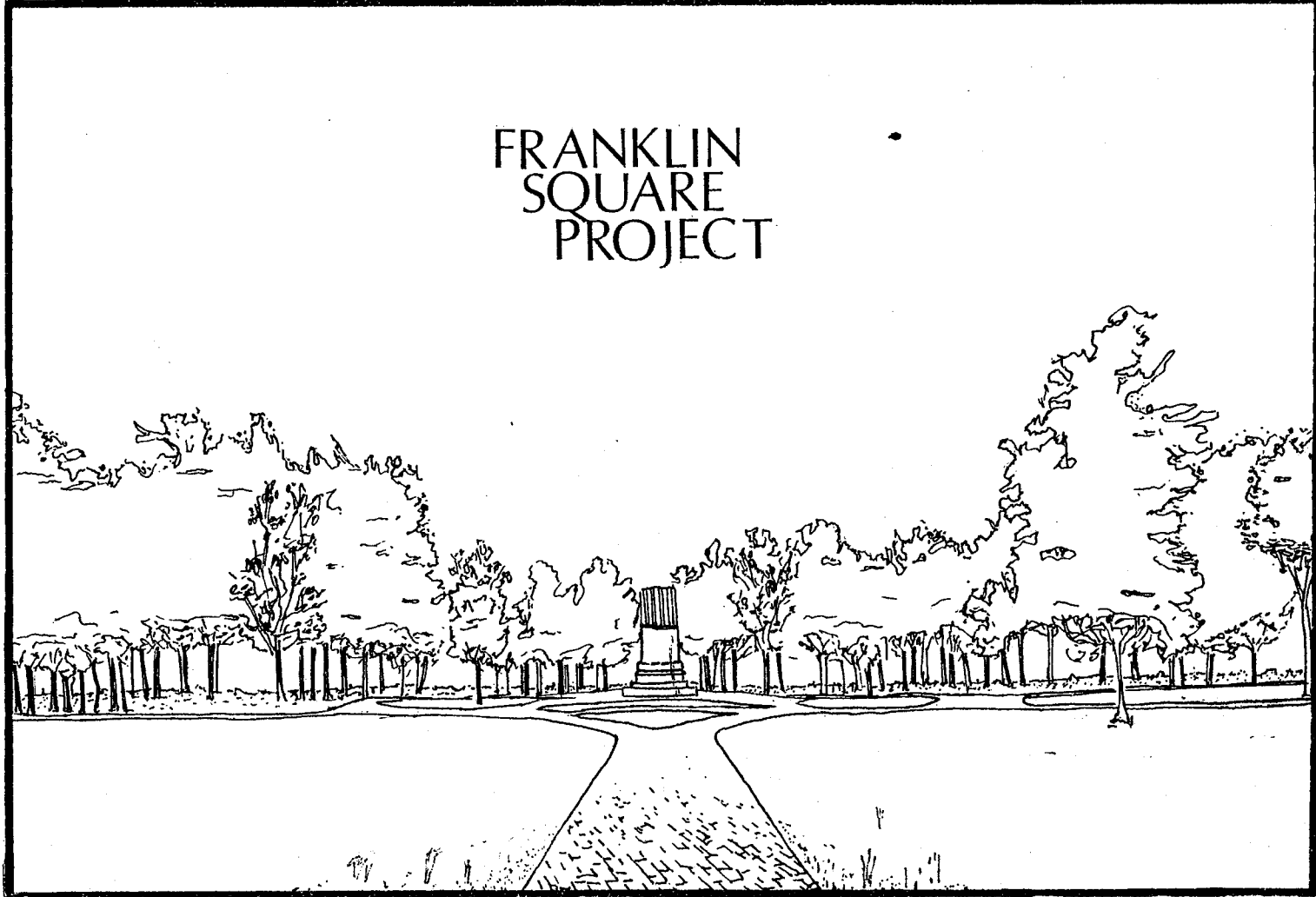
PROPERTY OF THE  
McLean County Historical Society



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McLean County Historical Society

PROPERTY OF THE  
McLean County Historical Society

FRANKLIN  
SQUARE  
PROJECT



GENERAL DESIGN INC.



HISTORY

### Background Information:

During the summer of 1978, the city of Bloomington, Illinois, received a grant from the State of Illinois Department of Conservation to fund a study of the method of the restoration of Franklin Park. The city interviewed several architecture firms before selecting one to produce a study tracing the historical shaping of the park and recommending future action in restoring the park. General Design, Inc., Greenville, Illinois, was named to conduct the study.

A General Design task force, in advance of an on site workshop, researched the history of Franklin Park within the context of Bloomington as an emerging urban environment in Central Illinois. With assistance of local citizens and other organizations (bibliography), General Design and the city of Bloomington came to an agreement on a "target period" in the history of the park toward which date to direct the efforts of restoration. That period is 1885-1905 and will hereinafter be referred to as the "target period". This time span represents an era of city vitality, of political and cultural growth, and an environmental and visual highpoint of the park itself.

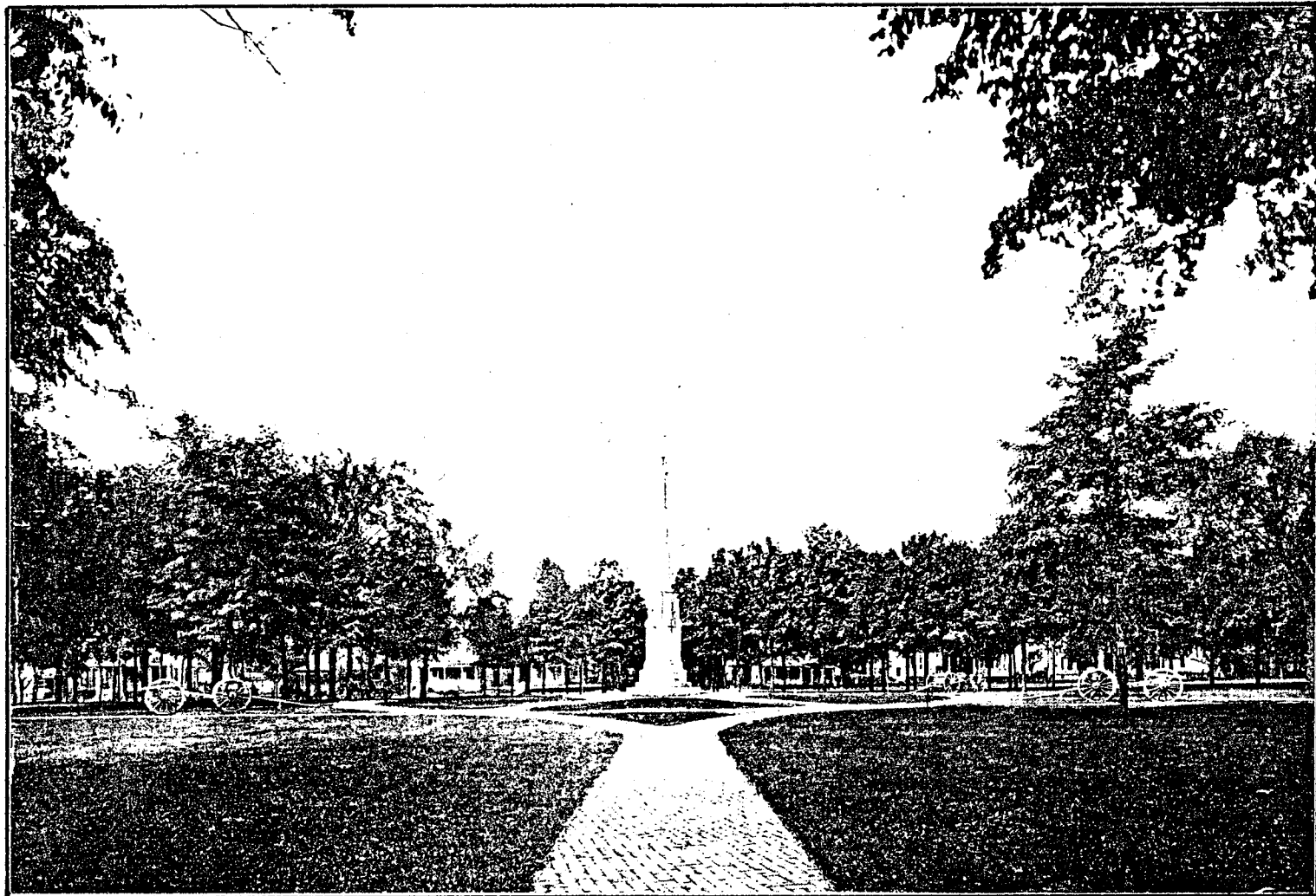
With the target period defined and with previous task force fundings, General Design set up a week long workshop at 104 East Walnut Street, just off the park. Research continued and interviews were conducted with local residents and citizens to gauge public sentiment toward the park and to become acquainted with the park's present usage.

### History:

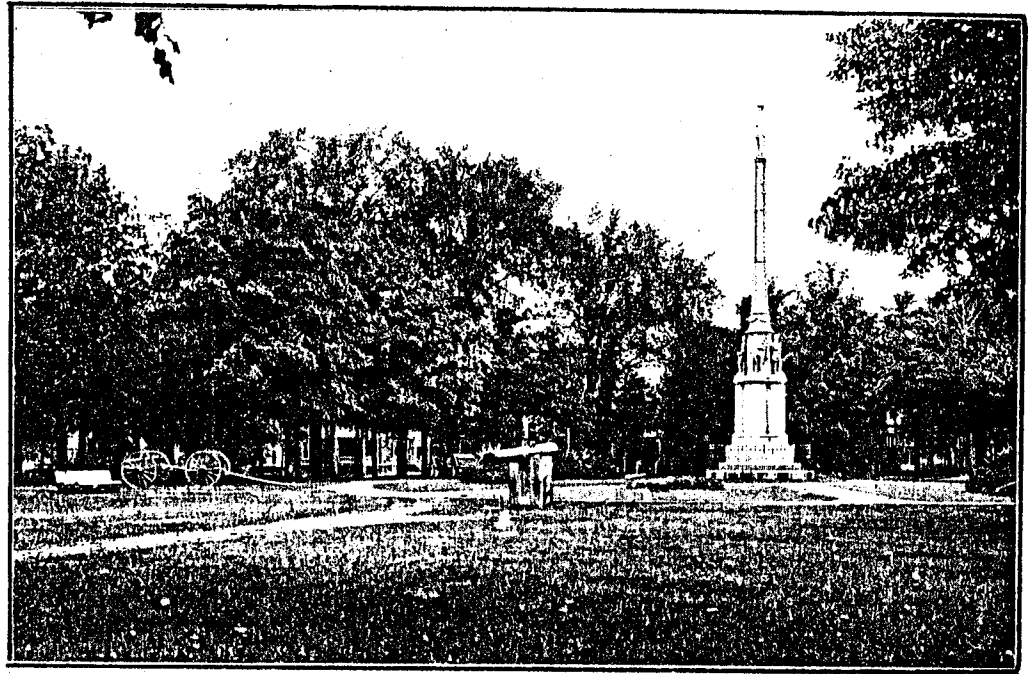
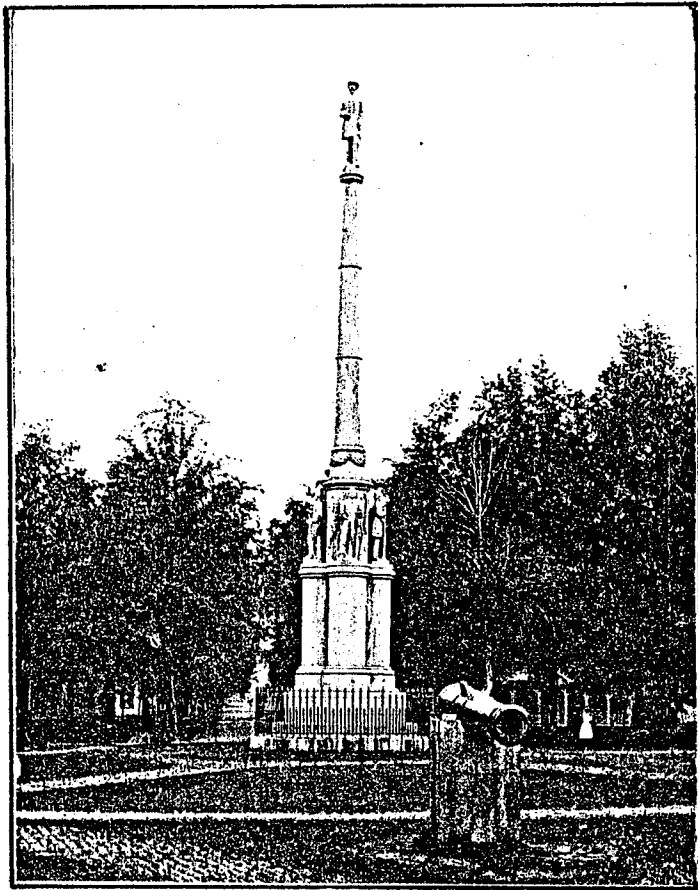
Franklin Park was donated to the city of Bloomington, April 26, 1856, by three of the town's foremost citizens: David Davis, William Flagg, and William Allen.

The deed specified that the park "be used as a place of public resort, pastime, and recreation for citizens and strangers forever, ..... no building whatever to be erected on it". The city fathers were to be held responsible for maintaining the park.

