



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Rebecca Bird, Community Development Associate

DATE: March 27, 2008

SUBJECT: HP 2008-COA-02, Certificate of Appropriateness for Three Proposed Changes to 814 W. Main St., a Contributing Building in a Historic District

Introduction and Background

On March 10, 2008, Daniel Folk submitted an application for a Certificate of Appropriateness (COA) proposing the following changes to 814 West Main Street:

1. Removal of current driveway and installation of new driveway;
2. Replacement of non-original front, side, and rear doors; and
3. Removal of exterior staircase to third story at rear of house.

The 800 block of West Main Street was designated a local historic district by the Urbana City Council on November 5, 2007, Ordinance Number 2007-10-119 (for map of historic district see Exhibit A, for Ordinance see Exhibit E). The Ordinance lists the subject property as contributing to the historic district. Section XII-6.A of the Urbana Zoning Ordinance requires a COA for any alteration, relocation, construction, removal, or demolition that affects the exterior architectural appearance of any building within a historic district. The level of review for contributing buildings is outlined in Table XII-1. Change of driveway, doors, and steps all require review by the Historic Preservation Commission.

The house located at 814 W. Main St. was built in 1904. The porch has a Colonial-Revival influence, but the house itself does not have an architectural style. The house was originally 1 ½ stories, most likely with a cross-gabled roof. The house has been modified over time and now has a third story at the rear with a shed roof. The front gable is intact and continues to dominate the front façade. The house is clad in vinyl siding and the windows do not appear to be original.

Description of the Proposed Changes

1. Removal of current driveway and installation of new driveway

Currently, there is a gravel area in the west side of the front yard that is used for parking. There are generally four cars parked, two across and two deep, in the front yard of the house. The petitioner is

proposing to remove the current parking area and install a driveway along the east side of the property. The application originally proposed removing the existing parking area and installing a driveway on the east side of the property with a parking lot to the rear of the house that would provide four parking spaces. The petitioner has since amended the application and is now requesting permission to remove the gravel parking pad in the front yard on the west side of the property and install a driveway on the east side of the property. The proposed driveway will end parallel to the rear line of the house. The petitioner will replace the current gravel front yard parking area with landscaping and fill in the curb cut. The petitioner is working with the Public Works Department to determine the best way to fill in the existing curb cut.

2. Replacement of non-original front, side, and rear doors

The petitioner is requesting permission to replace the current front, side, and rear doors. All three of the doors are plain steel doors with no windows or detailing. The doors are not original. The size of the doors will not change and the exterior trim will remain intact. The petitioner is hoping to replace the front door with an appropriate age salvaged door, but has been unable to find one so far. If he cannot find an appropriate salvaged door, he is proposing to replace the existing front door with a door made of medium density fiberboard with tempered glass and 15 true divided lites (see attachment to application, Exhibit D). Because he would prefer a salvaged door, the petitioner is asking the Commission to approve the new replacement front door (as pictured in the attachment to the application, in Exhibit D), but would like to reserve the right to get administrative approval from the Zoning Administrator and the Chair of the Historic Preservation Commission if he can find an appropriate salvaged door. For the side and rear doors, he is proposing steel entry doors with an applied mullion grid over a single panel of glass, to create the effect of a door with true divided lites (see attachment to application, Exhibit D).

3. Removal of exterior staircase to third story at rear of the house

The application requests permission to remove the existing exterior staircase to the third floor at the rear of the house (for pictures of staircase, see attachment to application, Exhibit D). According to the application, the staircase was added within the last ten years.

Discussion

Requirements for a Certificate of Appropriateness

According to Section XII-6.B.2 of the Urbana Zoning Ordinance, the criteria to be used by the Preservation Commission in making its determination for a Certificate of Appropriateness shall include:

- 1) The maintenance of the significant original qualities or character of the buildings, structures, sites or objects including, if significant, its appurtenances. The removal or alteration of any historic or distinctive architectural features should be avoided when possible.*

None of the proposed changes will affect the significant original qualities or the character of the building. The removal of the existing driveway and installation of a new driveway will not remove or alter any significant features of the house. The proposal to replace the existing doors will not affect the historic integrity of the house as none of the doors is original or appropriate to the house. The

replacement doors indicated would be generally compatible with the historic district. Removal of the recent exterior staircase will not remove or alter any significant features of the house.

Driveway The current parking area is not original to the house and therefore its removal will not affect the original qualities or character of the house.

Doors The existing doors are not original to the house, nor are they appropriate to the house. The proposed doors are more appropriate to the age of the house than the existing doors. The proposed replacement front door is appropriate for a house built in the early 1900s. The proposed replacement doors for the side and rear facades will also be more appropriate for the age of the house than the existing side and rear doors. Additionally, the rear door will not be visible from a public right-of-way. Although the side door will be visible, it is not in the front façade. The removal of the existing doors will not negatively impact the architectural or historical integrity of the house. The proposed doors, particularly the one for the front, will improve the contribution the house makes to the historic district.

Staircase The exterior staircase is a recent addition. It is built of unpainted treated wood and is historically inappropriate. Removal of the staircase will improve the historic integrity of the house.

