



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, Historic Preservation Planner

DATE: April 30, 2008

SUBJECT: HP 2008-EH-01, Certificate of Economic Hardship for the Demolition of the Rooming House at 809 West Main Street

Introduction & Background

On February 25, 2008, Howard Wakeland/Wakeland Construction submitted an application for a permit to demolish a rooming house at 809 West Main Street. As the subject property is located in the 800 Block of West Main Street Historic District, in order for the City to issue a demolition permit, the Historic Preservation Commission would need to approve a Certificate of Appropriateness (COA).

The Commission, at their April 2, 2008 meeting, held a public hearing on the case. Following the public hearing, the Commission found the application inconsistent with the criteria set forth in Section XII-6.B of the Urbana Zoning Ordinance and denied the Certificate of Appropriateness. Specifically, by a unanimous vote, the Commission denied the Certificate for the following reasons:

1. The structure is original to the time period of the historic district;
2. The structure maintains a high level of integrity;
3. Although the siding is not original to the house, it is still historic; and
4. The following aspects of the house at 809 W. Main Street help convey the sense of historical time and place in the historic district (from the March 27, 2008 memorandum from City staff to the Historic Preservation Commission):
 - a) Scale and massing;
 - b) Setbacks and placement;
 - c) The asbestos siding;
 - d) Placement of the window and door openings;
 - e) Window sizes and shapes;
 - f) Window and door trim;
 - g) Historic building materials and techniques; and
 - h) The placement of the front porch and its relationship to the building.

The Certificate of Appropriateness criteria provided in Urbana’s Historic Preservation Ordinance do not well address demolition which is typically inconsistent with historic preservation. Following denial, the petitioner on April 9, 2008 submitted an application for a Certificate of Economic Hardship (COEH). Per Article XII-6.C.3 of the Urbana Zoning Ordinance, the Historic Preservation Commission must hold a public hearing for consideration of the application. If the Commission finds that the property can obtain a reasonable economic return without approval of the proposed work, the application should be denied. If, however, the Commission finds that the property cannot obtain a reasonable economic return without approval of the proposed work, the Commission shall then delay the application for a period not to exceed 90 days. During this time, the Commission shall consider alternative proposals to preserve the property. If, at the end of the delay period, the Commission finds that the property cannot be put to a reasonable beneficial use or the owner cannot obtain a reasonable economic return from it, the Commission shall issue the Certificate of Economic Hardship approving the proposed work. Following the approval or denial of the Certificate, the petitioner or any property owner within the district may appeal the Commission’s decision to the Urbana City Council within 30 days of the decision.

Description of Application

The petitioner has submitted the following documents to support his application:

1. *Proposed Work for Which Certificate of Economic Hardship is Being Sought.* This document addresses some of the questions raised in the COEH application form. It explains the primary structural issues with the house and addresses “remodel” vs. demolition and new construction. The primary structural issues are an inadequately designed, constructed, and maintained foundation and basement; inadequately designed and constructed structural support for the first and second floors; and an inadequate superstructure.
2. *Engineering Report on the Structure Located at 809 W. Main Street:* This report discusses the current conditions of the house, including a detailed assessment of the foundation, the basement support for the first and second stories, and the superstructure. According to the report, remodeling the existing house would involve removing approximately 80% of the structure and then replacement with new materials and systems.
3. *Summary Appraisal Report of 809 W. Main Street:* This report was prepared by James H. Webster & Associates, Ltd. for the petitioner in September 2007. The report states that the market value of the subject property as of August 29, 2007 is \$100,000. The report is based on an exterior examination of the property. Information regarding the interior was based on data taken from a previous appraisal, the Cunningham Township Assessor’s property record card, and information provided by Mr. Wakeland.
4. *A Cost Estimate of Remodeling 809 W. Main Street:* This document is a cost estimate of remodeling 809 W. Main Street to the condition a new house of approximately the same size as the existing house. The estimate is based on the assumption that the entire house except for the wood studs needs replacing, including foundation, floors, exterior siding, windows, doors, bathrooms, kitchens, etc. According to the estimate, the total is \$208,200. The document divides that total into the following categories:
 - \$56,950 Basement Remodeling

- \$56,450 Wall, Door, Window Treatment
- \$9,200 Bathrooms
- \$6,000 Plumbing
- \$6,800 Electrical Update
- \$11,700 Kitchen Remodeling
- \$11,350 Heating, Ventilation, and Air Conditioning upgrades
- \$12,550 New Roof
- \$14,200 Porch Replacement
- \$23,000 Exterior Surface Replacement

5. *Income, Rent, and Cost Comparisons of Remodeling 809 W. Main Street as Compared to a New House:* This document compares the income, rent, and costs for remodeling and for a new building. According to the document, if the existing structure is remodeled, the annual income less expenses for the remodel would be -\$1,290 as compared to new construction which would be \$5,850.
6. *Letter of Support from Hunsinger Enterprises, Inc.* The petitioner asked Kevin Hunsinger of Hunsinger Enterprises, Inc. to inspect the house and review the Cost Estimate. Mr. Hunsinger is a residential developer and has been working in Urbana for nearly 30 years. According to Mr. Hunsinger, the petitioner's cost estimates are realistic and the costs exceed those for new construction.