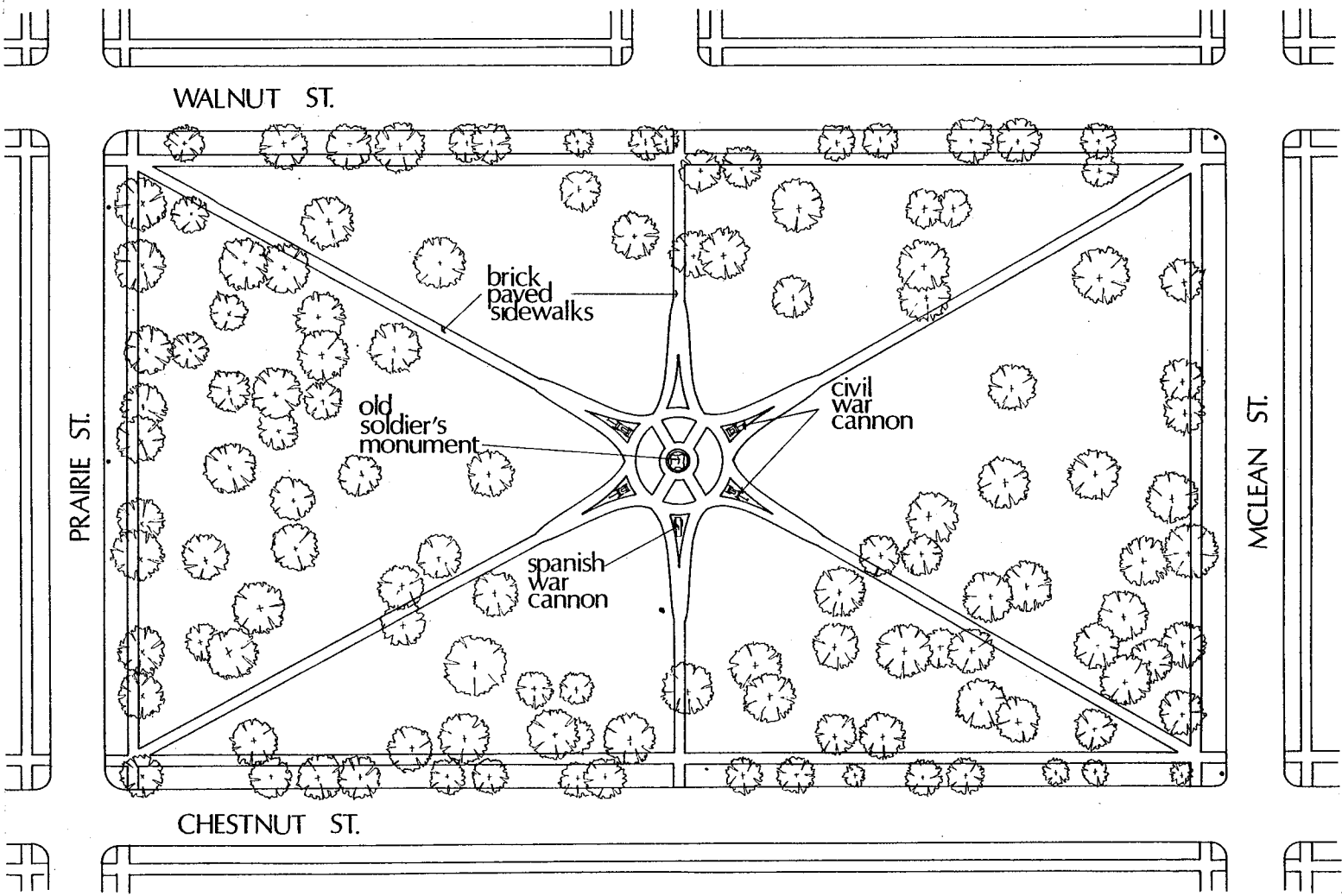
At the outset the park was an entirely open area. Trees were few. Huge 20 foot wide carriage paths ran north-south and east-west on the park's main axes. Diagonal foot paths also evolved



franklin park - 1896



park center - 1900-07



target period - 1885 1905

and ran diagonally through the park. The carriage routes were gravel covered, as were the foot paths. No man-made structures or additions were evident in the park.

The park originally was surrounded by a tall board fence which prevented the free-roaming cattle of the day from entering the park. The fence remained till the early 1880's. In 1858, the city appropriated 615 dollars for the planting of 1,542 new maples and elms. In 1868, a monument commemorating McClean County's Civil War dead was erected. (See Exhibits A and B.) At roughly the same period 4 Civil War cannons in full battle carriage were added around the monument. (Exhibits A and B.)

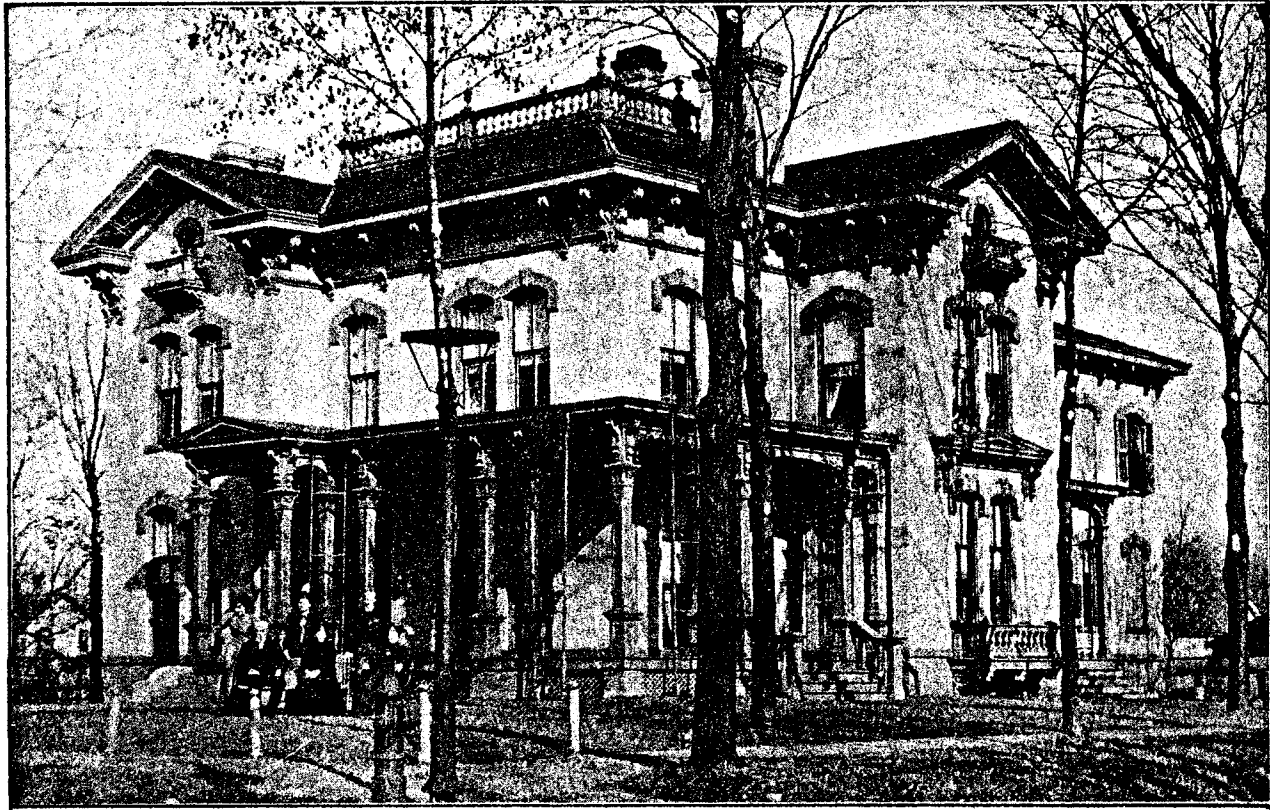
Between these additions and the start of the target period, the park fell in and out of disrepair, with complaints lodged by citizens charging the city fathers with neglect.

During the target period, the park was revived to peak condition. The previous gravel paths had given way to a star shaped brick sidewalk pattern, with the soldiers' monument standing at the center and surrounded by the 4 Civil War cannons. Later, a Spanish War cannon was added at the south edge of the star pattern. (Exhibits B and C.)

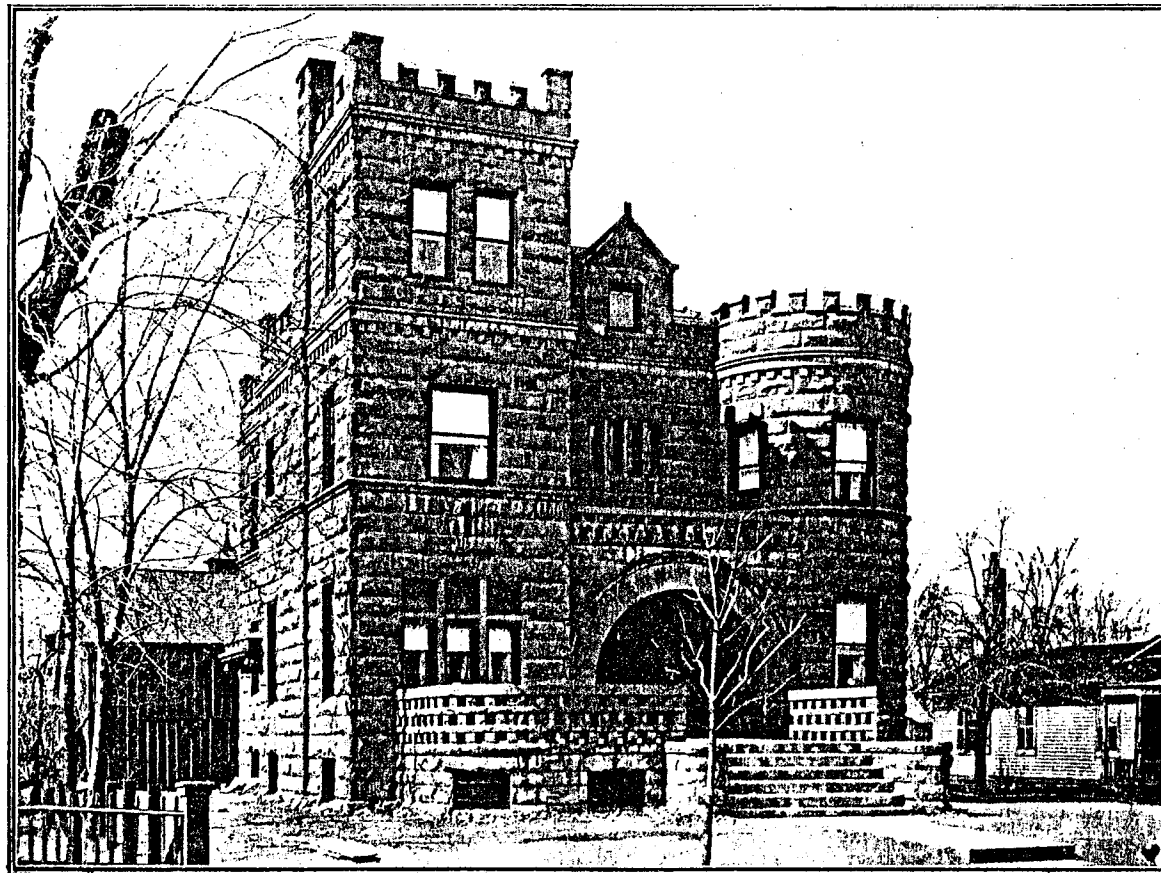
This cannon, from Santiago de Cuba, used during the Spanish-American War, was a gift to Franklin Park, made available by an Act of Congress. It was dedicated May 30, 1900. It stood on its base until the early 1940's, when it was then donated to the federal government for the World War II scrap drive.

Many persons of social and political prominence brought fame to the park during this epoch. Adlai E. Stevenson I, of 901 North McLean Street, became vice-president in 1892. Joseph Fifer, former governor, built a home at 909 North McLean in 1895. Other figures of national stature who spoke and/or appeared at Franklin Park were: William Jennings Bryan, Ulysses S. Grant, Henry Wellcome, Carl Sandberg, Clarence Darrow, Eugene Talmage, General John McNulta, and Roger Ingersoll.

Other activities added to the cultural surge in the park. A Stevenson family wedding was held there. Political rallies found a home on the square. "Torch light" parades, begun in 1848, continued at the time.



stevenson home



810 n. prairie



chestnut st

under penalty of the grounds reverting to the donors, and for the reason that the improvements are needed and proper, recommend that the following work be done:

First, that the straggling trees around the park adjoining the street be cut down, as they are in the way of building a walk, and that a twelve foot brick sidewalk be built, with stone curbing not less than four inches thick. Second, that a gravel walk twenty feet wide be constructed from the monument to the outer edge of the park on the north, south, east, and west, and a gravel walk six feet wide from the monument to the four corners of the park, all the walks meeting in a circle around the monument. That the dirt from the excavation for the sidewalk be used where needed in grading the park. Fourth, that the trees be removed and pruned where needed, and that the work be done as soon as possible, under the supervision of a committee of the City Council, with the City Engineer.