- 2) *The compatibility of proposed new additions and new construction to the original architecture of the landmark shall be evaluated against general guidelines of height, proportions of the structure's front façade, proportions of openings into the facility, the relationship of building masses and spaces, roof shapes, appurtenances, the scale of building or structure, and the directional expression of front elevation.*

None of the proposed changes in the application would affect the original architecture of the landmark in terms of height, proportions of the front façade or of the openings, relationship of building masses and spaces, roof shapes, appurtenances, scale, or directional expression of the front elevation. The proposed changes to the driveway would involve new construction, but the construction would be limited to the driveway and would not affect the house. This criterion, therefore, does not apply.

- 3) *The Secretary of the Interior's "Standards for Historic Preservation Projects," as revised from time to time.*

The final criterion relates to the Secretary of the Interior's Standards for the treatment of historic properties, which have been revised since the Urbana Historic Preservation Ordinance was written and are now called the Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995 (Exhibit F). The proposed changes are due to the petitioner trying to return the property back to its originally intended purpose. This meets the first criterion of the Secretary's of the Interior's Standards.

Driveway The proposed changes to the driveway meet the Secretary of the Interior's Standards.

Doors The proposed replacement of the front, side, and rear doors meets all of the Secretary of the Interior's Standards other than f). In order to satisfy this standard, it would be necessary to replicate the original doors based on historic, physical, or pictorial evidence.

Stairs The proposed changes to the driveway meet the Secretary of the Interior’s Standards.

Options

The Historic Preservation Commission has the following options in this case:

1. Grant any or none of the changes proposed in the requested Certificate of Appropriateness.
2. Grant any or none of the changes proposed in the requested Certificate of Appropriateness, subject to certain conditions.
3. Deny the requested Certificate of Appropriateness. If the Commission finds the application is inconsistent with the criteria and denies the application, the Commission should provide the reasons for denial and may recommend to the applicant ways to comply with the criteria.

Should the Historic Preservation Commission choose to deny this application, the petitioner would have three options: (1) in case of a denial accompanied by a recommendation, he may amend his application for a Certificate of Appropriateness within 60 days, (2) appeal to City Council within 30 days, or (3) apply for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible.

Staff Recommendation

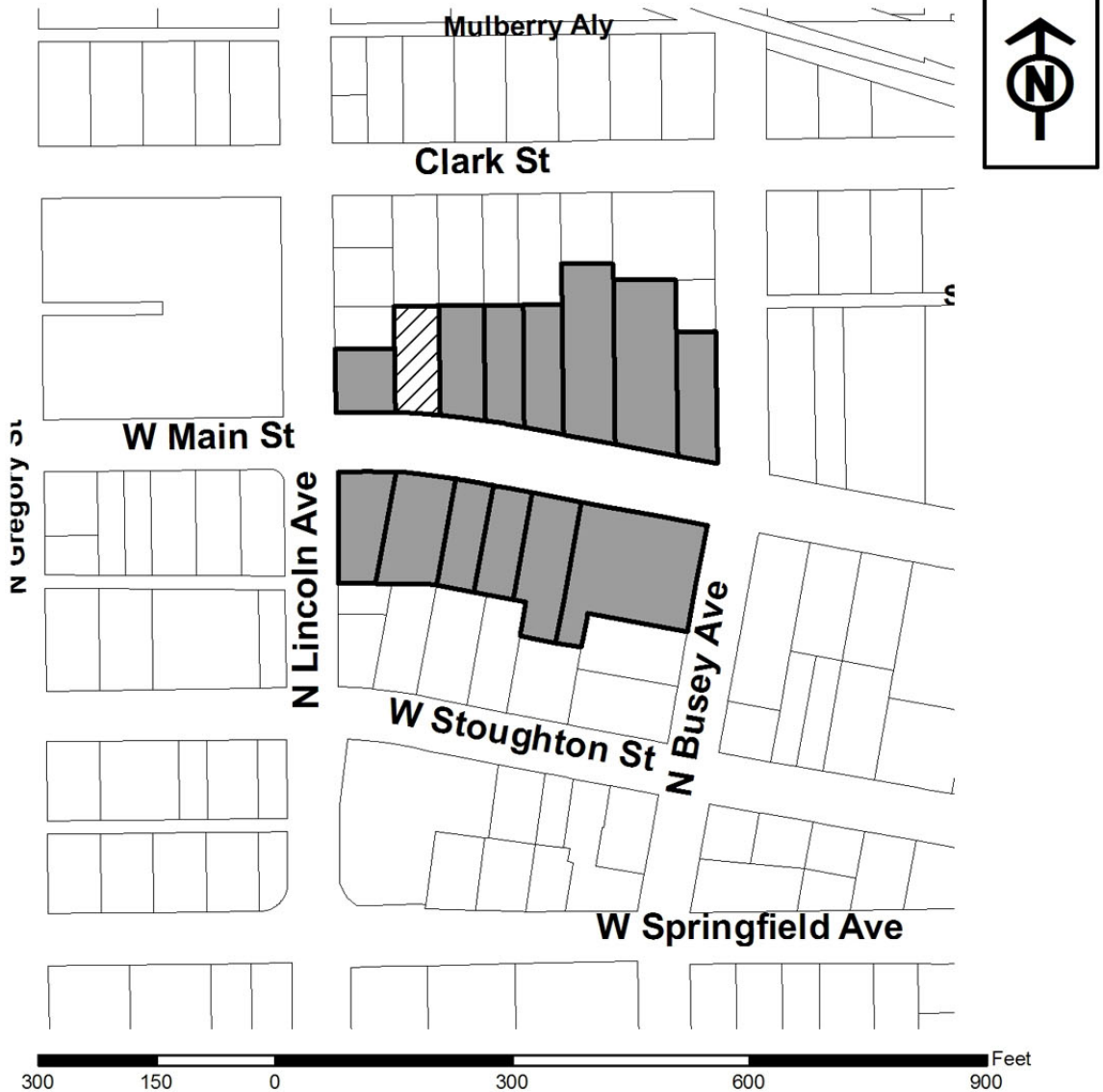
Based on the findings outlined herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Historic Preservation Commission **GRANT** the requested Certificate of Appropriateness for the proposed changes to the driveway, doors, and exterior rear staircase as being consistent with the review criteria of Section XII-6.B of the Zoning Ordinance, and allow the petitioner the option of administrative approval if he can find an architecturally appropriate salvaged front door consistent with the model proposed herein.