Discussion

Requirements for a Certificate of Economic Hardship

The Commission's task at the May 7, 2008 meeting is to determine whether to grant a Certificate of Economic Hardship. According to Section XII-6.D of the Urbana Zoning Ordinance, the Commission may issue such a Certificate in cases where a Certificate of Appropriateness has been denied and the applicant demonstrates that the property cannot yield a reasonable economic return without the approval of the proposed work. The Commission shall review the information submitted for evidence of an economic hardship to determine whether the property can yield a reasonable return if the proposed work is not constructed.

The Engineering Report, prepared by the petitioner who is an engineer, primarily discusses the structural weaknesses in the foundation and the support system in the basement for the first and second stories. The Cost Estimate of Remodeling gives detailed estimates for this work. The estimate is based on the assumption that the entire house essentially needs replacing, including the foundation, the floors, the exterior siding, all windows and doors, the interior walls, the bathrooms and the kitchen, the roof and the front porch, and that the plumbing, electrical, and heating/cooling systems need upgrading. The application indicates there is a need to do all of this work. However, it is not clear that this is the case. For example, it has not been shown that all of the exterior siding needs replacing nor that all of the interior wall surfaces need to be replaced in order for the property to yield a reasonable economic return.

According to the petitioner’s cost estimate, those two items alone cost \$66,500 (32%) of the total \$208,200 cost.

Additionally, according to Section XII-6.A of the Urbana Zoning Ordinance, a Certificate of Appropriateness is required for any alteration, relocation, construction, removal, or demolition that affects the exterior architectural appearance of any building within a historic district. The cost estimate provided by the petitioner assumes the project would receive approval to remove existing siding and replace with vinyl siding, replace the entire porch, and replace all existing doors and windows.

The Income, Rent and Cost Comparisons exhibit compares the costs of remodeling versus new construction. Table 1 below is taken directly from the petitioners’ document and compares the costs of remodeling and new construction.

Table 1. Petitioner’s Cost Comparison

	Remodel	New Construction
Cost of finished building	\$208,000	\$160,000
Value of Lot	\$60,000	\$60,000
Finished Value	\$268,000	\$220,000
Anticipated Income/year	\$20,400	\$25,200
Annual Costs		
Mortgage	\$13,065	\$10,725
Real Estate Taxes	\$6,200	\$6,200
Insurance	\$425	\$425
Waste Removal	\$900	\$900
Sewer-Water Tax	\$100	\$100
Maintenance	\$1,000	\$1,000
Total Annual Costs	\$21,690	\$19,350
Income less expenses	- \$1,290	\$5,850
6% Management firm fee	\$1,224	\$1,440

Table 2 provides staff analysis of the information provided in the petitioner’s table. The cost estimate for new construction in Table 1 does not take demolition costs into account in the total cost for new construction. According to the City Housing Rehab Coordinator, the cost for demolishing the structure at 809 W. Main Street would be at least \$15,000. Additionally, Table 1 does not include a comparison of the property leaving it as is. Table 2 uses the petitioner’s comparison of net income for the remodel and the new construction, but adds the demolition cost in the total for new construction and includes a column to compare the net income of the property as is.

Table 2. City Staff Analysis of Table 1

	Remodel	New Construction	As Is
Cost of finished building	\$208,000	\$160,000	\$0 (assumed)
Demolition Cost	\$0	\$15,000	\$0
Value of Lot	\$60,000	\$60,000	\$60,000
Finished Value	\$268,000	\$235,000	\$100,000*
Anticipated Income/year	\$20,400	\$25,200	\$13,200**
Annual Costs			
Mortgage	\$13,065	\$11,456	\$0***
Real Estate Taxes	\$6,200	\$6,200	\$3,402
Insurance	\$425	\$425	\$425
Waste Removal	\$900	\$900	\$900
Sewer-Water Tax	\$100	\$100	\$100
Maintenance	\$1,000	\$1,000	\$1,000
Total Annual Costs	\$21,690	\$20,081	\$5,827
Income less expenses	\$20,400 - \$21,690 = - \$1,290	\$25,200 - \$20,081 = \$5,119	\$13,200 - \$5,827 = \$7,373
6% Management firm fee	\$1,224	\$1,512****	\$792
Annual Net Income	- \$2,514	\$3,607	\$6,581

Notes:

- * “Finished value” is based on the James H. Webster & Associates, Ltd’s 2007 appraisal of the property.
- ** “Anticipated income” is based on the monthly rent of \$1,100 per month for the last year as provided by the petitioner in *Proposed Work*.
- *** The petitioner states in Proposed Work that he owns the property free of debt.
- **** “Management firm fee” (6% of the anticipated income/year) for the new construction as provided by the petitioner has been corrected as \$1,512.