D. D. DANIELS,  
B. F. HOOPES,  
MARTIN MEYER, } Committee.

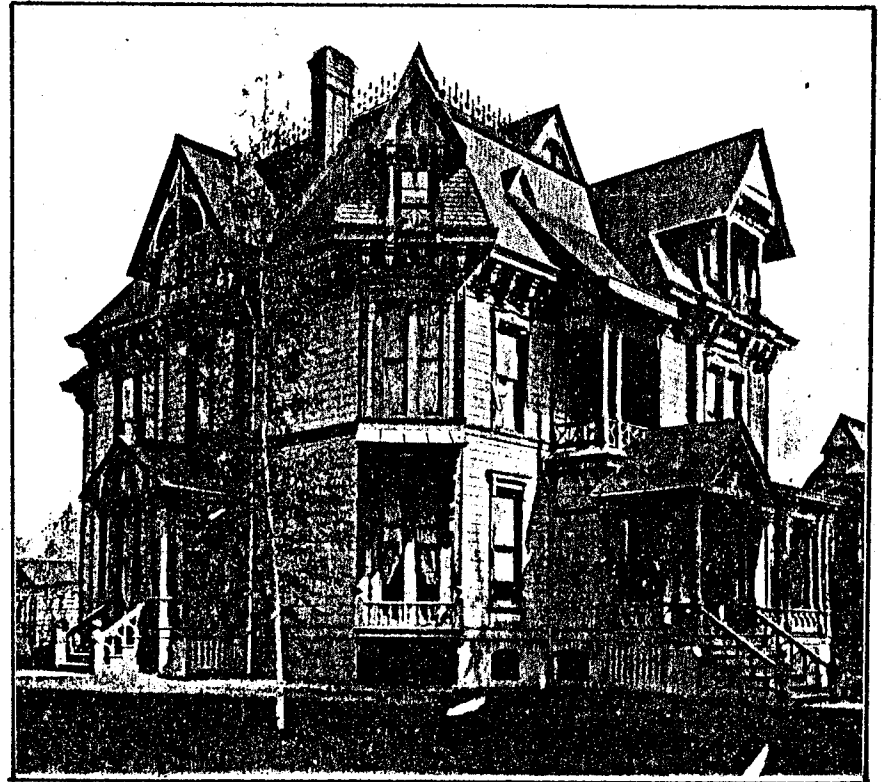
city council minutes

302 e. walnut

H



corner chestnut - mclean





TO THE PRESENT



franklin park - today

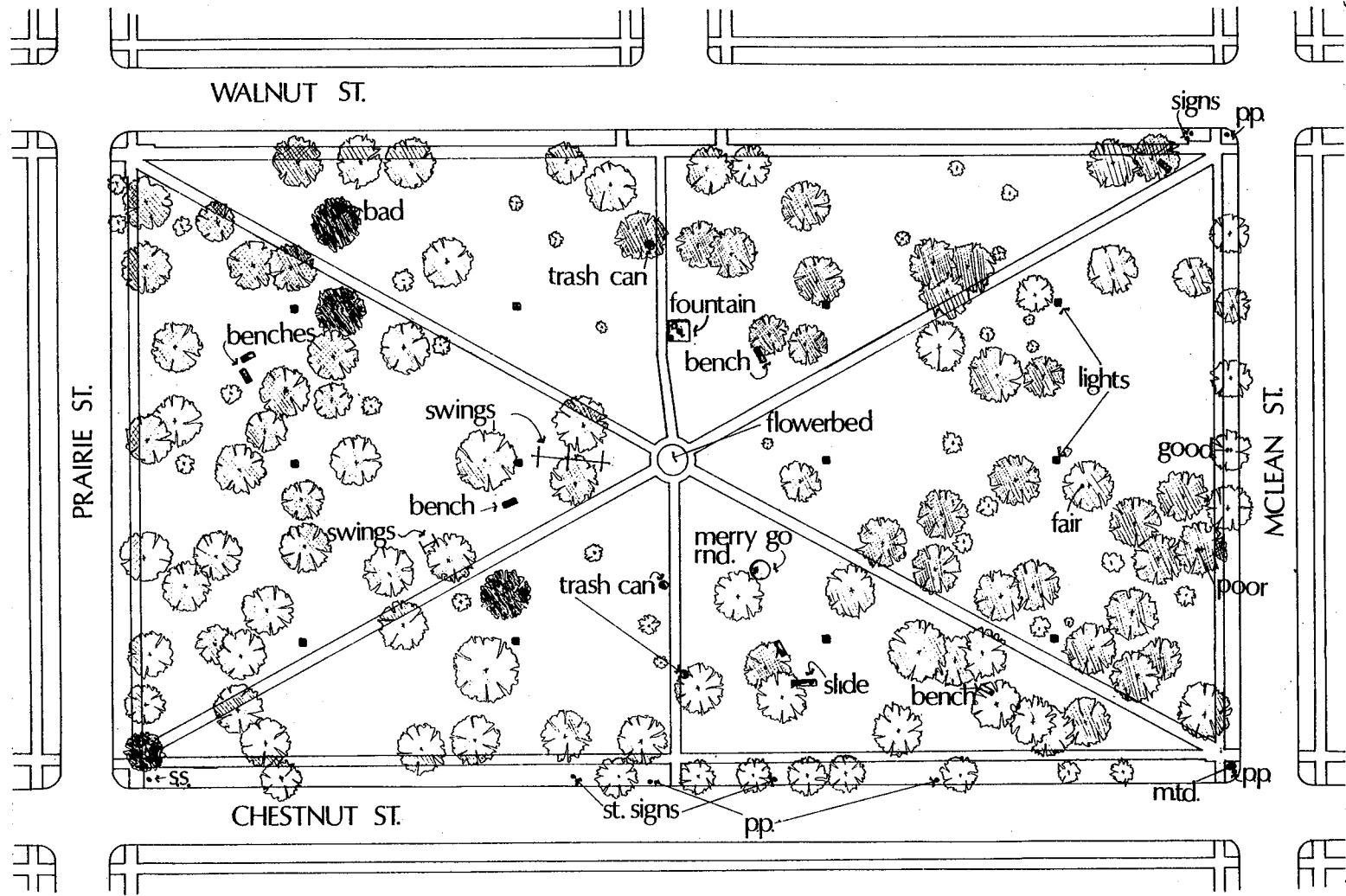
Between the target period and the present the park has been extensively changed. Controversies, environmental evolutions, and physical alterations have occurred. In 1909-10, the brick side-walks were being replaced by concrete "short-cut" walks, causing local dissent. (Exhibits K and L.) Concrete walks were placed and removed at the same time. Finally, due to age, settling, and overgrowth, the brick walkways succumbed to concrete. The star-shaped geometric pattern was gone. The monument, struck by lightning in 1914, (Exhibit M), was ordered disassembled and removed.

Franklin Park has evolved into what it is today. (Exhibit J.) Playground equipment spots the grassy surface. Modern benches and tables inhabit the park. A lone flower bed exists at the center where the once grand monument stood.

The residents have worked hard trying to preserve the historical and cultural heritage of their square. In 1972, they allied themselves in the Franklin Square Association. With further drive, the group culminated its efforts by obtaining listing on the National Register of Historic Places, a significant step in protection of the park from adverse future changes.

A further "non-historical" concern of the citizens is the maintenance of the park as a passive environment. It is a widespread desire to prevent organized sporting activities from establishing permanent fixtures in the park; i.e. no baseball backstops or asphalt courts. Such facilities would hamper restoration efforts and ruin the park's passive character.

Residents, in addition, generally oppose an increase in lighting. Public feelings express that great increases in illumination levels would only give the square a "parking lot" appearance. Only at the corners was it observed to be necessary to provide additional light.



existing - 1978

By the Clerk the following report:

*To the Honorable, the Mayor, and City Council of the City of Bloomington:*

Gentlemen:—We, the undersigned members of your Board of Park Commissioners, to whom was referred the matter of the petition of the Woman's Club of Bloomington, Illinois, in reference to the tearing out of all of the concrete walks that have been constructed in Franklin Park, beg leave to report that this matter is now entirely beyond the control of your Park Board, the contract for this improvement having been let by the Board of Local Improvements of this city, and as we understand it, has been executed by all parties. Any changes in the written contract for this work would have to be determined by said Board under the advice of the City Attorney as to the legal matters involved. As to the merits of the matters in controversy, we would refer your Honorable Body to the report of Mr. Nelson, the landscape artist, who was employed by Mr. Bach, with the consent of the other members of the Park Board, and the Honorable Board of Local Improvements. We understood that his report on the matters in controversy was to be final, but the same evidently did not meet with the approval of your Honorable Body. The substance of his report was to eliminate the short cut walks from the four corners to the opposite north and south centers of the park, and to plant shrubbery at these centers and corners in order to prevent pedestrians from cutting across the park and wearing unsightly paths through the park.

It is to be regretted that during the several weeks that the matter of the proposed cement walks in Franklin Park was up for discussion before the Committee of your Honorable Body in connection with the Board of Park Commissioners, when the proposed work in Franklin Park was mentioned in the daily papers, and when the drawing for the same was printed in the daily papers, that none of our citizens who are now so strenuously objecting to this work, saw fit to offer any advice or suggestions upon the matter, either through public press or to the members of the various committees.

There seems to be quite a difference of opinion at the present time among the people who have occasion to use the walks in Franklin Park as to the proper course to pursue. For several years we have been asked by those who had occasion to go that way almost daily, to construct the short cut walks, which are now the subject of controversy. The arrangement of the old brick walks about the monument in the center of the Park has always been unsatisfactory in that it was impossible to keep flowers from being trampled under foot, and unsightly by-paths from being worn through the grass plot and flowers which formed the central design.

The request of the ladies of the Woman's Club for the removal of all

city council minutes

the walks is certainly too sweeping in its demands. We doubt if there is a person who has occasion to use these new walks that would seriously advocate a return to the old brick walks with the weeds growing in the cracks, portions of which walks were below the grade, causing pedestrians to wade through ponds of water during wet seasons. Our efforts in planning the walks was to eliminate the unsightly paths in the park. In some places there were two and three of these paths paralleling each other, varying in width from 5 to 20 feet, coursing from both sides of the Park street entrance to McLean street and Prairie street on the opposite sides; they were muddy in wet weather and dusty in summer. These paths always have been an eye sore to all. It has been suggested that these paths can be eliminated by planting shrubbery. We believe that the planting of thick shrubbery at these points of entrance sufficient to turn travel and to obviate these unsightly paths will meet with as much opposition from some of the residents around the park as the present system of walks does, as it will not only interfere with their vision, but will furnish a convenient place for the committing of offensive nuisance, and for evil disposed persons to conceal themselves.

The argument has been advanced that the two short cut walks from the Park street entrance to the opposite corners of McLean street and Prairie street can be retained, but that the two similar walks on the opposite side of the Park and running to the northwest and northeast corners of the Park should be taken out. This arrangement meets with serious objection from the landscape gardener. In his judgment if two of these walks are retained, they all should be retained.

We would suggest that considering the fact that the larger part of the walks that seem to have caused the greatest objection are already completed, it would do no harm to complete the walks as planned, grade the park, reset the cannons and plant the flowers, and give the walks a fair trial. If after a fair trial it should be found that the beauty of Franklin Park has been marred by these walks and that it is advisable to take up the same, it will be an easy matter then to do so; and if after a fair trial it is decided to take up the walks, we stand ready and willing to reimburse the city for the difference in what it would cost now to tear up the walks already laid, and what it will cost to complete the unfinished portion of these walks to which there seems to be the most serious objection.

Respectfully submitted,

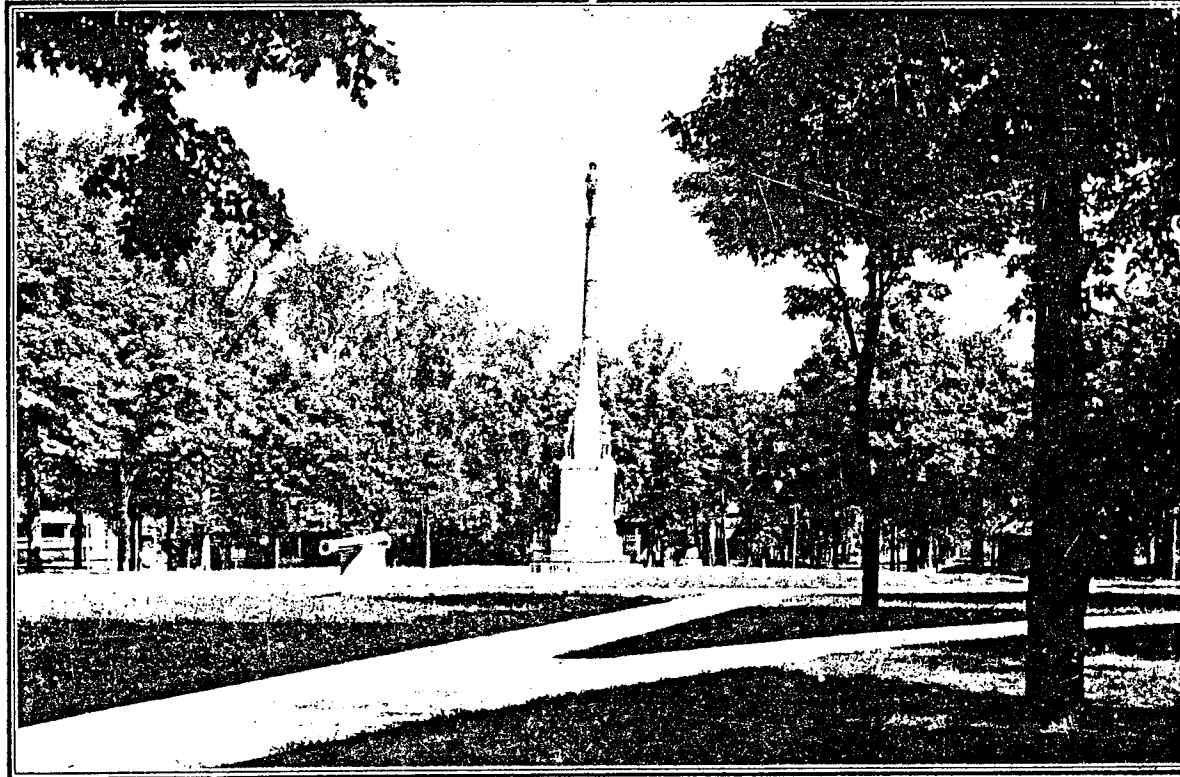
J. B. STEVENSON,

WILLIAM R. BACH,

Board of Park Commissioners.

On motion of Ald. Costello, same was adopted with recommendations concurred in.

