

V. ACTION PLAN

The following is a work plan for the Preservation Commission, to provide a check-list of activities which can be conducted, or at least encouraged, by the Commission. The actions below are taken from Section III. *Goals, Objectives, and Actions* of this Plan, and many are supported through statements in Section IV. *Recommendations*. The proposed actions are presented as a ten-year program for the Preservation Commission, with short term and intermediate actions defined, in addition to preservation education and ongoing actions.

Preservation Education

Numerous preservation education actions have been recommended as ways to promote historic preservation through educating the citizens of the community. While all of these actions are relevant, they have not been prioritized. The ability to conduct these projects will depend on a variety of factors, including available staff time, particular expertise of the Preservation Commissioners, available grant money, potential volunteer assistance, and community needs at any given time.

- Develop a quiz/game for the *Carbondale Communique* using a historic preservation-related question or photograph
- Create simple “Fact Sheets” for buildings which are open to the public and which have been documented through surveys or other research
- Conduct workshops and seminars on technical preservation issues (siding, windows, porches, safe lead paint removal, etc.) for Preservation Commission members, City housing rehabilitation staff, and the general public
- Sponsor infill competitions or design charrettes for new construction along South Illinois Avenue and publish submitted designs in a booklet
- Develop an awards program for property improvement recognition throughout the year for such projects as repainting, removal of artificial siding, etc.
- Celebrate National Historic Preservation Week with activities such as an *ArchiTreasures* contest, a special speaker/forum, special tours, and other activities
- Conduct a campus walking tour when Southern Illinois University is in session, with interiors of several buildings included as part of the tour, and develop a campus walking tour brochure
- Implement a program of training for the Preservation Commission, focusing on conducting public meetings and interpreting the *Architectural Preservation Guidelines/Secretary of the Interior’s Standards for Rehabilitation*

- Conduct workshops on such topics as architectural styles and vernacular building types that are prevalent in Carbondale, sensitive rehabilitation techniques, and economic incentives for historic preservation
- Prepare a portable informational exhibit for local and regional display, initially focusing on Commission activities and the designation process; expand topics in subsequent years. Work with Carbondale Main Street for locations and events to display the exhibit
- Develop slide shows on Preservation Commission activities and other related topics for presentation to civic groups
- Work with local schools to encourage hands-on learning with historic resources in the community and to develop appropriate preservation curriculums and lesson plans for various grade levels. Broaden the scope of the Commission's school tours to include neighborhoods
- Encourage the development of a community college preservation course for John A. Logan College
- Continue the Commission's publication program and revise brochures periodically plus develop additional publications

Ongoing

A number of actions identified in this Plan should be conducted on an ongoing basis by the Preservation Commission. These ongoing actions contribute to the directives of the Commission and work toward promoting historic preservation in the community. Each of these actions should be addressed, to the best extent possible, through the Commission's annual work program.

- Designate architecturally or historically significant properties as local landmarks, local historic districts, and neighborhood preservation districts and nominate properties eligible to the National Register following the recommendations made in this Plan
- Publicize Commission activities, such as preparation of the Preservation Plan, designation of a local landmark or historic district, etc.
- Write regular newspaper articles about historic resources in Carbondale, specific architectural styles or historic buildings, and historic preservation programs/organizations at the local, state, and national levels, including state and national preservation conferences
- Contribute historic preservation information to the City's internet web site
- Continue to conduct neighborhood walking tours (without accessing interiors); highlight any "work in progress" if applicable.

- Actively work with existing neighborhood organizations to promote historic preservation (i.e., co-sponsor neighborhood events)
- Continue and expand the plaque program for National Register and locally listed properties and districts, presenting plaques at special ceremonies or City Council meetings
- Continue to work with Carbondale Main Street and the Chamber of Commerce in preservation and revitalization efforts and in co-sponsoring special events
- Continue to jointly review grant applications of landmarked and potential landmarks in the downtown with the Main Street Program
- Continue the survey program through Certified Local Government grants and volunteer and/or internship programs

Short Term

Short term actions have been identified as those actions which should be done by the Preservation Commission, Planning Commission, and City Council as soon as possible. Several of these actions, such as the adoption of the Preservation Plan, can and should be done during 2002. Other short term actions, such as proposing changes to the Carbondale Zoning Ordinance, are important to address within the City's historic preservation program, but will likely not be accomplished in 2002. Short term actions should generally be addressed in 2002 - 2005. Actions in this short term period should also include those identified in the Ongoing section above, as well as Preservation Education actions.