The above analysis suggests that it would be unreasonable to assume that the property cannot obtain a reasonable economic return without the approval of the proposed work. Maintaining the property seems to provide the highest annual net income for the petitioner. Nevertheless, this scenario does not take into account higher maintenance costs for the property than an average of \$1,000 annually. By adding the cost of a new basement (\$56,950) and adding this as a maintenance cost over twenty years, a \$6,700 annual maintenance cost (\$2,848 + \$1,000) would mean the property would theoretically have a positive cash flow of \$3,733 which is essentially the same as that for new construction. A limitation on this scenario is that it assumes that replacement of the basement and foundation would be the only maintenance/repair costs not accounted for in the annual \$1,000 maintenance expenditure.

The petitioner has informed City staff that he is in the process of having the following professionals conduct further building evaluations:

- Hank Spies, House Inspector, Spies Home Inspection Service
- Russell Dankert, Architect, Russell A. Dankert & Associates

These individuals may provide written reports either at or before the public hearing. These documents may prove important for further evaluating this application and are not available to City staff at the time of this memorandum. Additionally, the petitioner has said Mr. Hunsinger, Mr. Spies, and Mr. Dankert

will testify at the public hearing. This testimony will also be an important consideration to take into account.

Depending on how confident the Historic Preservation Commission is with the evidence presented in this memorandum, as well as any additional evidence presented at the public hearing, the Commission may need to continue this case to the next Commission meeting. It is important to note, however, that the petitioner first submitted an application regarding this case on February 25, 2008. Although the additional time has been due to the HPC's original decision being appealed as a Certificate of Economic Hardship, the Commission should keep in mind that timely processing of applications is needed to maintain due process.

Summary of Findings

City staff recommends the following statement of findings:

1. The Urbana City Council enacted the Urbana's Zoning Ordinance 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;
2. 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;
3. On February 25, 2008, the City of Urbana received an application from Howard Wakeland/Wakeland Construction for a permit to demolish a rooming house at 809 W. Main Street;
4. Per Sections XII-6.A and XII-6.C of the Urbana Zoning Ordinance, in order for the City to issue a demolition permit, the Historic Preservation Commission would need to approve a Certificate of Appropriateness and any application for a building permit for buildings within designated historic districts shall be considered the application for Certificate of Appropriateness. Following a public hearing on April 2, 2008, the Historic Preservation Commission denied the Certificate of Appropriateness
5. On April 9, 2008, the City of Urbana received an application for a Certificate of Economic Hardship from Howard Wakeland.
6. The Historic Preservation Commission finds that the evidence presented by the petitioner does not demonstrate that the property cannot obtain a reasonable economic return without approval of the proposed work, as required by Section XII-6.D, because the cost estimates provided are unsubstantiated in terms of the necessity of proposed work.

Options

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

1. Grant the requested Certificate of Economic Hardship. If the Commission finds that without approval of the proposed demolition the property cannot obtain a reasonable economic return therefrom, the application shall be delayed for a period not to exceed 90 days. During the period of delay, the Commission shall consider alternative proposals to allow for a reasonable beneficial use or a reasonable economic return for the property, or to otherwise preserve the property.
2. Grant the requested Certificate of Economic Hardship, subject to certain conditions.
3. Deny the requested Certificate of Economic Hardship. If the Commission finds that the petitioner can obtain a reasonable economic return from or beneficial use of the property without the proposed demolition and denies the application, the Commission should provide the reasons for denial.

According to Article XII-6.E of the Urbana Zoning Ordinance, should the Historic Preservation Commission choose to deny this application, the petitioner can appeal the Commission's decision to the Urbana City Council within 30 days. The City Council may affirm, revise, or overturn the Commission's decision by a majority vote of the Council members currently holding office after due consideration of the facts contained in the record submitted to the Council by the Historic Preservation Commission.

Staff Recommendation

Based on the application and attached supplemental materials, staff finds that the petitioner has not yet clearly demonstrated that the property cannot obtain a reasonable economic return without the proposed work being done. Convincing evidence has not been presented that total reconstruction of the building is necessary to make a reasonable economic return. However, City staff understands that the applicant will present further evidence at the public hearing and therefore will withhold its recommendation until all information has been submitted and properly assessed. This may require a continuation to allow for a additional assessment and review.

Attachments: Application and Supporting Documents
Report by Hunsinger Enterprises, Inc.
March 27, 2008 Staff Memorandum to the Historic Preservation Commission
Minutes from April 2, 2008 HPC Meeting

cc: Howard Wakeland
Gordon Skinner, Building Safety Division Manager



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, CD Associate

DATE: March 27, 2008

SUBJECT: HP 2008-COA-01, Demolition Application for 809 W. Main St.

Introduction

On February 25, 2008, Howard Wakeland/Wakeland Construction submitted an application for a building permit to demolish a rooming house at 809 West Main Street. 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 (Exhibit E). As per Sections XII-6.A and XII-6.C of the Urbana Zoning Ordinance, in order for the City to issue a demolition permit, the Historic Preservation Commission would need to approve a Certificate of Appropriateness (COA).