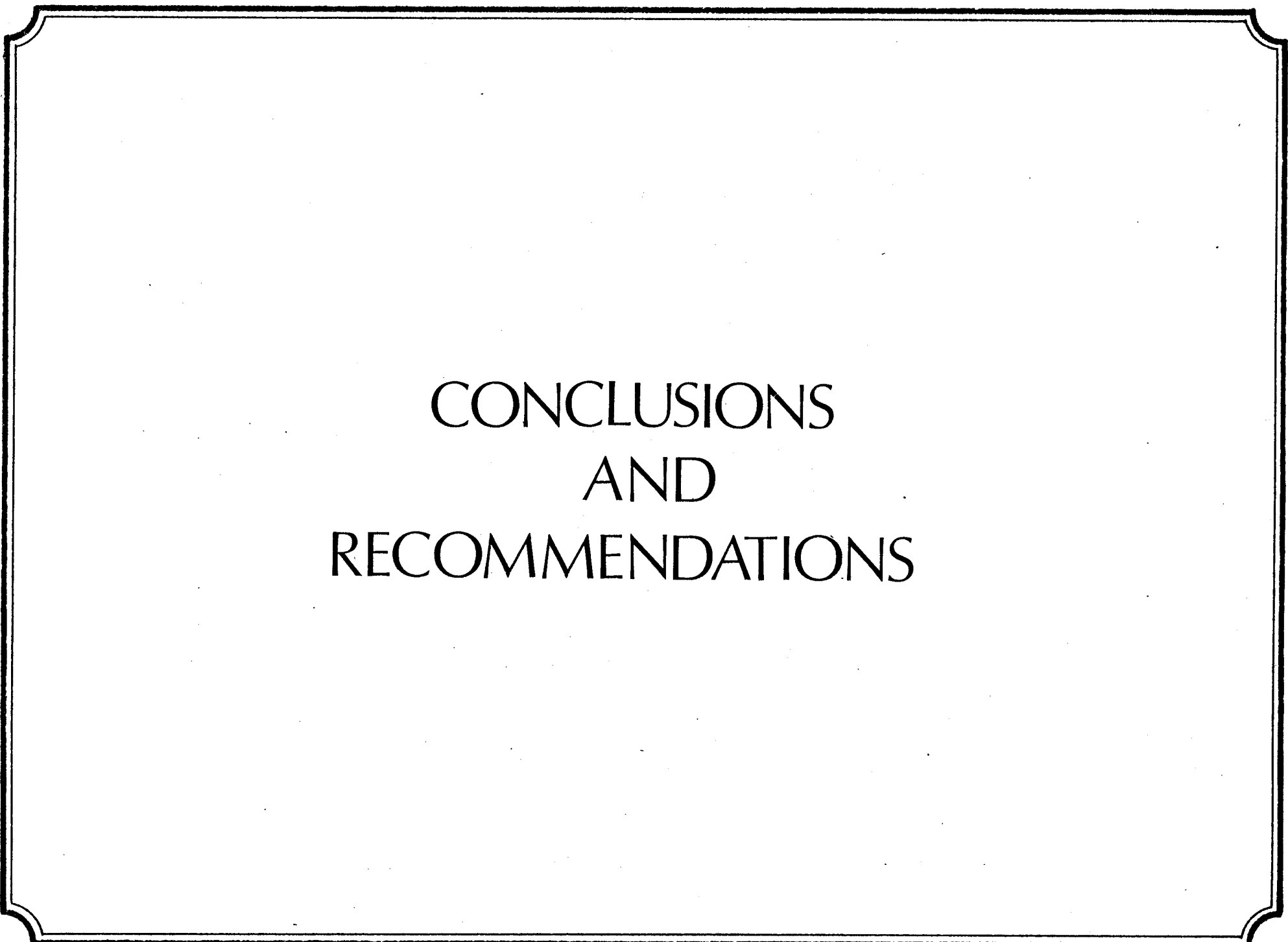
K



concrete walks 1909

One summer night in 1914, a stroke of lightning shattered  
the Civil War monument. Several life sized marble figures fell  
to the ground and it was pronounced unsafe and not sufficiently  
strong to be reconstructed. At the request of the local G.A.R.,  
the County Board of Supervisors voted to erect a new Civil War  
monument and place it at the entrance of Miller Park.

essay - f. f. bohrer



CONCLUSIONS  
AND  
RECOMMENDATIONS

With information from General Design's study, in addition to information gained from previous studies, recommendations and guidelines for restoration can be set down. (Exhibit N.)

Generally, an authentic reinstatement of conditions during the target period are called for. Realistically, all facets of this epoch cannot be recreated. Some articles (such as the Spanish War cannon) are lost forever. As much as can be authentically recreated, however, should be.

-SIDEWALKS - Brick sidewalks should be reinstalled in place of the current concrete sidewalks. The geometric star and circle pattern at the center should be reinstated. The brick should be laid at a 30° angle to the north-south axis of the park (see detail drawing.) The walks leading to the corners of the park are on a 30° angle also, and from photographic investigation, it would appear the original brick pattern was started at these walks and simply continued throughout the park on the same angle. The total sidewalk configuration is based on photographs and diggings to discover buried original bricks. Size and dimensions are gauged from photos containing known dimensional objects.

-TREE REPLANTING - From investigations of the city council minutes, old photographs, and actual measurements of the older trees in the park, it was discovered that the original planted trees were arranged in a grid pattern. The grid was on 12 foot centers. It is probable that trees were removed as they died leaving multiples of 12 foot centers as the basic dimensions between trunks. Any new trees added to the park should be positioned according to a 48 foot super grid. All new trees should be young maples and elms, as originally planted.

-BENCHES - The existing park benches are not in keeping with restoration efforts. The original band iron bench (Exhibit S) should be used. An original bench exists at the corner of Towanda Street and Emerson Street and can be duplicated by local manufacture. Painting of this bench should be dark green to match existing lighting posts in park. This bench would be extremely durable and is remarkably comfortable. New benches should be placed at center of the park, not only for seating purposes, but to prevent short cutting across the central area. New benches along the diagonal walks near the corners should be placed also.

replace exist. trash  
recept. with new iron  
wire baskets

WALNUT ST.

remove exist.  
fountain

plant new  
trees on 48'  
supergrid

use turn of  
century geometric  
sidewalk  
pattern

restore old soldier's  
monument

PRAIRIE ST.

MCLEAN ST.

install benches  
and lights  
at corners  
of park

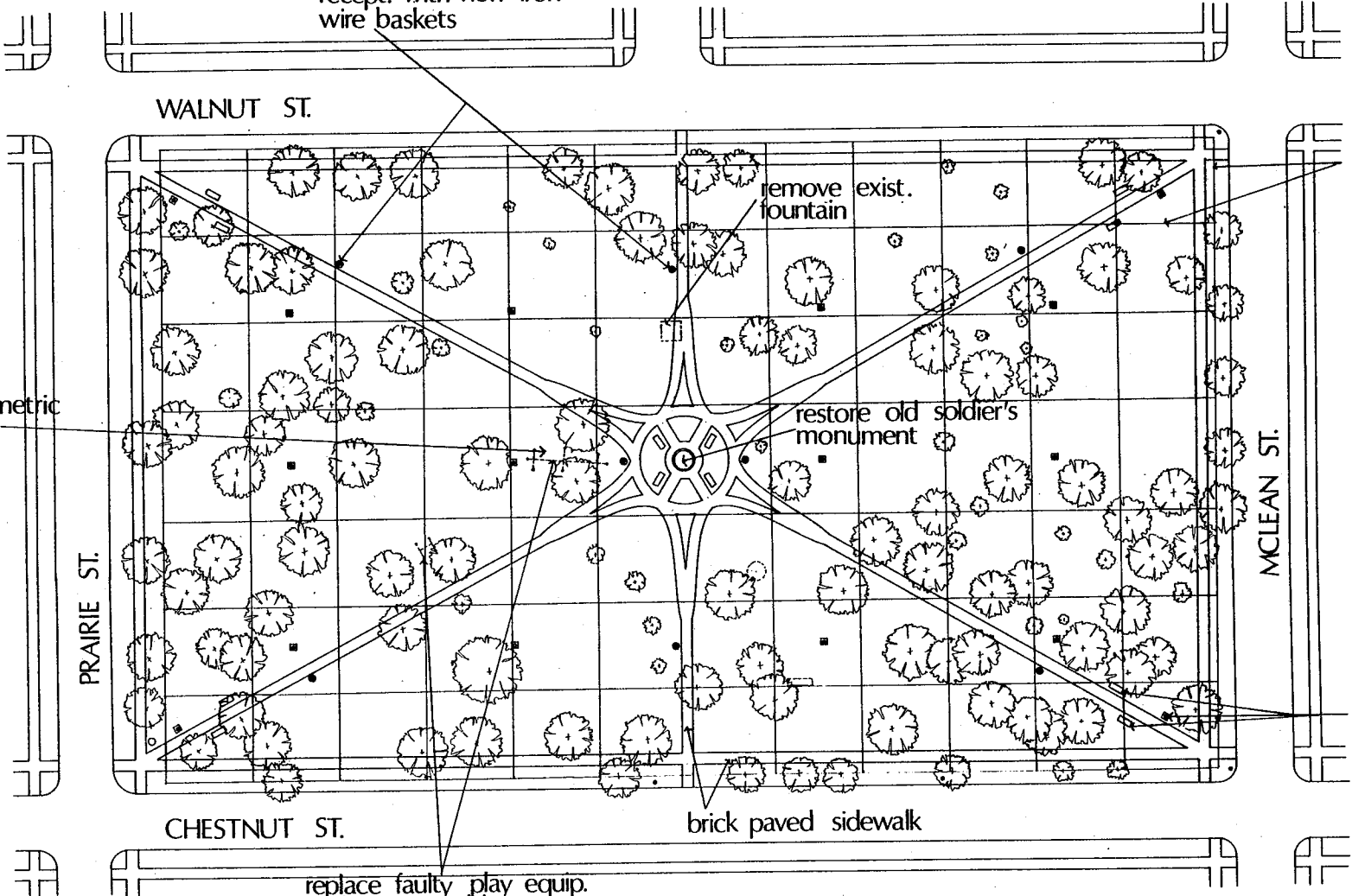
CHESTNUT ST.

brick paved sidewalk

replace faulty play equip.  
with compatible new  
play equip.

proposed

N



909 n. mclean



310 e. walnut

O

-LIGHTING - The current older lighting fixtures will be kept and are acceptable in the restoration effort. The cast iron post and globes will be obtained from city stock piling or other locations to be used for four additional positions near the corners. These lights will complement the additional benches. These fixtures should not add excessively to overall illumination levels but will supply the desired light at park corners.

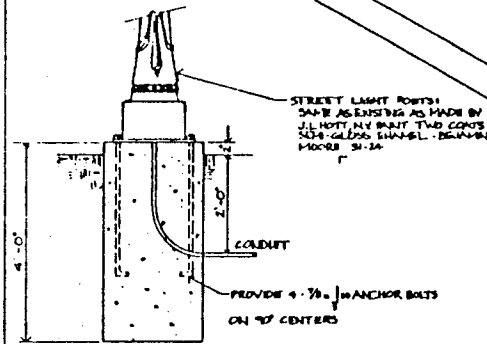
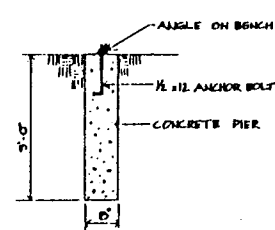
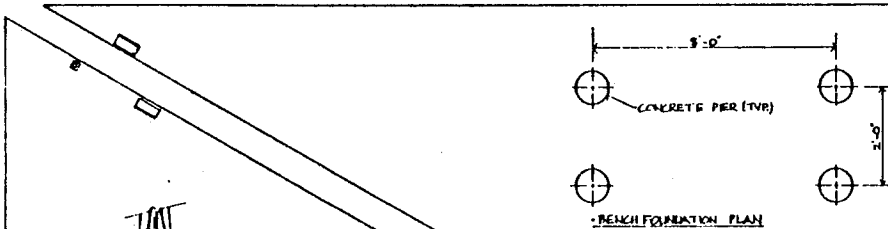
-MONUMENT - The remaining base of the soldiers' monument (Exhibit U), which sits at the corner of Linden and Dawes Streets in Bloomington, should be moved back to the center of the park, highlighting the restored geometric central area. A new foundation-footing should be poured prior to repositioning. If it becomes economically feasible later, a total reconstruction and reconditioning program for the monument can be conducted.

FURNISHINGS -TRASH RECEPTACLES (Exhibit P) - New trash receptacles should be installed. Designed in band iron or painted steel, it would have the same nature of materials as the light fixtures and benches and be acceptable to the era reconstruction as well as present needs. It has not been determined that the target period park ever had trash receptacles. Perhaps, there was less paper to litter in that era. Again, dark green paint should be used to match existing fixtures. A metal mesh lid should be used to cover and lock the garbage container to prevent theft and vandalism.

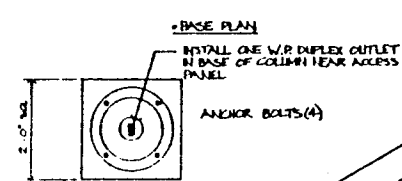
-DRINKING FOUNTAIN - The existing fountain will be relocated due to the brick sidewalks position. It is reconditioned and will be suitable. It should be positioned along one of the north-south sidewalks.

-LIMESTONE CURBING - The curbing which runs the perimeter of the park should be retained. Where existing, the curbing should be cleaned and repaired. Where missing, it should be replaced with the like variety of limestone.

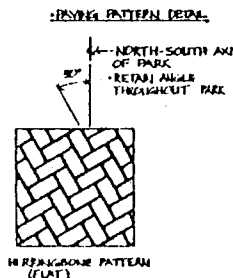
-PLAYGROUND EQUIPMENT - New playground equipment should be installed for defective or unsafe items. Swings and teeter-totters were specifically desired by local residents. All new equipment should be made of heavy duty galvanized pipe. This, painted dark green, would make a non-intruding image in the scheme. No "modernistic" or free form play designs should be



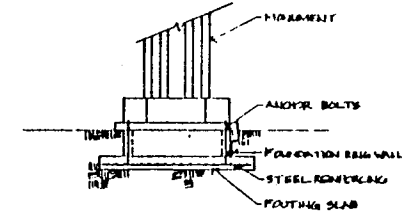
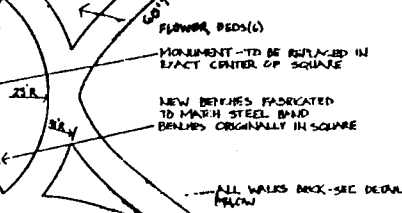
LIGHT DETAILS



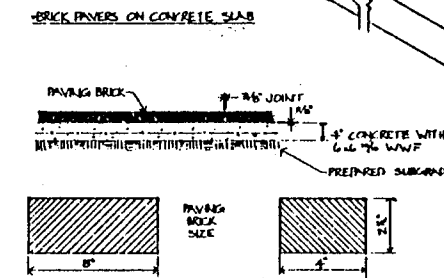
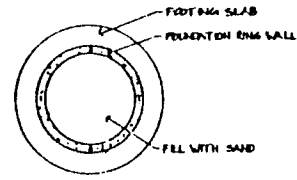
BASE PLAN



