

DESIGN GUIDELINES

FAÇADE RENOVATION ASSISTANCE PROGRAM

City of Watseka, Illinois

November 26, 2019

Form and Proportion

New construction should reflect similar massing and configuration to buildings within the same block. Factors affecting a building's mass include height, width and roofline.

Roof Forms

Rooflines of new construction are to be similar to adjacent buildings. Exotic roof shapes tend to disrupt the rhythm to the streetscape and should be avoided. Gable roof shapes are acceptable if parapet walls hide the end wall and water drainage is contained within the property. If feasible, the original roof shape shall be restored when it has been altered inappropriately.

Width

When new buildings will be wider than the historic 20 to 30 feet in width, the façade shall be visually subdivided into proportional bays, similar in scale to adjacent buildings. Varying roof heights, vertical divisions, and materials and detailing can do this.

Proportion

New construction, both new buildings and façade rehabilitation, shall maintain similar alignments horizontally and spacing of elements vertically to the other buildings within the block.

Windows

Upper Story

The openings above the first floor should appear as "punched" openings within a solid wall. Care should be taken to ensure that proportions are similar to the openings of the other buildings within that block.

Storefront Configurations

On Walnut from the tracks to 5th street, new and existing storefronts should include the basic features of a historical storefront. There should be a bulkhead separating the upper stories from the first floor. The first floor should maintain 80% glass and window signage should not exceed 5% of storefront windows. Any business with doors opening directly into the public sidewalk should maintain the recessed entry and any new construction should also have recessed entry to maintain the historical element and for public safety.

Materials

Appropriate rehabilitation and new construction materials for all exposed surfaces shall include the following:

- Brick
- Stone
- Split-face Concrete Block
- Architecturally Detailed Exterior Insulation Finish System (commonly known as Dryvit)

Detailing materials:

- Cast and molded metals
- Wood
- Fiberglass replications
- Gypsum detailing
- Structural glass when replicating a storefront design
- Architecturally Detailed Exterior Insulation Finish System (commonly known as Dryvit)

The following materials should be avoided for visible surfaces:

- Wood, vinyl or aluminum siding
- Wood, asphalt or fiberglass shingles
- Structural ribbed metal panels
- Corrugated metal panels
- Plywood sheathing
- Plastic sheathing
- Structural glass when not used to replicate a storefront design
- Reflective or moderate to high grade tinted glass

Appropriate colors for exterior materials are colors found in natural materials. Examples would be the following: browns, grays, deep reds, deep greens, and blues.

Architectural Detailing

- When rehabilitating buildings, the removal or alteration of any historic architectural feature should be avoided.
- Repair or replace only portions of materials that are significantly damaged or deteriorated. When replacing details that are completely lost and undocumented, simplified versions are acceptable. Recreated features should relate to the building's period of construction, scale, proportions and materials. Existing architectural features that are not original to the building may be significant in their own right. It is acceptable to maintain these features.
- Existing elements not original to the building that are historically or architecturally insignificant to the building should be removed and replaced with an appropriate design.
- Do not cover historically or architecturally significant elements or details. Remove materials that conceal original façade. Existing brick should be retained wherever possible.

- Applying historic replication detailing that is not appropriate to the date and style of a building's construction should be avoided.
- Repointing and repairing of masonry is not only an important maintenance issue, it is important to the detailing of a building. Match original brick and mortar for color and texture. The width of repointed joints should match the original.
- If masonry is currently unpainted, leave the brick or block unpainted. When brick has already been painted, it is acceptable to properly prepare and repaint the surface. Another option open to painted masonry buildings that have hard brick in good condition is to use the correct paint stripper product to remove paint and leave the brick in its original, unpainted state.
- Cleaning masonry should be done with the gentlest means possible, such as:
 - Low pressure water wash
 - Steam wash
 - Gentle detergent and plastic or fiber brushes
 - Chemical cleaners with low pressure water wash
 - Sandblasting should be avoided.
- Masonry sealers should only be used on buildings with soft or damaged brick, buildings with many types of masonry materials (*i.e.*, stone, brick, terracotta, etc.), or buildings where parapet walls, downspouts, gutters and roofs are in excellent condition.
- Appropriate paint colors for buildings are usually earth tones that are found in nature or natural materials. Paint manufacturers supply lines of appropriate colors that are easy to use and color-matched. Care should always be taken to coordinate colors of the building with secondary elements such as signs and awnings.