Background

On August 13, 2007, Daniel Folk submitted an application to designate the 800 block of West Main Street as a local historic district (for map of the historic district, see Exhibit A). The application listed the house at 809 West Main Street as a contributing building. The Historic Preservation Commission on September 13, 2007 made a preliminary determination that the proposed historic district met the necessary criteria for designation and then held a public hearing on October 3, 2007. Following the public hearing, the Commission recommended that the Urbana City Council approve the designation of the 800 block of West Main Street as a local historic district. The Commission's recommendation listed 809 as a contributing building. At their November 5, 2007 meeting, the Urbana City Council approved the application as modified by specific changes and enacted an ordinance designating the proposed historic district (Ordinance No. 2007-10-119, Exhibit E). The ordinance listed the subject property as noncontributing 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 and noncontributing buildings is outlined in Tables XII-1 and XII-2. Demolition of a noncontributing building is subject to review by the Historic Preservation Commission. The Historic Preservation Commission makes the final decision on the Certificate of Appropriateness. If the Commission denies the Certificate, the petitioner may apply to the

Historic Preservation Commission for a Certificate of Economic Hardship or he may appeal the Commission's decision to the Urbana City Council.

Description of the Proposed Changes

The petitioner has submitted an application for a permit to demolish a rooming house on the property (see Exhibit D). According to the application, the petitioner lists two possibilities for the property:

1. Demolish the existing house and seek approval for a new house; or
2. Remodel the present structure and continue its present use as a rooming house.

The petitioner is requesting to demolish the existing house to allow for new construction for the following reasons:

- The foundation has settled and caused uneven floor systems;
- The heat system is inefficient;
- The electrical system is outdated;
- The present bathrooms are inadequate;
- The front porch needs replacing;
- Windows and doors are not efficient;
- The driveway needs replacing; and
- There is no garage space.

On March 4, 2008, City staff received a letter from the petitioner further commenting on his Certificate of Appropriateness application in which he describes his plans for the site if his petition to demolish the house at 809 West Main Street is approved. According to the letter, he plans to build a new house which will emulate the existing house on the site. Further, the petitioner states that he believes the existing house is dangerous due to its age. The letter also addresses how the new house will meet the criteria for new construction in a historic district as described in Article XII-6.B.2.

The 800 Block of West Main Street Historic District

The application to designate the 800 block of West Main Street a historic district listed the building at 809 W. Main St. as contributing to the district. While the Historic Preservation Commission agreed that the house at 809 W. Main Street contributed to the district, the Urbana City Council listed 809 West Main Street as a noncontributing building in the Ordinance enacting the historic district. Adjustments to contributing/noncontributing designations were made by City Council in an effort to reach agreement on the Ordinance. Since the terms "contributing" and "noncontributing" are employed in describing structures in the process of evaluating a proposal to create a historic district, using "contributing" as a verb in analyzing whether a "noncontributing" structure in a historic district should be granted a Certificate of Appropriateness presents a semantic problem. In order to avoid this difficulty, this memo will refer to the importance of the subject building to the district and not whether the building is contributing or noncontributing to the district. It may, however, be useful for the Historic Preservation

Commission to review the definition of a noncontributing building as defined in Section XII-2 of the Urbana Zoning Ordinance:

A building, structure, site, or object which may be part of a landmark or district, but does not possess historic, architectural or archeological significance or integrity per se; however, the relationship of these buildings, structures, sites, or objects to those that are contributing may be important to the preservation of the landmark or district. Inclusion of these properties within a historic district subjects these properties to those design review standards and guidelines applicable to noncontributing properties.

Discussion

Requirements for a Certificate of Appropriateness

According to Section XII-6.B.1 of the Urbana Zoning Ordinance,

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 XIII-2, the 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 house at 809 W. Main was built circa 1905. It is a two-story I-house (two rooms wide and one room deep), with a two-story ell to the rear. The house has a distinctive tall, narrow profile and a central hallway. It is clad in asbestos shingle siding which, while not original, may be considered to have acquired historic significance in its own right, due to its importance as a twentieth-century building material. The roof is side gabled, with a gabled dormer on the front façade. The first story has a near full-width front porch, common on I-houses, with a hip roof supported by full-height Doric columns. The front porch is most likely original as it is shown on the 1909 Sanborn Map, although the front porch railing does not appear to be original. The house has very little ornamentation other than the Doric columns on the front porch. Although the house has lacked maintenance over the years, it retains sufficient historic integrity to convey a sense of historical time and place for the district.

The historic buildings in the 800 Block of West Main Street Historic District date from circa 1869 to circa 1939. The period of significance for the historic district is, therefore, approximately 1870 to 1940. The following are aspects of the house at 809 W. Main Street that help convey the sense of historical time and place in the district:

- a) Scale and massing;
- b) Setback and placement;
- c) The asbestos siding;
- d) Placement of the window and door openings;
- e) Window sizes and shapes;
- f) Window and door trim;
- g) Historic building materials and techniques; and

- h) The placement of the front porch and its relationship to the building.

The house at 809 W. Main Street plays an important part in conveying the sense of historical time and place. There are fourteen structures in the 800 Block of West Main Street Historic District: thirteen houses and one apartment building. Of the fourteen structures, 71 percent (ten) are at least 70 years old. If 809 W. Main Street is demolished, that number is reduced to 64 percent. Additionally, on the south side of the block, there are six structures. Including the house located at 809 West Main Street, three of the six (50 percent) are at least 70 years old. Without the house at 809 W. Main St., only two of the structures (33 percent) would be 70 years old or older.