Attachments: Exhibit A: Location Map
 Exhibit B: Aerial Map
 Exhibit C: Photographs of 814 W. Main St.
 Exhibit D: Application
 Exhibit E: Ordinance Enacting Main Street Historic District
 Exhibit F: Secretary of the Interior’s Standards

cc: Daniel Folk
 Gordon Skinner, Building Safety Division Manager

Location Map

EXHIBIT "A"

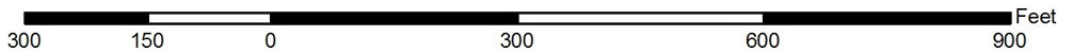
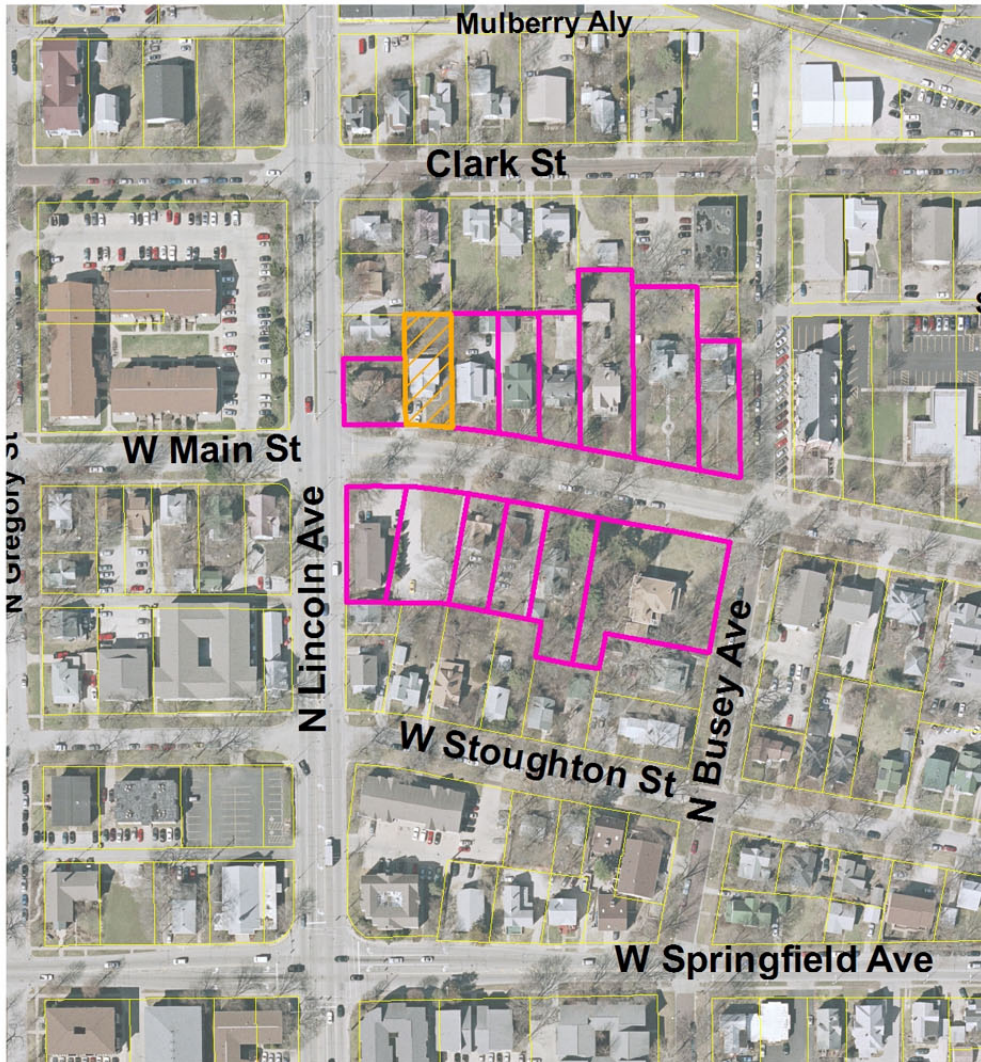


HP Case: HP 2008-COA-02
Subject: Certificate of Appropriateness
Location: 814 West Main Street
Petitioner: Daniel Folk

-  Subject Property
-  Historic District

Aerial Map

EXHIBIT "B"



HP Case: HP 2008-COA-02
Subject: Certificate of Appropriateness
Location: 814 West Main Street
Petitioner: Daniel Folk

-  Subject Property
-  Historic District

Exhibit C: Photographs of 814 W. Main St.