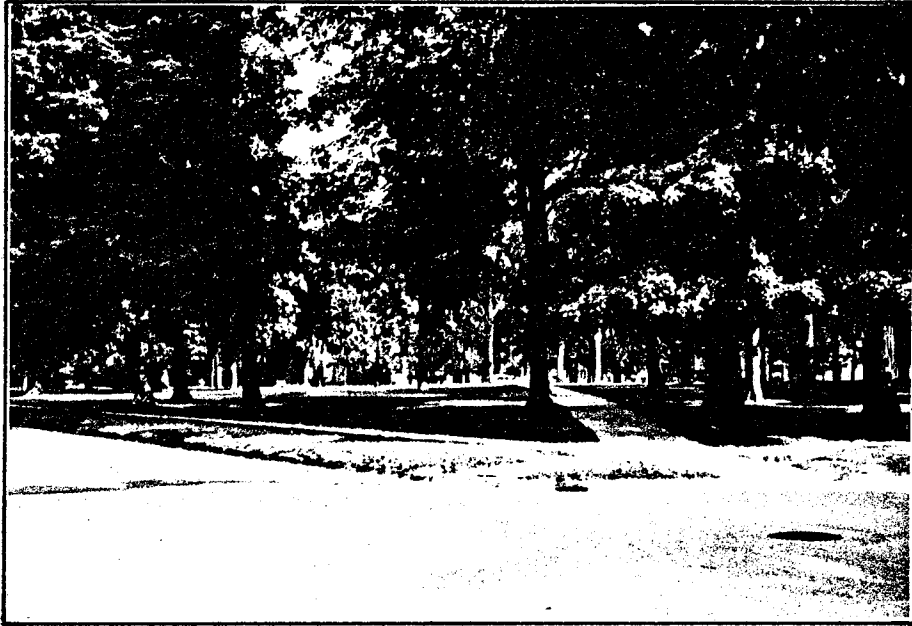
PAVING PATTERN DETAIL



MONUMENT FOUNDATION DETAILS



BRICK PAVERS ON CONCRETE SLAB



Q

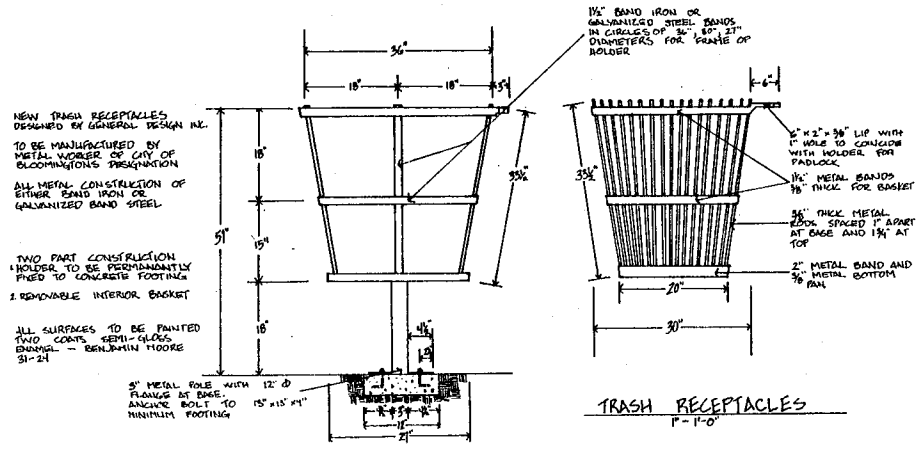
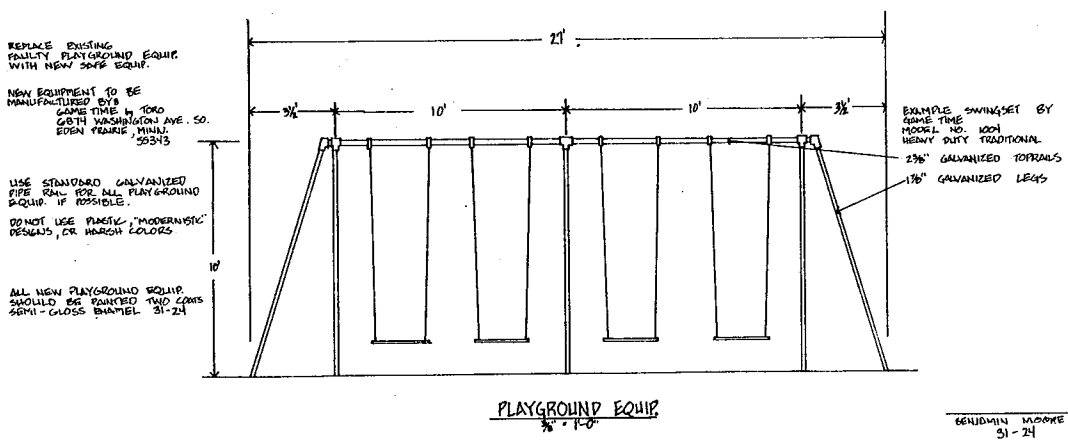
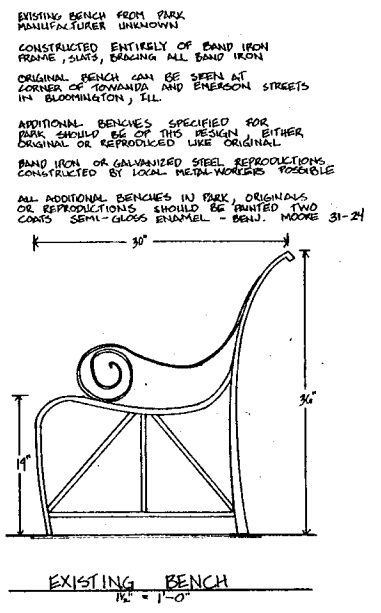
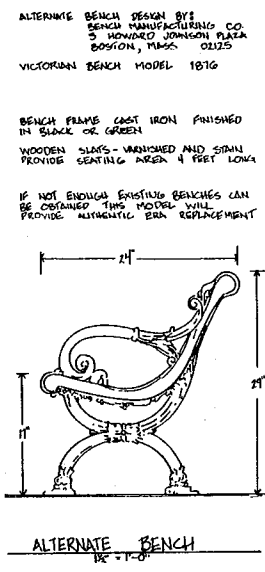
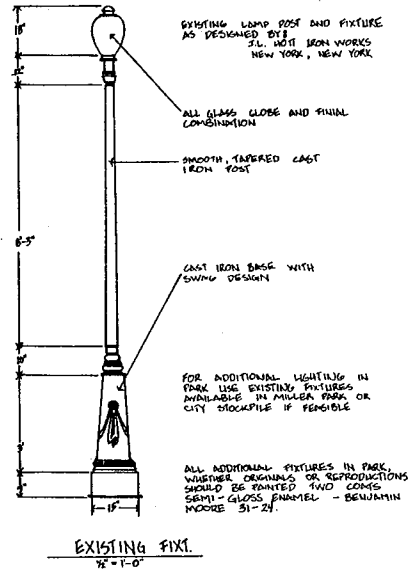
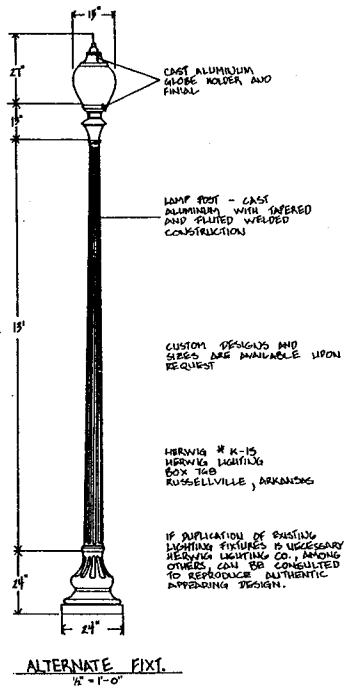


franklin park - today

incorporated. They would only deter from the sense of time and place of the park. Wooden, plastic, or brightly colored equipment is also undesirable. The play equipment is there to meet modern day children's needs, not for historical reasons. All equipment should be placed in one group locality.

-CORNER RAMPS - Dropped-curb ramps should be installed at the corners of the park to facilitate ease of park use to the handicapped and elderly citizens.

-CANINE PROBLEM - Due to the problem of dogs in the park, it is recommended that local citizens be responsible for cleaning-up after their own pets. If proper self policing by park users, as done in New York City, is not successful, the only alternative would be invocation and strict enforcement of a city leash law. These measures will become necessary if local persons continue to use Franklin Park as a "dumping" ground.





bench

### STREET PAVING

The streets surrounding the park are an important element in maintaining image consistency through the neighborhood. Both Walnut and Chestnut Streets on the north and south sides of the park respectively, remain brick paved. But the east and west bordering streets, McLean and Prairie, have been paved differently.

For restoration purposes, the brick paved streets should be retained. The existing brick streets should be properly maintained and be repaired using brick pavers stockpiled by the city from other brick streets or sidewalks which have been or are being taken up.

The east and west streets, although paved other than brick now, should be returned to their brickwork to bring a total brick paving perimeter around the park. This step can be accomplished in the future as a long range goal.

### STREET LIGHTING

The current lighting on the city streets has been viewed by the residents as being more than essential. With more or less the same view on street lighting as on lighting in the park itself the inhabitants do not wish a "parking lot" image. No sodium street lighting or high illumination level fixtures should be added.

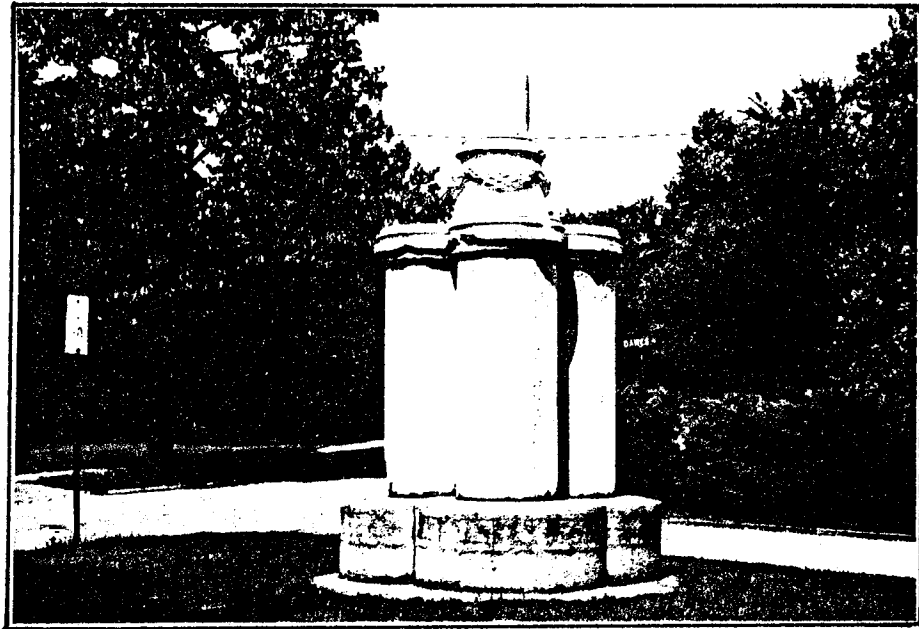


410 e. walnut

T

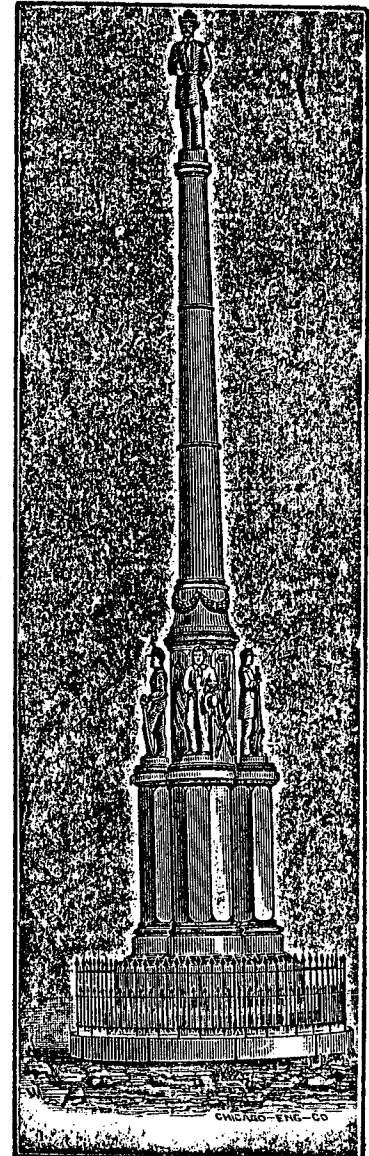


901 n. mclean



monument - then and now

**McLean County Soldiers' Monument,**  
STANDING IN FRANKLIN SQUARE,  
BLOOMINGTON, ILLINOIS  
ERECTED IN 1868 AT A COST OF \$15,000  
CONTAINING OVER 7,000 NAMES OF FALLEN HEROES  
BUILT AT THE HALDEMAN MARBLE WORKS, BLOOMINGTON, ILL.





PHASING

The TOTAL RESTORATION program will undoubtedly require a time phasing plan due to limited funding availability.

1. BRICK SIDEWALK - Construction of a trial section of brick sidewalk should be the first step. Residents may test walk the new strip and experience the pavement firsthand. Judgement based on weather performance and image can be held.
2. MONUMENT-SIDEWALKS - Both the geometric central brick sidewalk restoration and the relocation of the soldiers' monument should be second priority. The star-shaped pattern with the monument placed in the center will be recognized locally as a statement of confidence in the restoration program.
3. BENCHES AND LIGHTS - The additional band iron benches called for should be placed at the center of the park as well as at the corners. The accompanying extra lamp posts should be set with the additional corner benches.
4. SIDEWALKS AND FOUNTAIN - The interior sidewalks should be placed in brick. Removal of the 4 concrete walks leading to the corners and their replacement should be carried out. The north-south walks should also be laid. At the same time the drinking fountain should be moved laterally to the side of the new walk.
5. PERIMETER WALKS - All outside (perimeter) sidewalks should be removed and laid with the brick pavers. Corner ramps can be installed to connect with these new walks.
6. FUTURE CONSIDERATIONS - Potential relocations of Civil War cannon can be conducted if future funding becomes available. Either actual artifacts from Miller Park may be repositioned back to Franklin Park, or authentic re-castings may be used. Possible reconstruction and reconditioning of the total soldiers' monument could be conducted.

COST ANALYSIS

	<u>NO.</u>	<u>ESTIMATED COST</u>
I. Square footage of brick sidewalk-----	25,244 s.f.	\$307,400
II. New benches required-----	12	\$ 4,200
III. Water Fountain relocation-----	1	\$ 700
IV. Monument base relocation-----	1	\$ 7,900
V. Additional light posts-----	4	\$ 7,500
VI. New trash receptacles-----	8	\$ 1,300

COST ANALYSIS PER PHASE

PHASE I. Brick Sidewalk Trial Section \$650  
10ft. section

Phase Total \$650

PHASE II. Central Sidewalk Construction \$122,800  
Monument Relocation \$ 7,000

Phase Total \$129,800

PHASE III. New Additional Benches \$4,200  
New Additional Light Fixtures \$7,500

Phase Total \$11,700

PHASE IV. Diagonal Sidewalks \$35,200  
Fountain Relocation \$ 700

Phase Total \$35,900

PHASE V. Perimeter Sidewalks \$149,200

Phase Total \$149,200

HOUSES

Houses:

Aside from the park itself, the homes on the square are of significant historical importance. 15 of the total 29 homes which surround the park, were built in the last half of the 1800's. Varied styles exist, from classic innovations to Romanesque throughout the square.