One of the important aspects of the historic district is that each of the buildings is unique, yet together they convey a sense of historical time and place. There are already two newly constructed homes in the Historic District, one at 807½ and one at 811 W. Main Street. If the historic building at 809 W. Main Street were to be demolished, that would give the Historic District four contiguous parcels on the south side of the block that disrupt the historic building fabric of the district. The house at 809 W. Main Street has been altered over time and has only a fair degree of historic integrity due to a lack of maintenance, yet it is still from 1909 and is part of the historic fabric of the block.

Based on the analysis above, City staff concludes that demolition of the house at 809 W. Main Street would have a negative impact on the historic value, characteristics and significance of the 800 Block of West Main Street Historic District.

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.*

The application is for the demolition of the building at 809 W. Main Street which would not include the maintenance of any of the significant original qualities or character of the building. This criterion, therefore, does not apply.

- 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.*

The application is for the demolition of the building at 809 W. Main St. and does not include any new additions or construction. 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). These standards do not explicitly refer to demolition.

Options

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

1. Grant the requested Certificate of Appropriateness.
2. Grant 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. A denial of the requested COA must set forth why this "noncontributing" building is important enough to the historic district to deny the application.

Should the Historic Preservation Commission choose to deny this application, the petitioner would have three options (Articles XII-6.C through XII-6.E of the Urbana Zoning Ordinance):

- (1) in case of a denial accompanied by a recommendation, he may amend his application for a Certificate of Appropriateness within 60 days;
- (2) apply to the Historic Preservation Commission for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible and that the property cannot yield a reasonable economic return without the approval of the proposed work; or
- (3) appeal the Historic Preservation Commission's decision to the Urbana City Council within 30 days, where they may affirm, revise, or overturn the decision by a majority vote of the Council members currently holding office after due consideration of the facts contained in the record submitted to the Council by the Historic Preservation Commission.

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 **DENY** the requested Certificate of Appropriateness as it would degrade the historic value, characteristics, and significance of the 800 Block of West Main Street Historic District and would impair its ability to convey a sense of historical time and place.

Attachments:

Exhibit A: Location Map

Exhibit B: Aerial Map

Exhibit C: Photographs of 809 W. Main St.

Exhibit D: Application

Exhibit E: Ordinance Enacting Main Street Historic District

Exhibit F: Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995

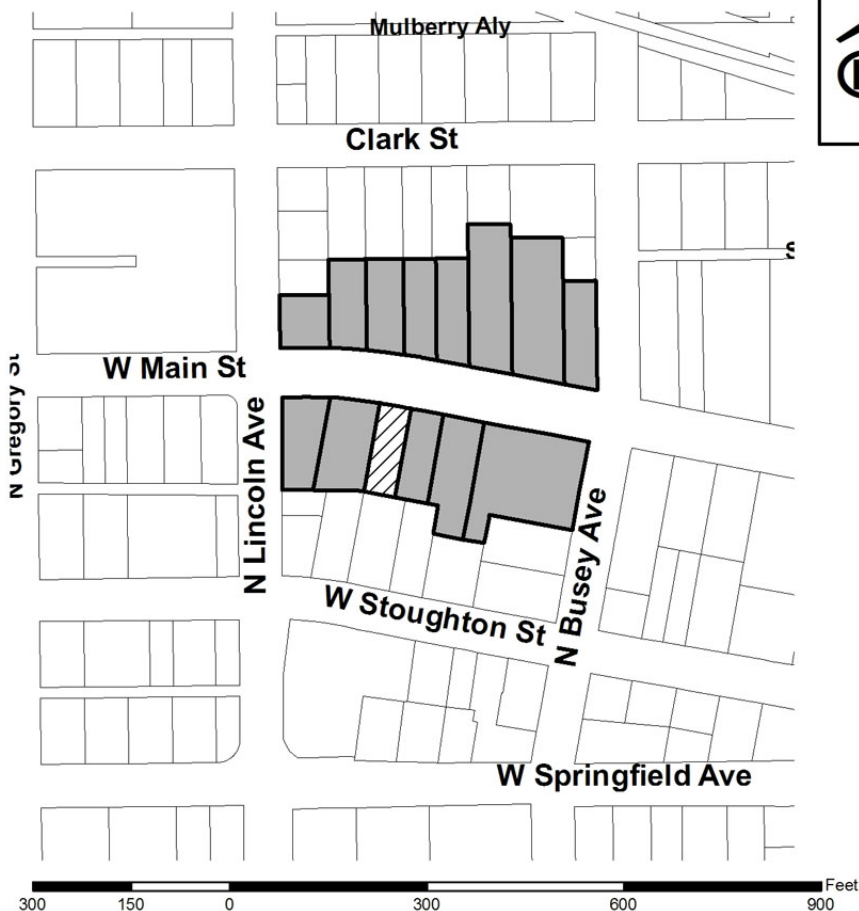
cc:

Howard Wakeland



Gordon Skinner, Building Safety Division Manager

Location Map

EXHIBIT "A"