1. Driveway



The existing gravel parking pad



Another view of existing gravel parking pad



Area proposed for installation of new driveway

2. Doors



Existing front door



Close-up of front door



Close-up side door



Close-up rear door

3. Stairs



Existing exterior stairs on rear of house



Existing exterior stairs as visible from public sidewalk

Application for



APPLICATION AND REVIEW FEE

Although there is no fee to file an application for Certificate of Appropriateness, the Applicants are responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed: _____ Case No. Assigned: _____

Date Set for Meeting: _____ Date Meeting Held: _____

Date Surrounding Property Owners Were Notified: _____

Comments: (Indicate other actions such as continuances) _____

HPC Action: _____ Date: _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

1. APPLICANT INFORMATION

PLEASE PROVIDE THE FOLLOWING INFORMATION (please print or type):

NAME(S): DANIEL FOLK PHONE (daytime): 217 369 6247

ADDRESS: 207 W MAIN ST URBANA IL 61801

CITY: URBANA STATE: IL ZIP CODE: 61801

PLEASE CHECK ONE OF THE FOLLOWING:

- Applicant is the owner of the subject property
- Applicant is the contract purchaser of the subject property
- Applicant is acting on behalf of the owner(s) with written power of attorney. Please attach a copy of the written power of attorney.
- Applicant is none of the above.

2. SUBJECT PROPERTY INFORMATION

ADDRESS of property for which a CERTIFICATE OF APPROPRIATENESS is being requested:

814 W MAIN URBANA IL.

PARCEL IDENTIFICATION NUMBER: 91-21-08-353-013

CHECK THE APPLICABLE DESIGNATION OF THE PROPERTY:

- Historic Landmark
- Historic District

NAME AND ADDRESS OF PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):

3. PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED

- a Describe and/or illustrate fully the proposed work to be done: (Plans associated with building permit applications can be referenced. If approval of an addition or detached accessory building is requested, submit a site plan showing the measurements of the lot, the existing buildings and proposed changes and the front, back and side yard setbacks. If approval of a demolition is being requested, submit a site plan of the

property and the structure(s) to be demolished.)

- b Describe how the proposed work will change, destroy, or affect any external feature of the structure or site:

See

Attached

- c How will the proposed work affect the preservation, protection, perpetuation and economic use of the structure or district?

Certificate of Appropriateness Application

814 W Main St.

Three changes are proposed:

1. A driveway and parking area is proposed along the east side of the property. This will provide back yard space for four cars, stacked two deep. The existing curb cut on the west side of the property will be closed and the current front yard parking replaced with landscaping.

The driveway will allow parking to be screened from the street, and more attractive landscaping on the street side of the house.

The current front yard parking is probably not acceptable under existing zoning, is unattractive, and is not compatible with the parking scheme of other properties in the District.

2. The present front, side, and back plain slab doors, likely not original, will be replaced. The size of the doors will not change. Exterior trim will remain intact.

We are searching for an appropriate age antique door front, preferably one with $\frac{3}{4}$ to full glass (true lite). If an antique door is not available, a new true lite wood door will be selected. The side and rear doors will be steel, with glazing in the upper half.

An historically appropriate front door will enhance the property's contribution to the character of the District.

3. An existing exterior stair to the third floor, added in the last ten years, will be removed. This stair is very large, and is in the way of the new driveway. It's mass shades the back of the house excessively. It is built of unpainted treated wood, and is historically inappropriate. Its removal will enhance the character of the property.

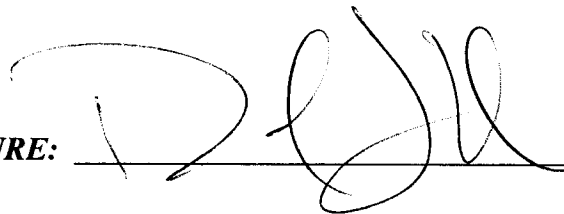
Exhibit "A" Criteria

1. There proposed work does not change any original qualities or character of the property.

2. Neither the proposed changes in the doors or in the driveway and parking affect and of the height, scale, shape, directional expression, or proportion of the structure. The removal of the stair does affect the building mass and scale, but only in that it removes an historically inappropriate and recently-added feature.

- (d) Attach a statement indicating how the proposed work meets each applicable criterion provided in “EXHIBIT A”, which is attached to this application form.
- (e) State any additional information which you feel the Zoning Administrator or the Historic Preservation Commission should consider in issuing a Certificate of Appropriateness for the proposed work:

APPLICANT SIGNATURE: _____

A handwritten signature in black ink, appearing to be 'D. J. [unclear]', written over a horizontal line.

DATE: 6 MAY 08

Check here if you are attaching other documents as part of this application.

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street
Urbana, IL 61801

Or Fax to (217) 384-2367

Please call (217) 384-2440 if you have any questions.

FOR OFFICE USE ONLY:

ZONING ADMINISTRATOR AND CHAIR REPORT

Minor Works Determination:

- The proposed work described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application constitute minor works as defined by the Zoning Ordinance.
- The proposed work described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application do **not** constitute minor works as defined in the Zoning Ordinance. This application for Certificate of Appropriateness is hereby forwarded to the Urbana Historic Preservation Commission for review and determination.