General Design has been selected to study 9 of these residences to produce possible restoration alternatives for the private homeowners.

Since the houses are privately owned, it becomes hard to produce sufficient funds for restoration efforts. Reproduced in this report is a section of guidelines for "Tax Incentives for Rehabilitating Historic Buildings", to inform the private citizen of his alternatives in restoration efforts.

Here is a listing and descriptions of the houses studied by General Design.

1. Rev. Charles Hartman home - 302 East Walnut

A combination of many Victorian details, this home was built by John Lillard, a prominent citizen from 1873-1907. With slight altering of details, this home is basically a Queen Anne substyle. It has long since lost its scaling on the tower and front gable. Also, wrought iron posts and railings have replaced the wooden columns and banisters on the front porch.

2. Mr. Harold Hungerford - 310 East Walnut

This house is a variation on the Victorian theme, but less stylistic than some. Not intricate in detail, it is member of the 2½ to 3 story grouping of houses along the north side of the square. A fire exit ladder now rises above the front porch roof to an altered large third story window. Railings on the front porch are uncharacteristic and are thought to be later additions.

3. Mr. James McGowan - 410 East Walnut

Another variant of the Victorian era, this straightforward home again flows with the grouping of the north block. Clean lines with little detailing and a strong image on the corner is

18-34

18-111

• PAINT COLORS BY BENJAMIN MOORE  
• 18-34  
• 18-111

• REPAIR WOODEN GUTTER WHERE NEEDED  
PAINT 18-34

• RETAIN EXISTING FABRIC AWNINGS.

• INSTALL EVENLY PUCKERED LIGHT COLORED CURTAINS IN WINDOWS

• RETAIN EXISTING BRICK + STONE AS IS CLEAN AND TUCK POINT IF NEEDED.

• PAINT ALL WOODEN SURFACES 18-34 (COLUMNS, BRACKETS, WINDOW SASHES, DOORS, JAMBS, TRIM, ETC.) UNLESS OTHERWISE NOTED.

• PAINT PORCH FLOOR AND TOP OF STEPS 18-111. (USE AN ENAMEL BASE FOR PAINT.)



909 n. mclean

V

what can be experienced by seeing this house. Scaling still exists on the dormer and third floors of this home. It is thought to be pre-1870's.

4. Mr. David Wochner - 909 North McLean

This house exhibits a transitional style. It is a Georgian Revival home, with overtones of late Queen Anne detailing. Two curving bays and heavy lintels make a very strong image. Strict symmetry also gives it a strong sense of order. Very large, with an expansive porch, this home is in excellent shape, with detail repairing and maintenance slightly necessary.

5. Mr. Arthur Schroeder - 907 North McLean

This home is a Queen Anne motif. Again, a large house and front porch, with almost the same sense of strict symmetry. This home exhibits strong, clean lines and is heavy with vegetation, especially with trees in the front yard.

6. Mr. Steven Porter - 901 North McLean

This home was that of Adlai E. Stevenson I back in the late 1800's. It is the oldest on this block and is Bracketed Italianate in style. It is in massing as it was originally, but suffers from the loss of its high porch and other detailing, such as the roof deck railing. Now shrouded by evergreens, the cornice brackets are beginning to deteriorate badly.

7. Mr. Dwight Bracken - 321 East Chestnut

This represents a much altered home on the park. Long since covered with wide siding, it has been totally simplified to a modern day appearance. Its lower half obscured with shrubbery, no evidence remains of its original style or detailing. However, this is one of the oldest homes on the square.

8. Ms. Karen Wroan - 315 East Chestnut

This home was built in the 1880's and was originally Victorian style. A very high hip roof tops the stucco house. It lacks also its original high porch and tall shuttered windows.

9. Mr. Tim Maurer - 305 East Chestnut

This is a one story Victorian home on the square. It is in keeping with the styles on the park, but in a smaller, simpler way. It also is missing a more ornate original porch with columns and banisters.

BACKGROUND MEMORANDUM

TAX INCENTIVES FOR DEVELOPING/PRESERVING

HISTORIC BUILDINGS

Introduction

Section 2124 of the Tax Reform Act of 1976 (Public Law 94-455) established important tax incentives for the preservation and rehabilitation of historic commercial, industrial and other income producing structures. (The provisions of the Act presently do not apply to single-family residences. There is a bill presently in Congress to extend the tax incentives of the Act to single-family residences, but the bill is given little chance for passage in this session.) Section 2124 of the Act, "Tax Incentives to Encourage the Preservation of Historic Structures," contains provisions designed to stimulate rehabilitation and discourage destruction of historic buildings; to change prior tax code provisions that have worked against preservation; and to encourage the charitable donation of partial interests in property, such as "facade easements," in historically significant properties.

Related tax code changes have effectively eliminated the use of accelerated depreciation previously available in various real estate and investment ventures, so that the use of accelerated depreciation as a tax shelter device is now available almost exclusively for the development or rehabilitation of historic buildings. The elimination of other opportunities will help to make development of historic buildings more attractive as an investment opportunity and more viable as a business venture to developers.

It should be noted that the tax incentives are available to "private" developers, not to public entities and that utilization of the incentives offered is possible only if the private sector is stimulated to the point that it desires to use these provisions to develop historic properties for income producing uses. Public entities, however, while they cannot be the primary participant, can undertake activities, plans and improvements that can be supportive of such private developments. For example, the city can undertake capital improve-

• PAINT COLORS BY BENJAMIN MOORE  
 • 17-3  
 • 17-20  
 • 17-24

• 17-3

• 17-20

• 17-24

• INSTALL CUT WOOD GABLE  
 ORNAMENT PAINT 17-20

• PAINT SHUTTERS 17-24

• PAINT 17-24

• PAINT GUTTER + TRIM  
 17-24

PORCH

• REMOVE EXISTING PORCH POSTS  
 AND ARCHED DECORATION. REPLACE  
 WITH TURNED WOOD POSTS AND  
 SPINDLES AND CUT WOOD DECORATION  
 AT BASE OF TOP RAILING.  
 PAINT 17-20 UNLESS OTHERWISE  
 NOTED.  
 • PAINT 17-24

• PAINT DOOR FRAME 17-20

• PAINT DOOR 17-24

• PAINT PORCH FLOOR AND  
 STEPS 17-24

• PAINT VENT 17-24  
 • PAINT FRAME 17-20

• PAINT WINDOW FRAME, SILLS  
 AND LINTELS 17-20

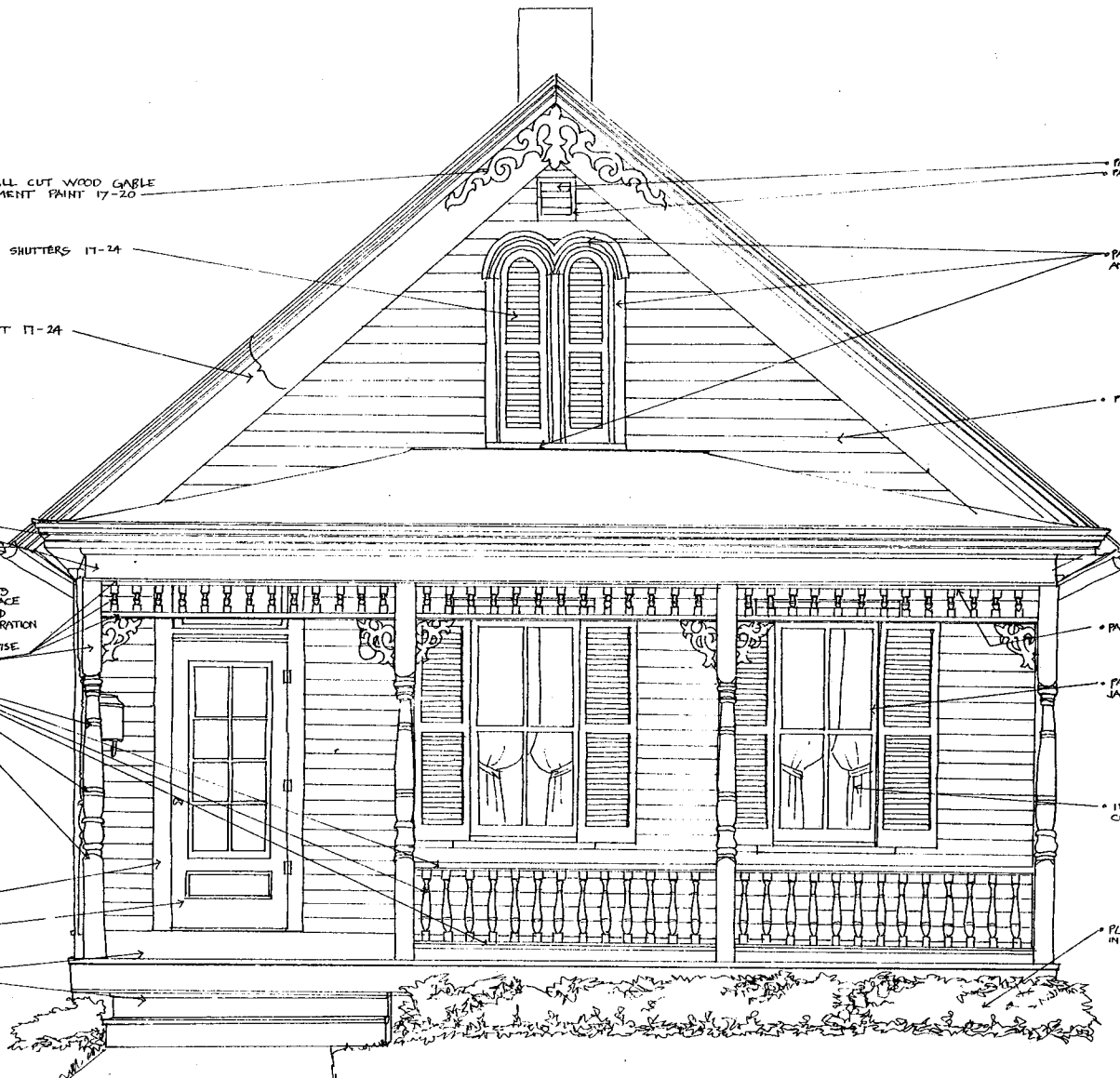
• PAINT WALLS 17-3

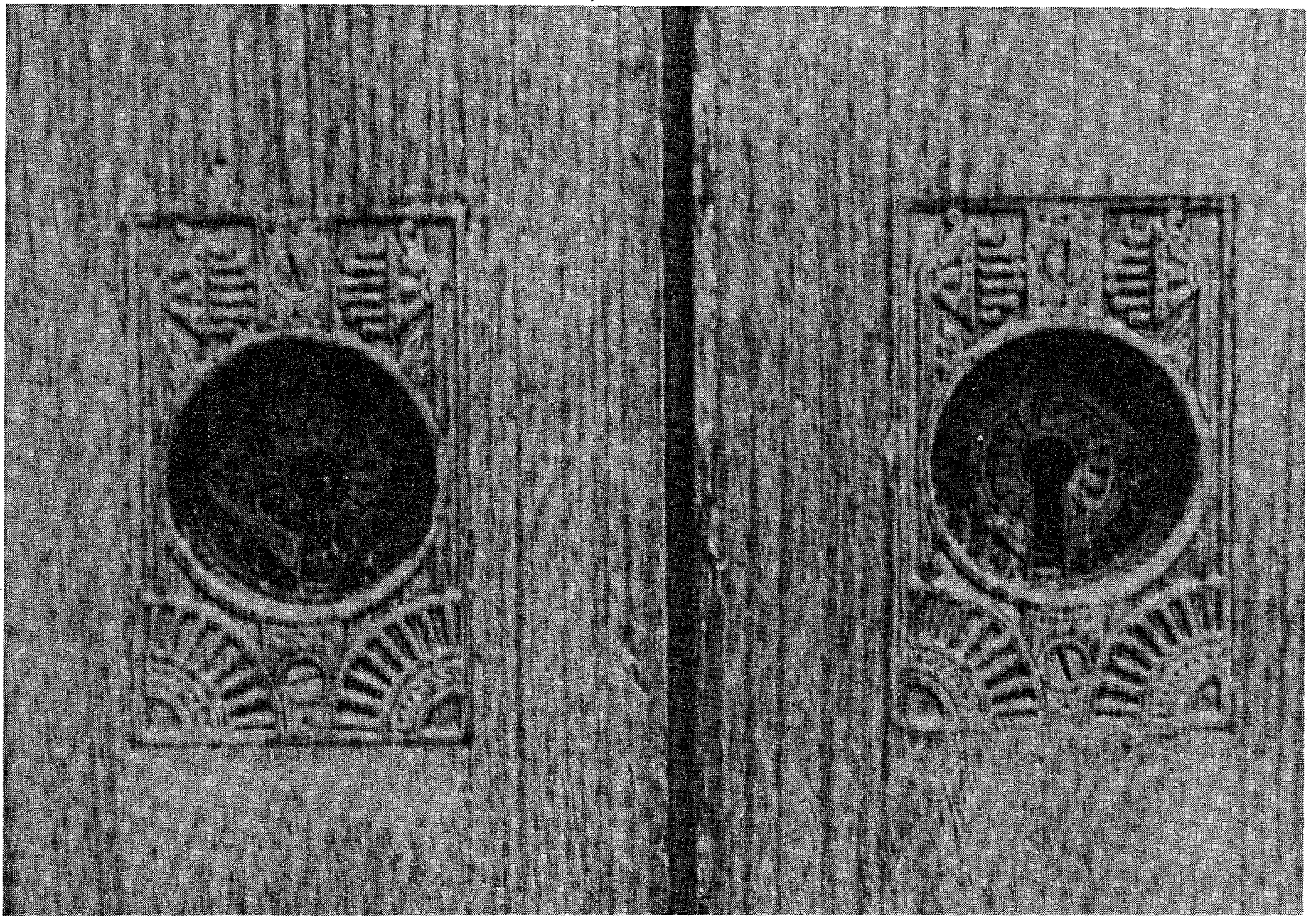
• PAINT JOIST 17-3

• PAINT WINDOW SASH AND  
 JAMBS 17-24

• INSTALL LIGHT COLORED  
 CURTAINS IN WINDOWS.