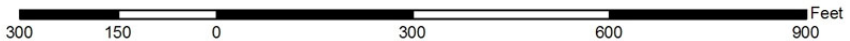
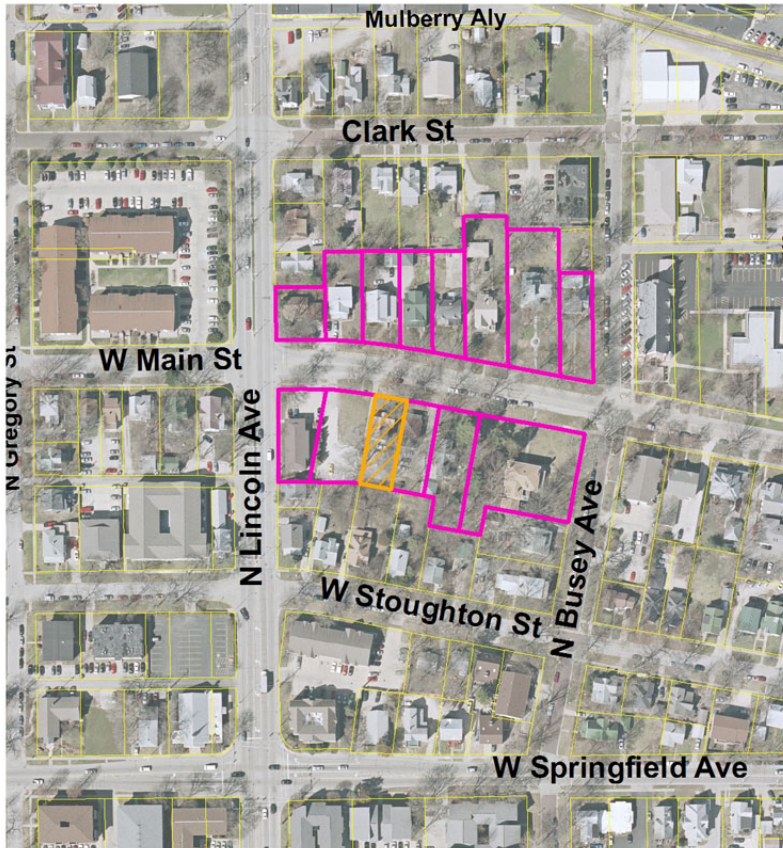


HP Case: HP 2008-COA-01
Subject: Certificate of Appropriateness for Demolition
Location: 809 West Main Street
Petitioner: Howard Wakeland, 1811A E. Amber

-  Subject Property
-  Historic District

Aerial Map

EXHIBIT "B"



HP Case: HP 2008-COA-01
Subject: Certificate of Appropriateness for Demolition
Location: 809 West Main Street
Petitioner: Howard Wakeland, 1811A E. Amber

-  Subject Property
-  Historic District

Exhibit C: Photographs of 809 W. Main St.

Circa 1905 two-story I-house



Front door detail



Front window detail



Front dormer detail



West façade window detail



House in context



House in context, another view



COPY

CITY of URBANA
 BUILDING SAFETY DIVISION
 400 S. VINE ST.
 URBANA, IL 61801

APPLICATION FOR
 PLAN EXAMINATION AND
 BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) <u>809 W MAIN</u> ZONING DISTRICT _____ <small>(NO.) (STREET)</small>
	BETWEEN <u>BUSEY</u> AND <u>LINCOLN</u> <small>(CROSS STREET) (CROSS STREET)</small>
	SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input checked="" type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p>D. PROPOSED USE - For "Wrecking" most recent use</p> <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units -----> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units -----> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width:50%; vertical-align: top;"> <p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table> <p style="text-align: center; font-size: 1.2em;"><u>Rooming House</u></p>	<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units -----> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units -----> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p>	<p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>
<p>Residential</p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input type="checkbox"/> Two or more family - Enter number of units -----> _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units -----> _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Other - Specify _____</p>	<p>Nonresidential</p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, mercantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>		

B. OWNERSHIP

8 Private (individual, corporation, nonprofit institution, etc.)

9 Public (Federal, State, or local government)

C. COST (Omit cents)

10. Cost of improvement..... \$ 8000

To be installed but not included in the above cost

a. Electrical.....

b. Plumbing.....

c. Heating, air conditioning.....

d. Other (elevator, etc.).....

11. TOTAL COST OF IMPROVEMENT \$ _____

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

<p>E. PRINCIPAL TYPE OF FRAME</p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input checked="" type="checkbox"/> Wood frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other - Specify _____</p>	<p>G. TYPE OF SEWAGE DISPOSAL</p> <p>40 <input checked="" type="checkbox"/> Public or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.)</p>	<p>J. DIMENSIONS</p> <p>48. Number of stories <u>2</u></p> <p>49. Total square feet of floor area, all floors, based on exterior dimensions <u>1100</u></p> <p>50. Total land area, sq. ft. <u>6915</u></p>	
<p>F. PRINCIPAL TYPE OF HEATING FUEL</p> <p>35 <input checked="" type="checkbox"/> Gas</p> <p>36 <input type="checkbox"/> Oil</p> <p>37 <input type="checkbox"/> Electricity</p> <p>38 <input type="checkbox"/> Coal</p> <p>39 <input type="checkbox"/> Other - Specify _____</p>	<p>H. TYPE OF WATER SUPPLY</p> <p>42 <input checked="" type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p>	<p>K. NUMBER OF OFF-STREET PARKING SPACES</p> <p>51. Enclosed</p> <p>52. Outdoors.....</p>	<p>L. RESIDENTIAL BUILDINGS ONLY</p> <p>53. Number of bedrooms</p> <p>54. Number of bathrooms</p> <p style="margin-left: 20px;">} Full.....</p> <p style="margin-left: 20px;">} Partial.....</p>
<p>I. TYPE OF MECHANICAL</p> <p>Will there be central air conditioning?</p> <p>44 <input checked="" type="checkbox"/> Yes 45 <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>46 <input type="checkbox"/> Yes 47 <input type="checkbox"/> No</p>			