Zoning Administrator (or designee): _____ Date: _____

DESIGN REVIEW DETERMINATION FOR MINOR WORKS:

- The minor works described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application conform to the review criteria established in the Zoning Ordinance in the manner described.

A certificate of Appropriateness is hereby issued for work described in this application only.

- The minor works described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application do not conform to the review criteria established in

the Zoning Ordinance in the manner described.

A Certificate of Appropriateness is hereby denied. At the request of the applicant, this application may be forwarded to the Historic Preservation Commission for review and consideration.

Zoning Administrator (or designee): _____ Date: _____

Commission Chair: _____ Date: _____

****** Please note, for your convenience, this application may be notarized at the Department of Community Development Services. ******

Exhibit "A"

(Please respond to the Criteria a through h, indicated by the underlined text)

Review Criteria for Certificate of Appropriateness.

In making a determination whether to issue or deny a Certificate of Appropriateness, if the proposed activities cannot be considered "minor works" as identified in Table XII-1 and Table XII-2, the Historic Preservation Commission shall consider, among other things, the effect of the proposed alteration, relocation, construction, removal or demolition upon the exterior architectural features and upon the historic value, characteristics and significance of the landmark or of the historic district.

The criteria to be used by the Preservation Commission in making its determination shall include, but not be limited to:

1. The maintenance of the significant original qualities or character of the buildings, structures, sites or objects including, if significant, its appurtenances. The removal or alteration of any historic or distinctive architectural features should be avoided whenever possible.
2. The compatibility of proposed new additions and new construction to the original architecture or the landmark or styles within the historic district shall be evaluated against the following general guidelines:
 - a. Height: The height of the proposed building or structure or additions or alterations should be compatible with surrounding buildings or structures.
 - b. Proportions of structure's front façade: The proportion between the width and height of the proposed building or structure should be compatible with nearby buildings or structures.
 - c. Proportions of openings into the facility: The proportions and relationships between doors and

windows should be compatible with existing buildings and structures.

- d. Relationship of building masses and spaces: The relationship of a building or structure to the open space between it and adjoining buildings or structures should be compatible.
- e. Roof shapes: The design of the roof should be compatible with that of adjoining buildings and structures.
- f. Appurtenances: Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs.
- g. Scale of building or structure: The scale of the building or structure should be compatible with that of surrounding buildings or structures.
- h. Directional expression of front elevation: Street façades should blend in with other buildings and structures with regard to directional expression when adjacent buildings or structures have a dominant horizontal or vertical expression.

Exhibit “A” Continued

(Please feel free to respond to the Criteria a through j, if they are applicable)

The Secretary of the Interior’s “Standards for Historic Preservation Projects”, as revised from time to time, as follows:

- a. Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment.
- b. The distinguishing historic qualities or character of a building, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c. All buildings, structures, sites and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, site or object shall be treated with sensitivity.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in

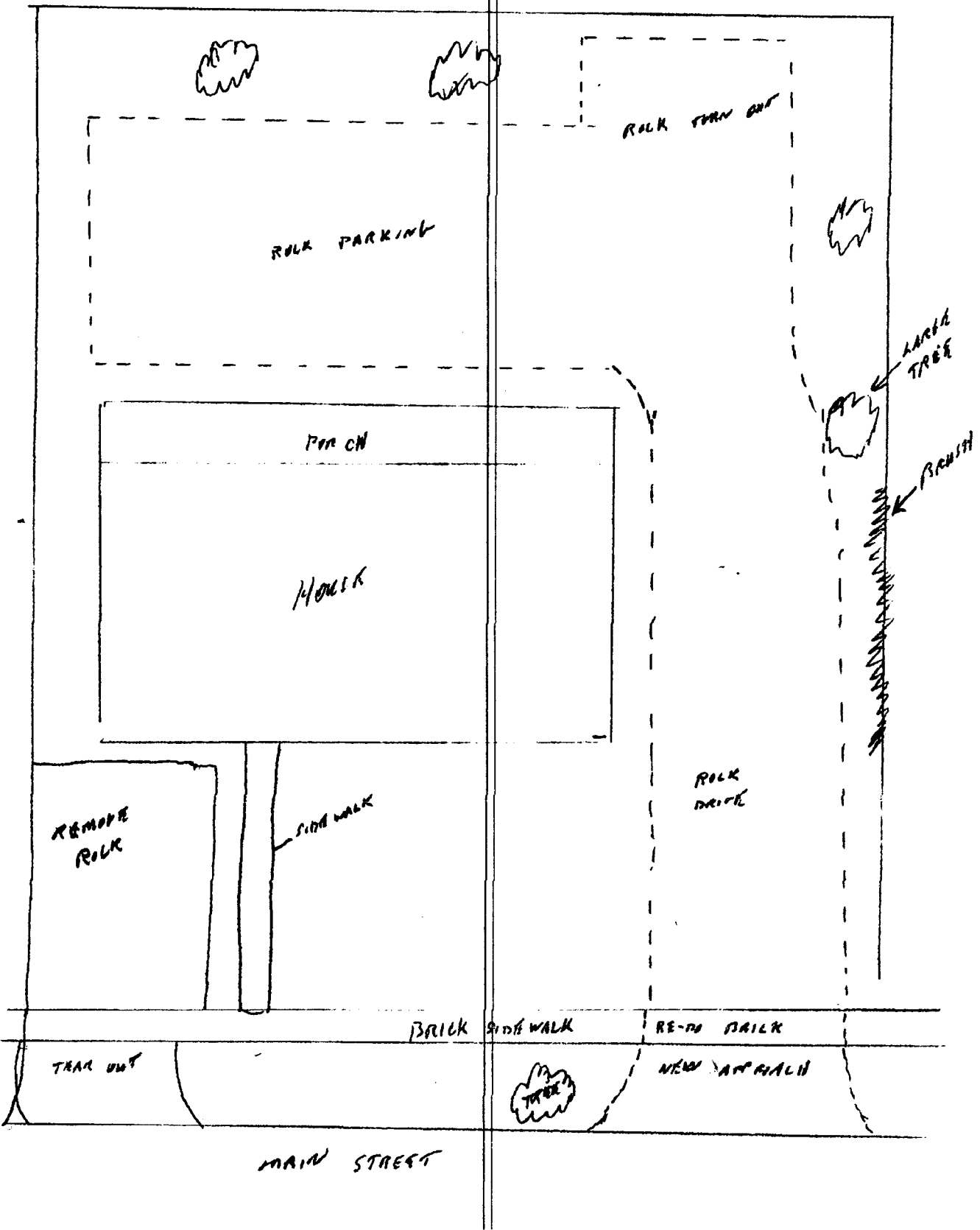
composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, sites or objects.