• PLANT LOW GROWING SHRUBS  
 IN FRONT OF PORCH.





410 e. walnut

W

ments (streets, lighting, etc.) in the project area and can utilize community development funds for associated historic preservation purposes, such as landscaping surrounding areas and other environmental improvements.

If the historic development project is located in a designated 353 project area, the private sector can benefit from the property tax abatement provisions in addition to the tax reform act incentives. Other public or publicly-supported programs may also be coordinated, such as the Special Business District Act and the Neighborhood Assistance Program (see Background Memorandum).

Section 2124 of the Tax Reform Act has 4 major parts which affect the development and rehabilitation of historic properties. They will be mentioned here and then considered separately for purposes of detailed tax law analysis. An additional section of this Memorandum will be devoted to the functions, procedure and responsibilities of the Department of the Interior in administering various features of the Act. The final section will provide conclusions and observations on the usefulness of these provisions.

Section 2124, therefore does the following:

- (a) amends 170 (f) (3) of the tax code relating to income tax deductions for charitable contributions of full or partial interests in property to organizations where such property will be devoted exclusively to "conservation purposes."
- (b) adds a new section 280B to the tax code precluding deductions for demolition of "certified historic structures" and thereby discouraging such demolitions.
- (c) adds a new section 191 "Amortization of Certain Rehabilitation Expenditures for Certified Historic Structures" to the tax code allowing the developer to amortize over a 60-month period any capital expenditure incurred in a certified rehabilitation, in lieu of depreciation deductions otherwise allowable.
- (d) amends section 167 of the tax code by adding two new provisions. One to eliminate accelerated depreciation on certified historic structures that are demolished; and the other to allow accelerated depreciation of "substantially rehabilitated historic property" by developers as though they were the original users of the property.

These tax code provisions and incentives are administered jointly by the Internal Revenue Service and the Department of the Interior. The I.R.S. is responsible for administering and developing all regulations on the tax aspects of historic preservation incentives in the Tax Reform Act. For example, either by advance rulings in particular cases or by audit activity, the I.R.S. will determine, subject to court review, which historic structures qualify as depreciable for the purposes of the Act's preservation provisions and which new construction, rehabilitation or demolition expenses are subject to the Act's provisions. The Secretary of the Interior is responsible for determining which properties, districts and rehabilitations may benefit from the Tax Reform Act. On behalf of the Interior Department, the National Park Service has promulgated regulations and standards under which it will evaluate, for the purposes of certification, the historic significance of certain historic properties, the effectiveness of the preservation provisions of state and local statutes designating historic districts and the quality and appropriateness of rehabilitations. While the Department of the Interior has promulgated final regulations and detailed standards for its part, the I.R.S. has, to date, only promulgated temporary regulations on certain aspects of the law. Therefore, there remains considerable uncertainty and some confusion about the complex and technical tax implications of various activities and transactions that might arise under section 2124 provisions. A caveat should therefore be stated to the effect that the following analysis is based on the law as written today, although it may be amended and interpreted differently in the future, and that the analysis represents an interpretation of what the law states and provides but does not represent a formal legal opinion nor does it provide any advice with respect to particular circumstances, buildings or situations.

#### Section 170 (f) (3) Transfers of Partial Interest in Property for Conservation Purposes

Section 170 of the Internal Revenue Code generally allows a taxpayer (individual corporate or other) to take a deduction for charitable contributions, however, section 170 (f) (3) substantially limited the use of this deduction when only a partial interest in property was donated. The amendment discussed herein resulting from the Tax Reform Act of 1976, now permits a taxpayer to receive the charitable deduction for transfers of partial interests in property to specified organizations (defined in 170 (b) (1) (A) and where such property interest will be used exclusively for conservation purposes. "Conservation purposes" is defined as: "(i) the preservation of land areas for public outdoor recreation or education, or scenic enjoyment; (ii) the preservation of historically important land areas or structures; or

PAINT COLORS BY  
BENJAMIN MOORE  
18-1  
18-95  
18-127

18-1

18-95

18-127

PAINT TRIM AND DETAILING  
18-1

INSTALL WOODEN SHUTTERS  
PAINT 18-127

INSTALL LIGHT COLORED  
CURTAINS IN WINDOWS

PAINT EXPOSED PORE, TRIM,  
RAILINGS 18-1

PAINT SCAFFOLD 18-95

PAINT EXTERIOR WALLS  
18-95



(iii) the protection of natural environmental systems."

The donation of the partial interest may be to a private foundation or organization, an educational or religious organization, a governmental unit or a private foundation. In the original version of the Tax Reform Act, a lease, option to purchase or easement for not less than 30 years would be eligible for the charitable deduction, but this was later deleted so that now only a permanent transfer is eligible. This had led to some questions as to the marketability and financing implications of developing or transferring property subject to permanent property restrictions. Thus far, no particular problems have occurred, but the experience with this provision is still quite limited. Other limitations on use of this section are that the property interest must be donated to a public or private agency involved in historical preservation; that the donee must be able to enforce their property rights against the donor, for example, to maintain the easement or other partial property interest; and that the property may not be sold to a third party. This latter prohibition on alienation presently imposed by the regulations may be of dubious binding legal effect.

The contribution of the property interest may also qualify as a charitable contribution for estate and gift tax purposes as well as for a deduction under section 170. To take advantage of this provision, the charitable contribution and/or transfer must be made after June 13, 1976, and before June 14, 1981, unless the time schedule is extended.

An example of how this incentive can be used is provided in the case of a historic building some of whose value lies in the architectural/historic significance of its facade. Under this section, the owner of the building can donate a "facade easement" (a partial interest in property) to an eligible public or private organization or agency, which easement can include all exterior surfaces of the building. The facade, of course, must be appraised and valued in some way to determine the amount of charitable deduction that can be taken. The developer can then take the charitable deduction for the full value of the "facade easement" donated while maintaining complete control of the interior of the building and its use.<sup>1</sup> A further variation might be for the owner (donor) to then lease back the facade easement from the donee for purposes of maintenance and centrality of control over the entire structure. The lease could include detailed and specific maintenance and preservation

requirements. Since, in either case, the facade is owned by a tax exempt entity, the owner of the building avoids property taxes on the value of the facade as a percentage of the total value of the building. Thus, an additional benefit is possible.

4

#### Section 280 B Demolition of Certain Historic Structures

This section provides certain disincentives for demolition of historic structures by eliminating the use of certain otherwise advantageous tax treatments that would be available for expenditures incurred or losses sustained in regard to demolition and later new construction on the particular site. Thus, for tax purposes, demolition costs or losses sustained as a result of demolition of a certified historic structure must be "capitalized", i.e., added to the cost of the land, rather than being currently deductible along with the remaining undepreciated basis of the demolished building or, in some instances, added to the cost of the replacement structure for depreciation purposes. In addition, the amendment prohibits the use of accelerated depreciation for any property in whole or in part constructed, reconstructed, erected or used on a site that was occupied by a certified historic structure that has been demolished or substantially altered other than by a certified rehabilitation.

The intended effect of these two provisions, which is to discourage demolition of historic properties, is accomplished by eliminating the deductibility feature with respect to the demolition costs and by eliminating the possibility of taking accelerated depreciation on the new structure.

Thus, before passage of this amendment to the Tax Reform Act, a developer who demolished a historic building could take a deduction for the demolition costs in relation to the overall project and then use the very favorable accelerated depreciation treatment on his new construction. These amendments eliminate both advantages for the developer if he demolishes a certified historic structure.

"Certified historic structure" is defined in the Department of Interior regulations. Section 280B, however, provides that any building in a "Registered Historic District" will be treated for the purposes of this section, as a certified historic structure unless the Secretary of the Interior has certified, prior to demolition, that it is not of historic significance to

the district. "Registered Historic District" includes districts listed in the National Register of Historic Places or designated under certified state or local statutes. (The Department of the Interior has promulgated regulations dealing with certifications of state and local statutes.)

Section 191 Amortization of Certain Rehabilitation Expenditures for Certified Historic Structures

This section allows a taxpayer to amortize by deductions over a 60-month period any capital expenditure incurred in a certified rehabilitation of a certified historic structure, in lieu of depreciation deductions otherwise allowable. This would allow a taxpayer to deduct an amount equivalent to his total capital investment cost in rehabilitating an eligible structure. The taxpayer must elect to utilize this provision by filing an application with the Secretary. The law defines "certified historic structure" as a building or structure which can be depreciated as provided in section 167 (infra) of the tax code (i.e., the property must have some commercial characteristics - used for income production) and which:

- (A) is listed in the National Register;
- (B) is located in a Registered Historic District and is certified by the Secretary of the Interior as being of historic significance to the district; or
- (C) is located in a historic district designated under a statute of the appropriate State or local government if the statute is certified by the Secretary of Interior as containing criteria that will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district.

The law defines "certified rehabilitation" as any rehabilitation of a certified historic structure that the Secretary of Interior has certified as being consistent with the historic character of the property or the district in which the property is located. (The Department of Interior regulations (including Standards and Guidelines) that have been promulgated will be discussed, infra.)

The effect of this section is that owners will be encouraged to rehabilitate historic commercial properties because of the availability of substantial tax savings in a short period of time. Before the passage of the Tax Reform Act, an owner was required to spread his tax deductions over the useful life of the property (depreciation) while now he may take the deduction in 5 years (amortization).

There is an ambiguity in the law as to whether an owner can use both amortization (section 191) with respect to his capital investment (amortization basis) and depreciation (see section 167, *infra*) with respect to that portion of his adjusted basis which is not the amortizable basis. While the language of the code (section 191 (e) ) seems to allow this, the Joint Committee on Taxation of the U.S. Congress interpretation is that you cannot use both sections 191 and 167 (o). Regulations or advance rulings by the I.R.S. or litigation may be required to resolve this question. Besides the shorter time period, an additional advantage of amortization over depreciation results upon sale of the property. If sold, all depreciation in excess of straight line (i.e., accelerated depreciation) is subject to recapture through taxation as ordinary income. This is known as the "negative impact of recapture" and would apply to owners using the incentive provided by section 167, *infra*, but does not apply to amortization pursuant to section 191. Also, unlike use of accelerated depreciation, there is no minimum amount of rehabilitation expenses needed to qualify for use of the 60-month amortization deductions. Lessees, under I.R.S. tentative regulations are not eligible for any of the historic preservation tax benefits under the Tax Reform Act.

Under Section 191, the Dept. of Interior determines if property will qualify for incentives provided but the I.R.S. will determine what actual expenses are considered eligible rehab expenses and therefore are amortizable or deductible. The I.R.S. has not yet issued guidelines on this subject, although it is known that "new" construction generally will not be eligible, while associated improvements, such as sidewalks, may be eligible. No firm answers can be provided until the I.R.S. issued regulations.

#### Section 167 (O) Substantially Rehabilitated Historic Property

This new Section allows taxpayers to depreciate "substantially rehabilitated historic property" as though they were the original users of the property, and therefore to make use of accelerated

• PAINT COLORS BY  
BENJAMIN MOORE :

17-9

17-6

18-11

• INSTALL LIGHT COLORED  
CURTAINS IN FIRST AND  
SECOND STORY WINDOWS

• PAINT SIDE BOARDING ON  
EXTERIOR OF HOUSE  
17-6

• PAINT EXTERIOR TRIM 17-9

• CLEAN AND TUCKPOINT  
BRICK AS NECESSARY

• INSTALL PAINT GINGERBREAD  
SPINDLE DESIGN PATTERNS IN  
UPPER STORY WINDOW. PAINT  
DETAILS 17-6. PAINT BACKGROUND 17-9

• REMOVE FIRE EXIT LADDER  
FROM PORCH ROOF

• INSTALL NEW WOODEN SHUTTERS  
ON FIRST AND SECOND STORY  
WINDOWS. PAINT 18-11

• INSTALL NEW SPINDLE TYPE BALUS  
TO RECREATE EXISTING HISTORIC  
STYLE. PAINT 17-6

• BRIDGE NEW PLANTING IN  
GRENLY FASHION AROUND  
Porch AND HOUSE  
FOUNDATION



depreciation provisions of the tax code, rather than straight line methods of depreciation. The effect of this provision is to encourage owners of certified historic structures to substantially rehabilitate their properties because they are allowed the more advantageous tax treatment resulting from accelerated depreciation. The taxpayer must "elect" to utilize this provision in order to receive the benefits.

The section defines "substantially rehabilitated historic property" as any certified historic structure (as defined in section 191, supra) with respect to which capital expenditures for any certified rehabilitation during the 24-month period ending on the last day of any taxable year, reduced by depreciation or amortization deductions, exceed the greater of the adjusted basis of the property or \$5,000. To take advantage of this provision, rehabilitation expenditures must occur after June 30, 1976, and before July 1, 1981.

After the 1976 Tax Reform Act, the tax shelter opportunities in used real estate previously available via the accelerated depreciation mechanism were substantially eliminated. No accelerated depreciation is allowed for commercial structures and only 120% of straight line depreciation is allowed for residential structures. Section 167 (0), however, allows the taxpayer to treat certain used property as new, thereby making accelerated depreciation available for both acquisition and rehabilitation costs. Thus, rehabilitation of certified historic structures is as advantageous, from a tax perspective, as investing in new construction and significantly more advantageous (and therefore attractive to investors) than investment in any other type of used real estate.

#### Department of the Interior Regulations and Definitions

A number of key terms as well as review and approval processes with respect to the tax incentives to encourage the preservation of historic structures offered by the Tax Reform Act of 1976 are defined and/or administered through the Department of the Interior, National Park Service, Office of Archaeology and Historic Preservation. Important definitions of terms appearing in the tax code are as follows:

1. "certified historic structures" are qualified depreciable properties of historic character

which are either listed in the National Register, or are located within a historic district listed in the National Register or created by or pursuant to a certified state or local statute.