STREET NO.

IV. IDENTIFICATION - To be completed by all applicants

Name		Mailing address - Number, street, city, and State		ZIP code	Tel. No.
1. Owner or Lessee	HOWARD	1811 A AMBER		61802	367-8606
	WAKELAND	URBANA, IL			
2. Contractor	WAKELAND	1811 A AMBER		61802	367-8606
	CONSTRUCTION	URBANA, IL			
3. Architect or Engineer					

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant <i>Howard Wakeland</i>	Address 1811 A AMBER, URBANA, IL.	Application date 2-25-08
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DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER _____		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

VII. VALIDATION

Building Permit number _____ Building Permit issued _____ Building Permit Fee \$ _____ Certificate of Occupancy \$ _____ Drain Tile \$ _____ Plan Review Fee \$ _____	<p style="text-align: center;">FOR DEPARTMENT USE ONLY</p> Use Group _____ Fire Grading _____ Live Loading _____ Occupancy Load _____
Approved by: _____ _____ TITLE	

VIII. ZONING PLAN EXAMINERS NOTES

DISTRICT

USE

FRONT YARD

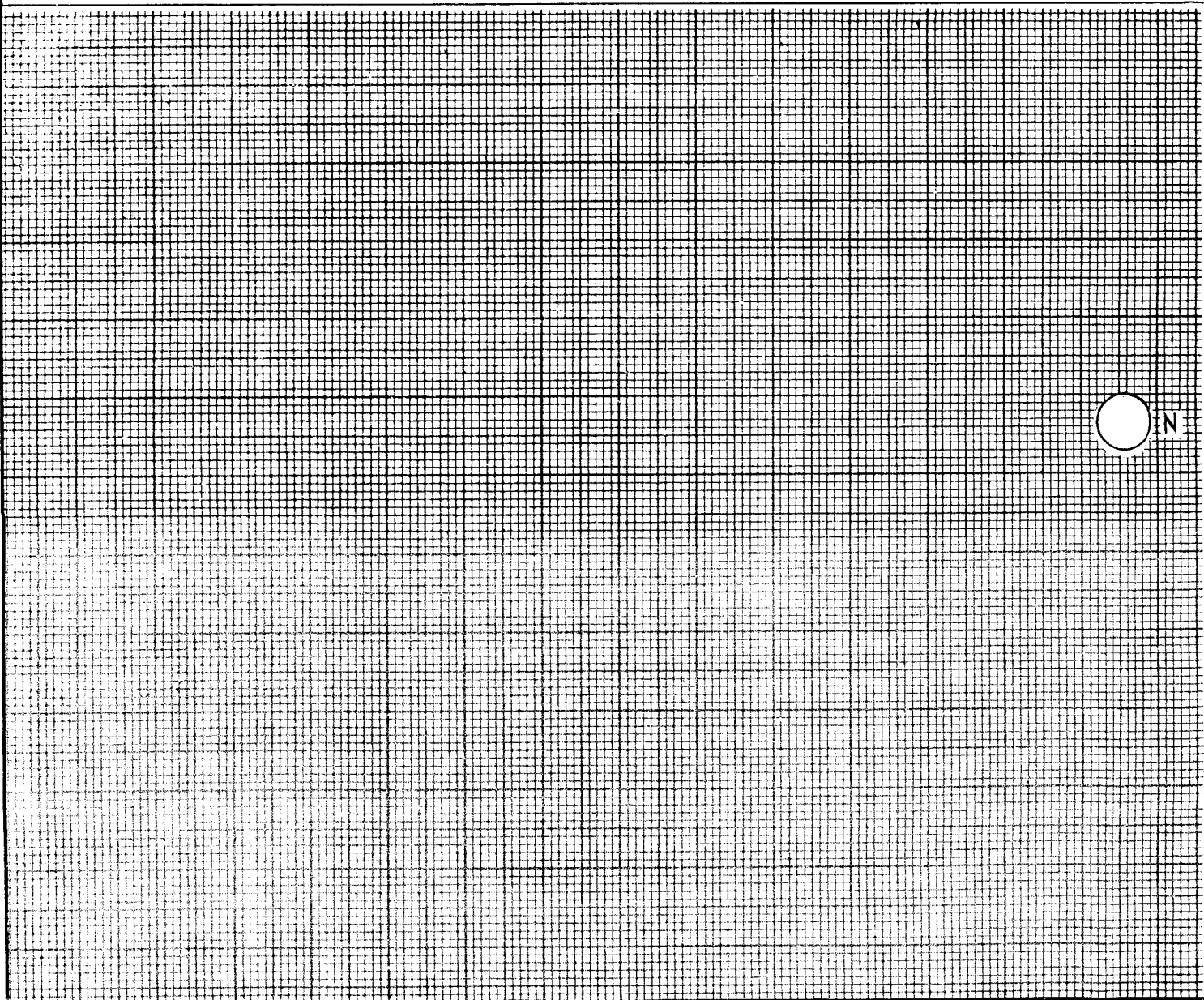
SIDE YARD

SIDE YARD

REAR YARD

NOTES

IX. SITE OR PLOT PLAN - *For Applicant Use*



COPY

ADVANTAGE PROPERTIES CU, LLC
1811A E. AMBER, URBANA, IL. 61802
PHONE 217-367-8606 CELL 217-396-8606 FAX 1-217-367-3213

This is a request to demolish the house located at 809 W Main. Realizing that the district is now a Historic District we are aware we must get permission to demolish from the city and plan approval from the Historic Preservation Commission. With this in mind we can take one of two directions.

1. Demolish the house at 809 and seek approval for a new house or 2. Remodel the present structure and continue its present use as a Rooming House which allows more than 4 unrelated persons to live there. The House was classified as a Rooming House when we purchased it and have maintained it as a rooming house since.

It is our choice to demolish and start over with the restriction of limiting occupants to 4 unrelated persons.

The prime reasons are

- A. The first floor has considerable settling caused by foundation problems.
- B. The basement is not high enough for a good heating system and would require either digging out the floor/foundation areas or raising the structure.
- C. The electrical system though presently adequate is old and restricted
- D. The present bathrooms are inadequate and not generally acceptable
- E. The front porch is near failure and needs replaced.
- F. Windows and doors are old types and not efficient. All need replacement.

For these reasons we believe it better to demolish and start over and probably in the long run less costly to build new.

Received by City of Urbana March 4, 2008