g. The surface cleaning of buildings, structures, sites or objects shall be undertaken utilizing the gentlest means possible. Sandblasting and other cleaning methods that may damage the historic building materials shall not be undertaken.

h. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.

i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

j. Wherever possible, new additions or alterations to buildings or structures shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would remain unimpaired.





View of proposed driveway site



Existing gravel parking pad

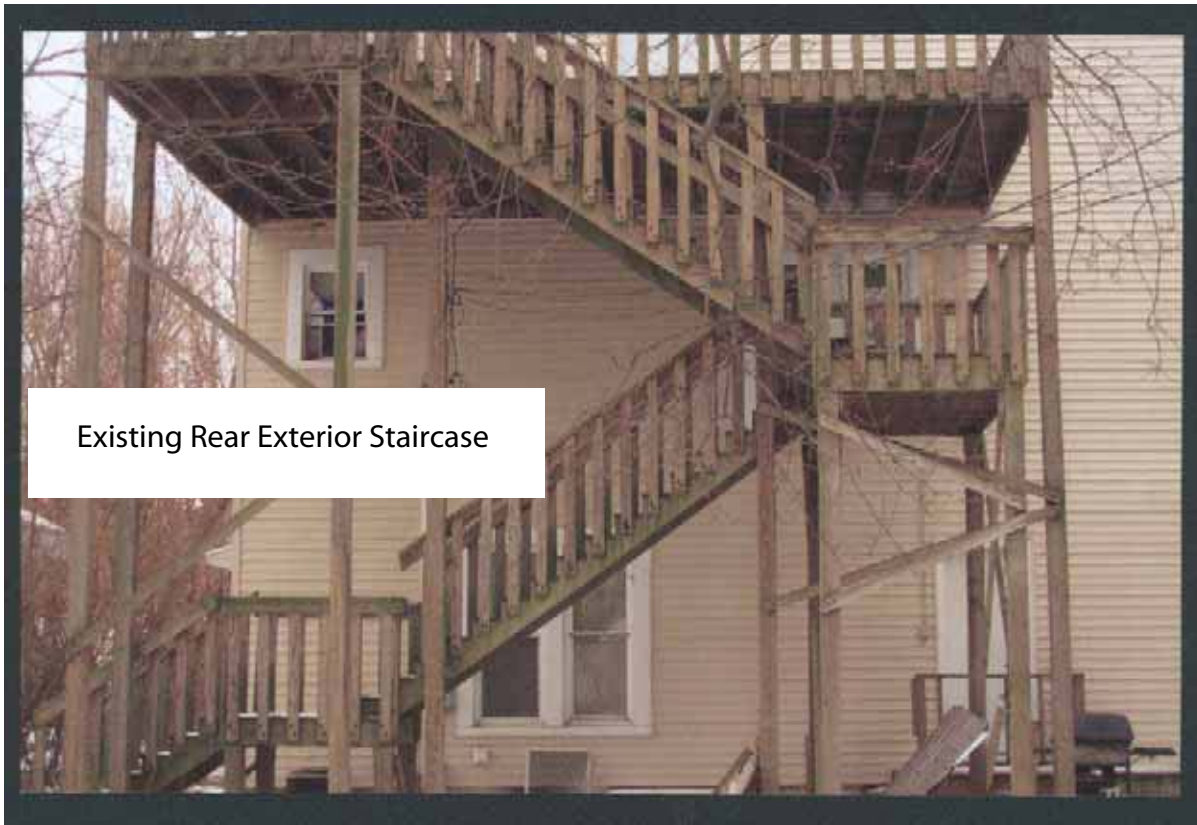


Existing Side Door



Existing Rear Door





Existing Rear Exterior Staircase

814 W MAIN
SIDE & REAR DOOR

Proposed Side & Rear Doors

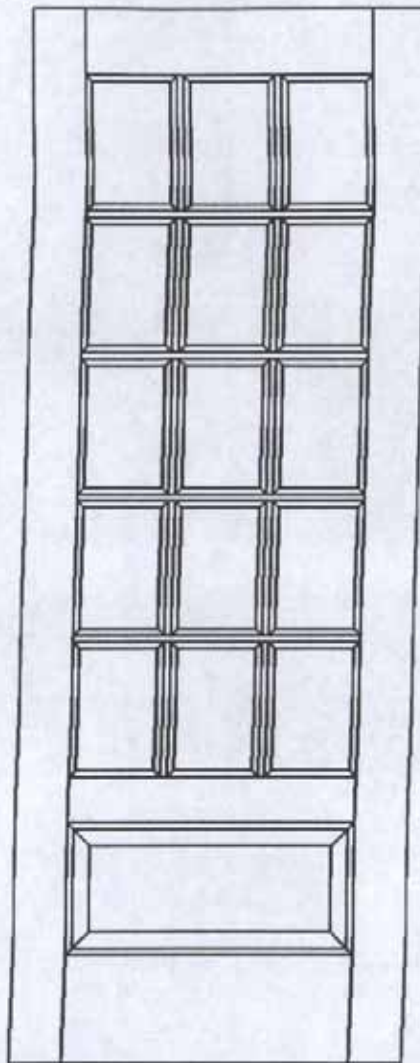


<http://images.lowes.com/product/775683/775683001926.jpg>

Steel Entry Door w/ Applied Mullions 3/13/2008

814 W MAIN ENTRY DOOR

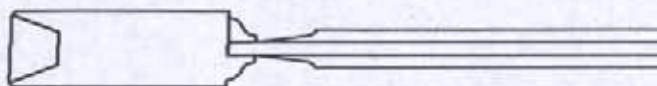
Proposed Front Door



FL1501

FL1501 MDF 2'6 x 6'8 x 1-3/8 OG A1 * CLEAR TEMPERED GLASS

TRUSTILE



1-3/8 OG A1

Specifications subject to change without notice

MDF TRUE LIGHT ENTRY DOOR

COPY

*Rebecca
4 copy*

ORDINANCE NO. 2007-10-119

AN ORDINANCE APPROVING THE DESIGNATION OF A HISTORIC DISTRICT

(800 Block of West Main Street, Historic Preservation Case No. HP2007-D-01)

WHEREAS, Urbana's Zoning Ordinance has been enacted by the corporate authorities of the City of Urbana pursuant to its home rule powers as provided for in the Constitution of the State of Illinois, 1970, and in conformance with the Illinois Municipal Code; and

WHEREAS, Urbana's Historic Preservation Ordinance, as Article XII of the Urbana Zoning Ordinance, created the Historic Preservation Commission with the express purpose of, among other duties, advising the City Council on the designation of buildings, structures, sites or objects as local landmarks or historic districts; and