2. "certified rehabilitation" occurs upon the Secretary of the Interior's determination that the rehabilitation was done to a certified historic structure and that the rehabilitation meets certain standards with respect to the historic integrity of the rehabilitation work.
3. "certified statute" is a local or state law or ordinance designating a historic district, certified by the Secretary of the Interior as containing criteria which will substantially achieve the purposes of preserving and rehabilitating buildings of historic significance to the district.
4. "rehabilitation" means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient, contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Individually listed National Register properties automatically are certified historic structures if they are subject to depreciation. Properties within National Register Districts become certified historic structures for purposes of the Tax Reform Act through a process involving Part 1 of the Historic Preservation Certification Application, available from the State Historic Preservation Officer. Utilizing the Interior Department's "Standards For Evaluating Structures within Historic Districts," the National Park Service may issue a Certification of Significance or a notice that the structure is not of historic significance to the district. The same process applies to properties within districts created under certified state or local statutes. State or local statutes themselves are certified under a procedure involving review and approval by the State Historic Preservation Officer and the National Park Service.

Once a property is designated a certified historic structure, the proposed rehabilitation work must be determined to be consistent with the historic character of the structure or district in which the structure is located, thus qualifying as a "certified rehabilitation".

In this process, Part 2 of the Historic Preservation Certification Application is submitted to the Preservation Officer and then to the National Park Services for review in accordance with the Secretary's "Standards for Rehabilitation," (attached).

Parts 1 and 2 of the Historic Preservation Certification Application may be submitted concurrently, although no certifications of rehabilitation will be issued until the structure has been designated a "certified historic structure".

### Conclusions

The tax incentives provided by virtue of section 2124 of the Tax Reform Act make preservation, development and use of historic properties advantageous from a tax perspective as compared with other forms of real estate development and investment. The major limitation on use of these incentives is that the historic structure must be "certified". Many buildings which have some historic, architectural or cultural significance may still not qualify as a "certified historic structure" as defined in the regulations. Only section 170 (f) (3) can be utilized without such designation, and it too is limited by the requirement that the transfers be "in perpetuity". The Secretary's Standards for Rehabilitation may also deter some developers. In the past 12 months, approximately 90 projects have been submitted to the Department of the Interior for Certification of Rehabilitation, indicating that an incentive has been provided.

The tax incentives are available only to private investors or developers, although city with known qualifying historic structures could make such a listing, along with a summary of the tax advantages provided, available to private interests for their consideration. In addition, a city could offer its own related incentives, such as use of Chapter 353, planned or related capital improvements and others.

The tax incentives provide a somewhat unique opportunity to preserve historic structures and put them once again to productive, contemporary uses. This can be an important element of a wider, public planning, development or redevelopment effort.

THE SECRETARY OF THE INTERIOR'S  
STANDARDS FOR REHABILITATION

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976. These standards appear in Section 36 of the Code of Federal Regulations, Part 67.

1. Every reasonable effort shall be made to use a structure for its, originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. 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 the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.

7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.

8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

#### GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the Standards and guidelines is required for each rehabilitation project.

Techniques, treatments, and methods consistent with the Secretary's Standards for Rehabilitation," are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by

writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and planners, skilled in the preservation, restoration and rehabilitation of old buildings.

#### THE ENVIRONMENT

##### Recommended

Retained distinctive features such as the size, scale, mass, color, and materials, of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs which have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches which are compatible with the character of the neighborhood in size, scale, material and color.

---

##### Not Recommended

Introducing new construction into neighborhoods which is incompatible with the character of the district because of size, scale, color and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

## BUILDING SITE

### Recommended

Identifying plants, trees, fencing, walkways, out-buildings, and other elements which might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches which reflect the property's history and development

Basic decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, out-buildings and other elements before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

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### BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

• PAINT COLORS BY BENJAMIN-MORE  
• 18-103  
• 20-72

• 18-103

20-72

• PAINT GUTTER AND  
DOWN SPOUT 20-72

• PAINT WINDOW CASH 18-103

• PAINT JAMBS, SILLS, &  
LINTELS 20-72

• PAINT 18-103

• PAINT PORCH 20-72  
UNLESS OTHERWISE NOTED

• PAINT 18-103

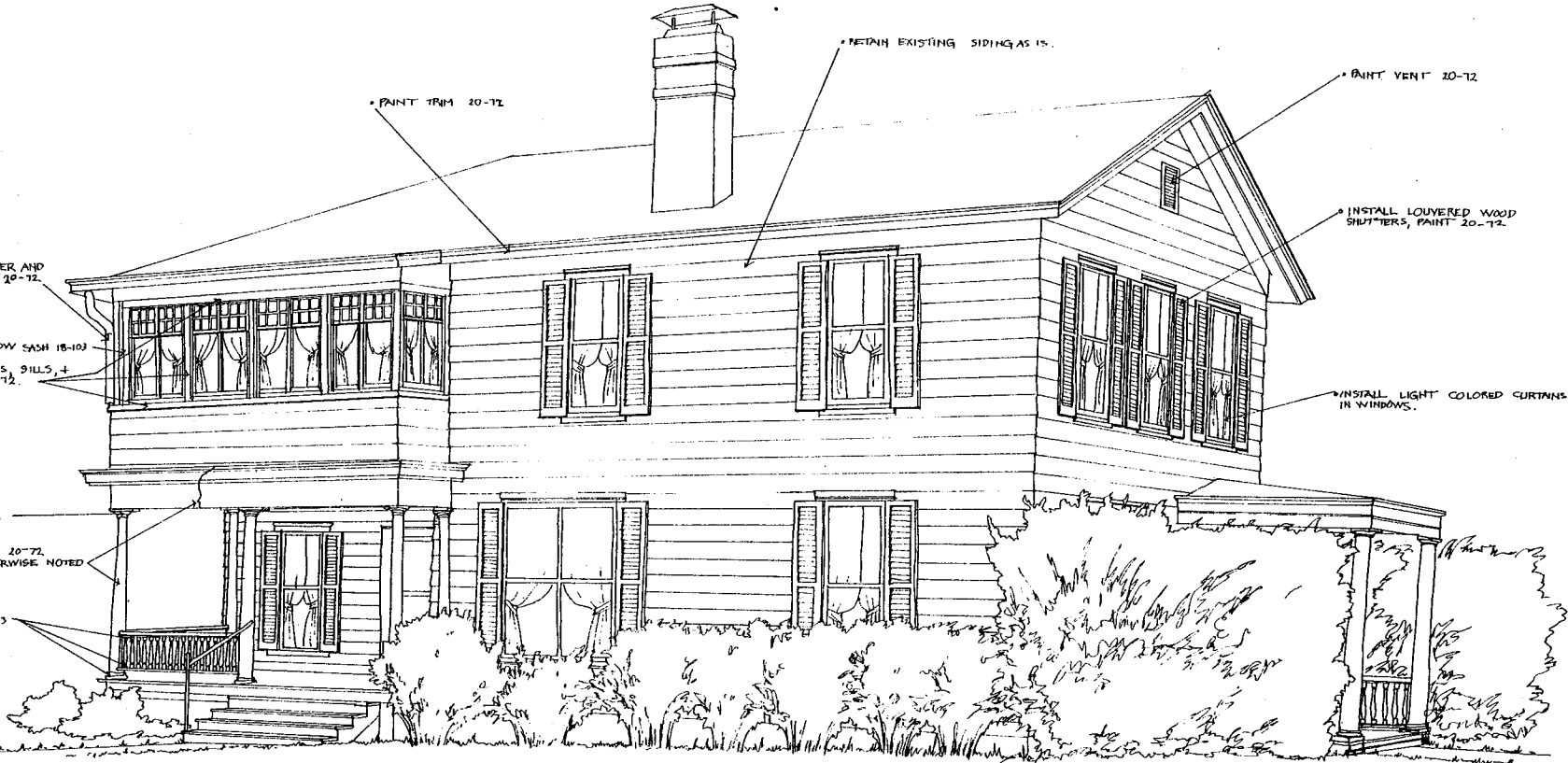
• RETAIN EXISTING SIDING AS IS.

• PAINT TRIM 20-72

• PAINT VENT 20-72

• INSTALL LOUVERED WOOD  
SHUTTERS, PAINT 20-72

• INSTALL LIGHT COLORED CURTAINS  
IN WINDOWS.



BUILDING: EXTERIOR FEATURES -- continued

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Duplicating old mortar in composition, color, and texture

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as

Not Recommended

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing with mortar of high Portland cement content can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates

BUILDING: EXTERIOR FEATURES -- continued

Recommended

low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining original material, whenever

Not Recommended

deterioration. Using chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e. acid on limestone or marble.

Applying new material which is inappropriate or was available when the building was constructed, such as artificial brick siding, artificial, cast stone or brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Indiscriminate removal of paint from masonry surfaces. This may subject the building to harmful damage and may give it an appearance it never had.

Not Recommended

BUILDING: EXTERIOR FEATURES -- continued

Recommended

possible.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates in size, shape and texture the old as closely as possible.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are in most cases, an essential part of the building's character and appearance, illustrating the continuity of growth and change.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.

Not Recommended

Removing architectural features that are an essential part of the building's character and appearance, illustrating the continuity of growth and change.

BUILDING: EXTERIOR FEATURES -- continued

Recommended

Cleaning when necessary with the appropriate method. Cast iron and steel are normally not affected by mechanical cleaning methods while pressed tin, zinc and aluminum should be cleaned by the most gentle method possible.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Replacing deteriorated roof coverings with new material that matches the old composition, size, shape, color, and texture.

Not Recommended

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Not Recommended

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color and texture that the appearance of the building is altered.

• PAINT COLORS BY BENJAMIN - MOORE  
• 16 - 72



• RETAIN EXISTING TRIM COLOR AND SIDING AS 12.

• INSTALL LIGHT COLORED CURTAINS IN WINDOWS.

• PAINT STAIRS AND RAILING 16-72

• REMOVE EXISTING ORNAMENTAL METAL POST AND RAILING. ADD NEW WOOD COLUMNS AND TURNED WOOD SPINDLES AND RAILING. PAINT SAME COLOR AS TRIM.

• RETAIN EXISTING STAIR RAILING. PAINT SAME COLOR AS TRIM.

• PLANT NEW SHRUBS SAME AS ON RIGHT SIDE OF PORCH

BUILDING: EXTERIOR FEATURES -- continued

Recommended

Preserving or replacing, where necessary all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Windows and Doors

Recommended

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters and doors, pediments, hoods, architraves, steps, and all hardware.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Not Recommended

Stripping the roof of architectural features important to its character.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that alter the character and appearance of the building.

BUILDING: EXTERIOR FEATURES -- continued

Recommended

Using original doors and door hardware when they can be repaired and reused in place.

Entrances, porches, porte-cocheres, and steps

Recommended

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile, and brick.

Not Recommended

Discarding original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra-cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

BUILDING: EXTERIOR FEATURES -- continued

Exterior Finishes

Recommended

Discovering original paint colors and finishes; repainting with colors based on the original, when appropriate, to illustrate the distinctive character of the property.

Not Recommended

Stripping down to the bare surface without some evidence of original exterior surface.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

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BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as: stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantle pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Not Recommended

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

BUILDING: INTERIOR FEATURES -- continued

Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

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Not Recommended

Installing new decorative material which is inappropriate or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as kitchens and bathrooms.

Destroying original plaster except where necessary for safety and efficiency.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

• PAINT COLORS BY BENJAMIN-MORE  
• 16-1  
• 17-5

• 16-1

• 17-5

• PAINT STUCCO WALLS 17-5

• REMOVE GARBAGE SHRUBS AND  
PLANT NEW MORE UNIFORM SHRUBS.



• PAINT ALL TRIM, WINDOW  
SASH + JAMB, SILLS AND LINTELS, ETC.  
16-1.

• INSTALL LOUVERED WOODEN  
SHUTTERS FOR ALL WINDOWS  
PAINT 16-1.

• INSTALL LIGHT COLORED  
CURTAINS IN UPPER AND  
LOWER WINDOWS.

• PAINT DOOR AND PORCH TRIM  
16-1

## NEW CONSTRUCTION

### Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, scale, color and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Increasing building height only when absolutely necessary. Maintaining the scale, openings, and texture of existing building.

### Not Recommended

Making unnecessary new additions.

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building which changes the scale and character of the building. Additions in height should not be visible when viewing the principal facade.

Adding new floors which destroy important architectural details and features of the building.

NEW CONSTRUCTION -- continued

Recommended

Protecting architectural details and features contributing to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

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MECHANICAL SERVICES: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Not Recommended

Causing unnecessary damage to the plans, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

MECHANICAL SERVICES: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION -- cont'd.

Recommended

Selecting mechanical systems that best suit the building.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Not Recommended

Installing "dropped" acoustical ceilings to hide mechanical systems. This destroys the proportions and character of the rooms.

Having exterior electrical and telephone cables attached to the principal elevations of the building.

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\* PAINT COLORS BY  
BENJAMIN MOORE'S  
17-20  
17-22

17-20

17-22

\* PAINT ALL EXTERIOR WALLS  
17-22

\* PAINT ALL DETAIL AND TRIM  
17-20



\* REPAIR OR REPLACE SHINGLED  
OR DETERIORATED BOX WOODEN  
GUTTERS. PAINT 17-20

\* INSTALL NEW FABRIC AWNING  
USE "MOCHA" STYLE # 1116  
as made by  
SUNDRELLA AWNING  
FABRIC CO.  
GREEN RAVEN HILLS  
GREEN RAVEN, ILL.  
27215

\* PAINT ENTIRE PORCH, railings,  
posts, trim, etc. PAINT 17-20



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| 5. Barnes, Mrs. Hazel       | 402 E. Walnut                        |
| 6. Blair, Joe               | 208 Walnut                           |
| 7. Bracken, Mrs. Dwight     | 321 E. Chestnut                      |
| 8. Bolin, Stu               | City Engineering Department          |
| 9. Connour, Loren E.        | 506 E. Walnut                        |
| 10. Denman, Richard         | Fire Chief - City of Bloomington     |
| 11. Doyle, Dan              | Owner, Central Station Restaurant    |
| 12. Ekey, Glen              | Dept. of Parks and Recreation        |
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We greatly acknowledge the assistance of:

1. Bloomington Public Library Staff
2. Staff at Urban Renewal and Parks and Recreation
3. McClean County Historical Society
4. Residents of Franklin Square

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