Comments on Section A of the Certificate of Appropriateness for the building to be constructed by Howard Wakeland at 809 W Main, Urbana.

We have a choice of remodeling the present structure as a Rooming House or to demolish the structure and rebuild it as a house that will be limited to 4 unrelated occupants. The structure was a Rooming House when we purchased it and we have continued to use it in that manner. However we choose to demolish the structure and build a new look alike.

Plans have been prepared which virtually emulate the size and looks of the present house. We believe the present structure to be dangerous largely because of age. Specifically the electrical system is out dated , the foundation has settled and caused uneven floor systems, the bathroom system is inadequate for modern standards, the heat system is inefficient; the driveway needs replacement and the front porch is in need of replacement. There is no garage space for the occupants.

We can build more efficiently a new structure which in our view will be a look alike and provide much better living conditions to the occupants and will be a safer structure.

Comments that relate to "Exhibit A"

! We believe there are no significant features on the present structure that will not be replicated in the new building.

2.
 - a. Height of the new structure will be essentially the same as the old.
 - b. The proportion of height and width will be essentially the same as at present.
 - c. The window and door openings can be emulated but we would request some leeway to build in more modern styles of windows and doors.
 - d. The relationship of masses with adjacent structures will essentially remain the same.
 - e. The roof shape and size will be essentially the same as at present.
 - f. The new building will emulate the present roof and eve lines including the roof gable on the front.
 - g. Scale will be essentially the same as at present.
 - h. Directional expression will be exactly the same as the old structure.

Additional criteria

The original structure was built as a common house with very little special treatment or architectural flare. Wood work was nice but not overly

decorative. The outside of the house has been covered with siding and window moldings are of standard common finish boards. We would seek to use up scale outside window and door molding and finishes. The outside will be finished with a horizontal weather board finish.

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 807, 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.

COPY

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).

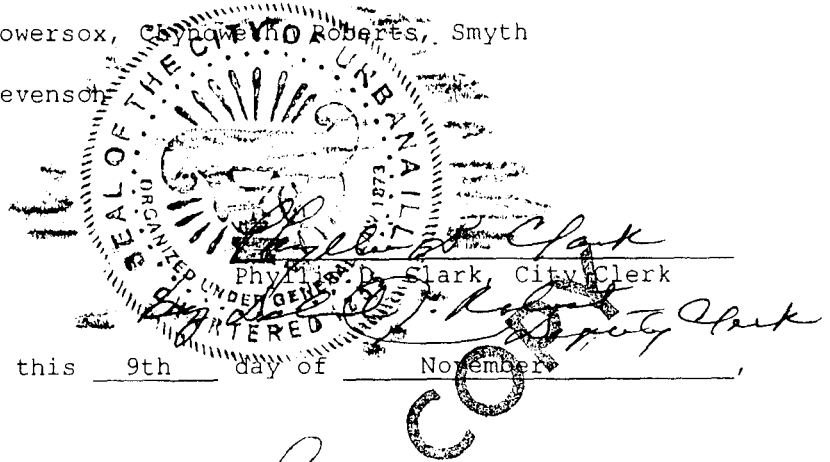
COPY

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.