WHEREAS, Daniel Folk has submitted an application to designate the 800 block of W. Main Street as a local historic district pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, after due publication and notice to all parties as is required under the Ordinance, a public hearing was held by the Urbana Historic Preservation Commission on October 3, 2007 concerning the subject historic district nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend approving the application by a vote of 7 ayes and 0 nays, and made a written recommendation accompanied by a report summarizing the evidence presented at the hearing, with an explanation of its recommendation, which said recommendation and attachments were forwarded to the City Council; and

COPY

WHEREAS, the owner of the subject parcels were notified by letter with a copy of the recommendation and attachments on October 12, 2007 of the date of the City Council meeting at which the designation is to be considered; and

WHEREAS, the City Council determined the properties addressed as 802, 803, 804, 806, 807, 810, and 814 W. Main Street to be contributing and the properties addressed as 807½, 808, 809, 811, 812, 813, and 816 W. Main Street to be noncontributing.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Council does hereby find and determine, based upon the recommendation and report of the Historic Preservation Commission, that the subject parcels specified below should be designated as a historic district on the basis of meeting the following criteria in Section XII-4.C.1:

- a) A significant number of buildings, structures, sites or objects that meet the criteria for designation as individual landmarks, specifically:
 - Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
 - Association with an important person or event in national, state or local history;
 - Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.
- b) An area containing sufficient historical integrity to convey a sense of historical time and place.

Thus, the said parcels fronting on the 800 block of West Main Street are hereby designated as a historic district, pursuant to the Urbana Historic Preservation Ordinance, Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

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The boundary of the district shall be defined as follows:

LEGAL DESCRIPTION:

A part of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the intersection of the existing northerly Right-of-Way line of Main Street with the existing easterly Right-of-Way line of Lincoln Avenue, thence, northerly, along said easterly Right-of-Way line, to the south line of the north 50 feet of Lot 6 of a Subdivision of Lot 20 of M. W. Busey's Heir's Addition to the City of Urbana; thence, easterly, along said south line, to the easterly line of said Lot 6, said line also being the westerly line of Lot 7 of said Subdivision of Lot 20; thence, northerly, along said westerly line of Lot 7, to the northerly line of said Subdivision of Lot 20; thence, easterly, along said northerly line, being the northerly line of Lots 7, 8, 9 and 10 of said Subdivision of Lot 20, to the westerly line of Lot 13 of M. W. Busey's Heir's Addition to the Town (now City) of Urbana; thence northerly, along said westerly line of Lot 13, to the southerly line of the north 90 feet of said Lot 13; thence, easterly, along said southerly line of the north 90 feet, to the easterly line of the west 66 feet of said Lot 13; thence, southerly, along said east line of the west 66 feet of Lot 13, to the southerly line of the north 110 feet of said Lot 13; thence, easterly, along said southerly line of the north 110 feet, to the westerly line of the east 50 feet of said Lot 13; thence, southerly, along said westerly line, to the southerly line of the north 176 feet of said Lot 13; thence, easterly, along said southerly line, to the existing westerly Right-of-Way line of Busey Avenue; thence, southerly, along said westerly Right-of-Way line, to the intersection of the northerly Right-of-Way line of Main Street, with said westerly Right-of-Way line of Busey Avenue; thence, southwestery to the intersection of the westerly Right-of-Way line of Busey Avenue, with the southerly Right-of-Way line of Main Street, said point also being the northeasterly corner of Lot 12 of Master in Chancery's Subdivision of the South part of the SW $\frac{1}{4}$ of Section 8, T19N, R9E of the Third P.M., in Champaign County, Illinois; thence, southerly, along said westerly Right-of-Way line of Busey Avenue, and the easterly line of said Lot 12, to the southeast corner of said Lot 12; thence, westerly, along the southerly line of Lots 12 and 13 of said Master in Chancery's Subdivision, to the southwest corner of said Lot 13; thence, southerly, to the northeast corner of Lot 21 of said Master in Chancery's Subdivision; thence, southerly, along the easterly line of said Lot 21, to the northerly line of the south 95 feet of said Lot 21; thence, westerly, along said northerly line, to the westerly line of the east half of said Lot 21; thence, northerly, along the westerly line of the east half of said Lot 21, to the southerly line of the north 27 feet

COPY

of the west half of said Lot 21; thence westerly, along said southerly line, to the westerly line of said Lot 21; thence, southerly, along said westerly line, to the southerly line of the north 28 feet of Lot 20 of said Master in Chancery's Subdivision; thence, westerly, along said southerly line of the north 28 feet, to the westerly line of the east 16.5 feet of said Lot 20; thence, northerly, along said westerly line of the east 16.5 feet, and the northerly extension thereof, to the southerly line of Lot 15 of said Master in Chancery's Subdivision; thence, westerly, along the southerly line of said Lot 15 and Lots 16 and 17 of said Master in Chancery's Subdivision, to the southwest corner of said Lot 17, said point also being the southeasterly corner of Lot 1 of Block 47 in Seminary Addition to Urbana; thence, westerly, along the southerly line of said Lot 1 and Lot 2 of said Block 47, to the existing easterly Right-of-Way line of Lincoln Avenue; thence, northerly, along said easterly Right-of-Way line, to the intersection of the existing easterly Right-of-Way line of Lincoln Avenue, with the existing southerly Right-of-Way line of Main Street; thence, northerly to the Point of Beginning. All situated in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL NUMBERS:	91-21-08-353-020
	91-21-08-354-020
	91-21-08-353-019
	91-21-08-353-018
	91-21-08-354-019
	91-21-08-354-004
	91-21-08-353-016
	91-21-08-354-003
	91-21-08-353-015
	91-21-08-354-002
	91-21-08-353-014
	91-21-08-354-001
	91-21-08-353-013
	91-21-08-353-004

Section 2. The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the corporate authorities of the City of Urbana, Illinois. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Article 11, Division 13 (Zoning) of the Illinois Compiled Statutes (65 ILCS 5/11-13-14).

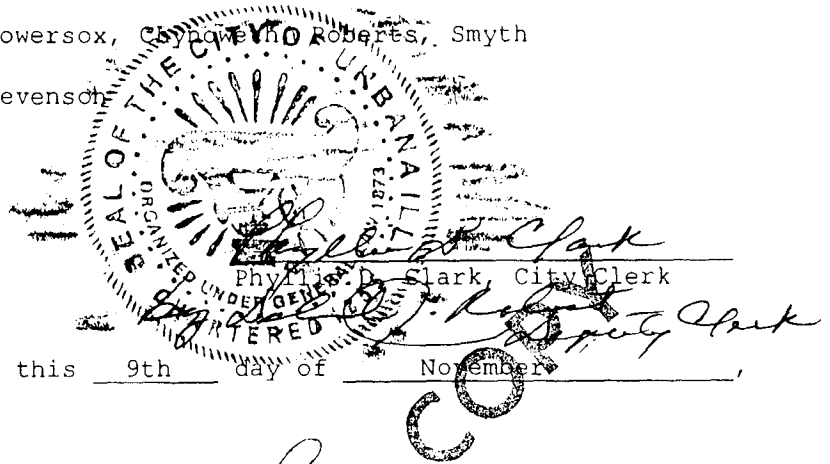
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PASSED by the City Council this 5th day of November,
2007.

AYES: Barnes, Bowersox, ~~Cayton~~ ~~Roberts~~, Smyth

NAYS: Lewis, Stevenson

ABSTAINS:



APPROVED by the Mayor this 9th day of November,
2007.

Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor

EXHIBIT F

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in

design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.