CITY OF WATSEKA

FAÇADE RENOVATION ASSISTANCE PROGRAM

Purpose

The City of Watseka established a façade renovation assistance program to support the revitalization of commercial buildings along Walnut Street from North Highway 1 and South Highway 1. The program will address the following objectives:

1. Prevention of blighting conditions and factors;
2. Enhancement of real estate tax base;
3. Encourage and assist private investment and redevelopment;
4. Improve the physical environment and the public's general safety; and
5. Encourage the creation of new jobs.

Eligibility for Participation in the Program

All projects must meet the following criteria in order to be eligible for the program:

1. Property owner must apply, with proof of ownership.
2. Building must be located on or adjacent to Walnut Street between North Highway 1 and South Highway 1.
3. Building must be occupied by existing businesses, or the owner shall identify potential businesses to be located in the building.
4. The proposed façade renovation must follow City guidelines. Final design and plan must be approved by City Council. Owner is required to present the project at a City Council meeting.
5. Application must be accompanied by photos of the current building, and color design renditions and building material specifications with appropriate samples of material to be incorporated into the project shall be supplied.
6. No work may begin until City approval has been given by City Council resolution. Failure to adhere to this requirement will immediately void the application.
7. Building owner must participate by providing private funds to match or exceed the amount covered by the façade grant.
8. Any approved project for which construction has not begun within 8 months of City Council approval will be considered null and void and a new application process is required before the project may continue.

Façade Renovation Assistance Grant

The intent of the façade renovation assistance grant is to encourage and support total building façade improvements which include basic features of historical storefronts. Through the utilization of a specified earth-tones color palette (browns, grays, deep reds, deep greens, and blues), quality materials (brick, stone, split-face concrete block, and dryvit) and historical architectural detailing, the business district is envisioned as a vibrant, attractive destination displaying the charm of Watseka. While every business will be unique, the unifying design elements have proven to be a wonderful success to our downtown area.

The façade renovation grant is not a tool to pay for general maintenance and repair, nor for improvements outside of the required design elements (*i.e.*, normal exterior painting, siding with vinyl, etc.). It is also not the intent of the grant to support individual renovations in phases, nor support a single element of a potential design (*i.e.*, only placing an awning or signage on a building that does not meet other design requirements).

The façade renovation assistance grant for 50% of the total cost of the project, to a maximum limit of \$5,000, will be issued as a reimbursement of final eligible expenses as identified upon submittal of PAID invoices and approval by City Council. The total façade renovation grant program is being funded up to a maximum of \$50,000 with projects being selected on a first come, first serve basis. The project must be completed in its entirety, having passed all necessary inspections and reviews prior to reimbursement.

Eligible costs which meet the program requirements shall be limited to:

1. Architectural design costs.
2. Building permit costs.
3. Construction costs of the approved façade renovation, including preparation and repair necessary to accomplish the project.
4. Window, door, and entry replacement for the front of the building.
5. Signs and awnings that are presented as part of the project.
6. Landscaping, lighting, and parking lot improvements when all are addressed and presented with signage and façade renovation.

PROPOSED PROJECT APPLICATION

Email: _____

Total Salaries Paid or Anticipated: \$_____

It is understood that all costs and funds requested in this application are estimates only, and binding figures shall be determined when actual costs are submitted for the project. Grants shall be dispersed as a single pay-out at the completion of the project with documented proof of payment of the final invoices. Any questions regarding applicable expenses must be discussed and agreed upon during the preliminary stages of the proposal—no additional expenses shall be considered except those that meet grant requirements and that receive full City Council approval. Determination of eligible expenses shall be made by the City.

NO WORK MAY PROCEED PRIOR TO CITY COUNCIL APPROVAL THROUGH FORMAL RESOLUTION

Applicant must follow City approval and construction procedures in a timely manner.

- Submittal to the Building Official of the project plan, including proposed site and building renovations, must occur no later than forty-five (45) days after the acceptance of this signed application.
- Such plans will be reviewed by City staff for consistency with the established program purpose and guidelines.
- The City Council will determine final approval during a regularly scheduled City Council meeting, at which the applicant must present the project plan.
- Projects that receive City Council approval must be submitted to the Building Department for appropriate permits within thirty (30) days of such approval.
- All permitted work then be completed within twelve (12) months of building permit issuance.
- Any approved project for which construction has not begun within 8 months of City Council approval will be considered null and void and a new application process is required before the project may continue.

Failure to meet any of these appropriate time-frames will result in loss of requested grant funds for that particular project.

In acknowledgment of all requirements and understandings as outlined above and within this application packet, I request City assistance through the Façade Renovation Program. All answers are complete and accurate.

Applicant

Date

City Representative, acknowledging receipt of application

Date