- Adopt the Preservation Plan as the City's official historic preservation policy and incorporate appropriate recommendations into the City's Comprehensive Plan
- Provide copies of the Preservation Plan to City departments, commissions, and county and regional planning agencies, accompanied by a notice that it represents the City's official historic preservation policy
- Provide copies of the Plan for distribution to the general public, including the Carbondale Public Library, Jackson County Historical Society, Southern Illinois University, etc., accompanied by a notice that it represents the City's official historic preservation policy
- Increase locations where materials and brochures such as *A Walking Tour of the Historic Town Square* and *Visit Carbondale's Woodlawn Cemetery* can be made available to the public, including downtown businesses, campus, University Mall, and the Carbondale Public Library

- Amend the Preservation Ordinance to better facilitate the nomination of local landmarks, historic districts, and neighborhood preservation districts
- Re-format the Preservation District section of the Zoning Ordinance to create a more user-friendly document
- Formally adopt the *Architectural Preservation Guidelines* rather than requiring a unique set of design guidelines for each local landmark, historic district and neighborhood preservation district, and encourage Carbondale Main Street to do likewise for reviewing applications for its grant programs.
- Send a letter of introduction to owners of properties listed in the Recommendations sections of this Plan for National Register and Carbondale Register listings, including any survey forms on their property, information about relevant programs, and materials on financial incentives, as may be applicable; distribute a similar packet of information to local realtors and owners of listed (National Register and Carbondale Register) properties
- Distribute copies of all completed architectural/historic survey forms to the present property owners of those documented properties
- Pursue National Register and Carbondale Register listings for properties which have owner support
- Create a list of interested local historians (professional and amateur) and architects who might be interested in assisting people with preparing nominations and/or sponsor a summer internship program for the preparation of nominations
- Create a Neighborhoods Committee, with liaisons from each of the City's neighborhoods, to work with the Preservation Commission to develop some of the education actions
- Approach relevant Southern Illinois University departments about opportunities for student projects in historic preservation locally
- Develop a sub-committee of several members of the Preservation Commission and representatives of Southern Illinois University to address historic preservation issues on campus and in the community in general
- Encourage the formation of neighborhood organizations for areas which currently have no organization
- Initiate the development of a Historic Preservation Resource Section in the Public Library that includes information on the Commission, the designation process, copies of all historic resource surveys, technical preservation resources, and other preservation-related material

- Conduct workshops in conjunction with the Carbondale Public Library on “How to Research Your Old House” and create a handout/brochure for those who could not attend the workshop
- Hold informational meetings in neighborhoods to highlight historic district and neighborhood preservation district recommendations in the Preservation Plan, and to explain the process/benefits of designation
- Develop a list of property owners, realtors, investors, contractors, developers, etc, who have an interest in historic properties and who can assist in the marketing, acquisition, and/or appropriate rehabilitation of historic resources
- Prepare a summary of distinguishing features which contribute to the significance of a neighborhood and develop a neighborhood brochure highlighting these features.

Intermediate

Intermediate actions have been identified for approximately 2006 - 2012. While these actions are still extremely important to a historic preservation program for the City of Carbondale, time and resources will likely not allow these to be accomplished until later in this decade. Additional actions which should continue to be conducted are in the Ongoing section above, as well as the Preservation Education section. As accomplishments are made through the use of this Plan, additional actions may be identified as the City’s preservation program matures.

- Develop an incentive program for occupying empty and under-used commercial buildings
- Encourage the City to adopt incentives for the return of multi-family housing to single family residences and owner-occupied dwellings. Any such programs should be keyed to local designation of such properties.
- Conduct a survey to document historic signage community-wide for signs such as those at the Varsity Theater and Dairy Queen
- Document historic resources in the City’s one and one-half mile zoning boundary and provide property owners with information about the Preservation Commission and local landmarking
- Install signage to identify neighborhoods, create awareness, and sense of pride/community to encourage future designations
- Capitalize on Carbondale’s unique features such as the Buckminster Fuller Residence, the Dairy Queen, Woodlawn Cemetery, “Motor Row,” and the Illinois Department of Transportation Building through promotional materials and signage

- Conduct a survey of the Southern Illinois University campus, including all pre-1980 buildings
- Revise applicable building codes for their potential impact on historic resources
- Conduct a survey focused on 1950s and 1960s architecture, to give a historic context to these properties
- Reassess the Zoning Ordinance for appropriate changes which will facilitate both the nomination process and historic preservation in general (through land-use, parking requirements, and other areas)
- Hold meetings every five years with the City Council and the Planning Commission to review policies and the Action Plan within the Preservation Plan and to reevaluate the Preservation Ordinance for its effectiveness
- Hold a workshop every five years to review the City's historic preservation policies and plan with representatives of City departments and regional agencies, as well as the general public
- Encourage the formation of a local not-for profit preservation advocacy organization to further promote historic preservation in Carbondale through individual/community involvement
- Promote the use of the federal Rehabilitation Investment Tax Credit and the Illinois Property Tax Assessment Freeze
- Review the City's Emergency Operation Plan and Damage Assessment Annex as it relates to the City's historic resources
- Encourage the identification of potential archaeology sites in and around Carbondale
- Recommend the establishment of economic incentives to promote sensitive rehabilitation activity, i.e., grants, low-interest loans, tax abatement, paint rebate programs, a facade loan program for residential properties, a reduction or abatement of building permit fees for rehabilitation projects for locally designated properties, etc.