



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: May 29, 2008

SUBJECT: HP 2008-COA-07, Certificate of Appropriateness for the Addition of a Three-Season Porch and New Basement Entrance at the rear of 807 W. Main St., a Contributing Building in a Historic District

Introduction and Background

On April 14, 2008, Daniel Folk submitted an application for a Certificate of Appropriateness (COA) for the addition of a sunroom on the rear (south) elevation of 807 West Main Street. On April 28, 2008, Mr. Folk notified City staff that he needed to revise his application and that he would re-submit. On May 12, 2008, Mr. Folk re-submitted his application. The new application is for a Certificate of Appropriateness for the addition of a three-season porch and new basement entrance at the rear of 807 W. Main Street. (Copy of revised petition is attached.)

The 800 block of West Main Street was designated a local historic district by the Urbana City Council on November 5, 2007 by Ordinance Number 2007-10-119 (for map of historic district see Exhibit A). 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. New construction requires review by the Historic Preservation Commission.

The house located at 807 W. Main St. was built in 1894. It is a two-story "T Plan" house with elements of the Stick, Shingle, and Queen Anne architectural styles. The house is sided in both wood clapboards and patterned shingles. The roof is cross gabled. The first story is dominated by a front porch which wraps around the front gable to the east. The porch has a hipped roof, supported by columns and a pediment above the stairs. See Exhibit B for photos.

Description of Proposed Work

The petitioner is proposing an addition on the rear façade of the house. According to the application, the work will be limited to the rear (south) façade of the house which is not visible from the public right-of-way. The addition will be a one-story enclosed porch built on the western side of the south façade. The porch will be 8 feet deep and 12 feet 9 inches wide. The porch will not have access to the back garden, but will require installing a door on the south façade to act as an entry from the house to the porch. Additionally, the petitioner plans to install four windows on the existing rear wall. The porch will be sided with beveled cedar siding to match the exterior siding on the house. The porch will have two salvaged casement windows on the east elevation and one on the west (see Application for photograph of salvaged window). There will be four full-view 15 divided light doors on the rear elevation. These doors will closely match the existing doors on the east elevation. The outer two will be non-operable. The inner two will be operable, but will only act as windows and not as doors. There will be seasonal wood frame insect screens for the operable doors and windows. The porch will have a hipped roof, similar to the existing east porch roof.

The addition of the porch will require re-location of the basement entrance. The proposed new basement entrance would be located on the eastern side of the rear façade, below the existing east porch. The entrance will be a traditional wood bulkhead door, hinged and opening up and out.

The proposed work will require the removal of some of the existing cedar siding on the rear facade, the removal of one window and the removal of a non-original exterior entrance to the basement.

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 proposed construction is limited to the rear (south) façade and will not be visible from the public right-of-way. Much of the south façade is not original. According to the 1923-1945 Sanborn Map, the southern most part of the house was only one story at that time and the southeast porch is not depicted. The upper part of the gable, including the French doors and the balcony, was added in 1992 and the basement entrance was added in the 1960s or 1970s. The only architectural features the proposed addition will affect are the existing kitchen window and the existing siding. The petitioner will side the new addition to match the rest of the house. Additionally, the porch will be constructed in such a manner that if it were to be removed in the future, the essential form and integrity of the building would remain unimpaired.

As the addition will only affect the rear façade which is not visible from the public right-of-way, City staff conclude the proposed work will have no impact on the historic value, characteristics or significance of the 800 Block of West Main Street Historic District.

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

- 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.*

There are no significant original qualities on the south façade. The kitchen window and some of the cedar siding will be removed, but the addition will use appropriate-age salvaged windows and full-view 15 divided lite doors which will closely match the existing doors on the east elevation. The addition will be sided with like materials.

City staff conclude that the significant original qualities and character of the building will not be negatively affected by the proposed addition.

- 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 proposed new addition will be one story. The house originally had a one-story wing on the rear façade. The proposed new addition will not affect the front façade of the house. The proportions of openings into the house will change on the rear façade. Currently there is only one window on the first story rear façade. The addition, a three-season porch, will have four 15-lite doors on the rear façade. The relationship between the house and the garage will be affected, but it will not be visible from the public right-of-way. The addition will bring the house much closer to the garage. The roof over the sunroom will have a hipped roof, similar to that on the existing east porch. The compatibility of the existing house to the district in terms of scale and the directional expression of the front elevation will not be affected as the proposed addition will not be visible from the public right-of-way.

City staff conclude that the proposed new addition will be compatible with the original architecture of the house.

- 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. The Secretary's Standards for New Additions recommend considering exterior additions only if it has been determined that the new use cannot be successfully met by altering

non-character defining interior spaces. An additional recommendation is to locate attached exterior additions to the rear or on an inconspicuous side of a historic building and limit its size and scale in relationship to the historic building. The proposed addition meets the latter recommendation as it is to the rear of the existing house.

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.

Should the Historic Preservation Commission choose to deny this application, the petitioner would have two options: (1) in case of a denial accompanied by a recommendation, he may amend his application for a Certificate of Appropriateness within 60 days, or (2) appeal to City Council within 30 days.

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 as being consistent with the review criteria of Section XII-6.B of the Zoning Ordinance.

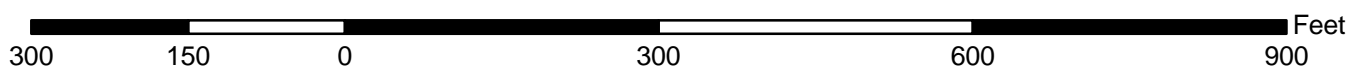
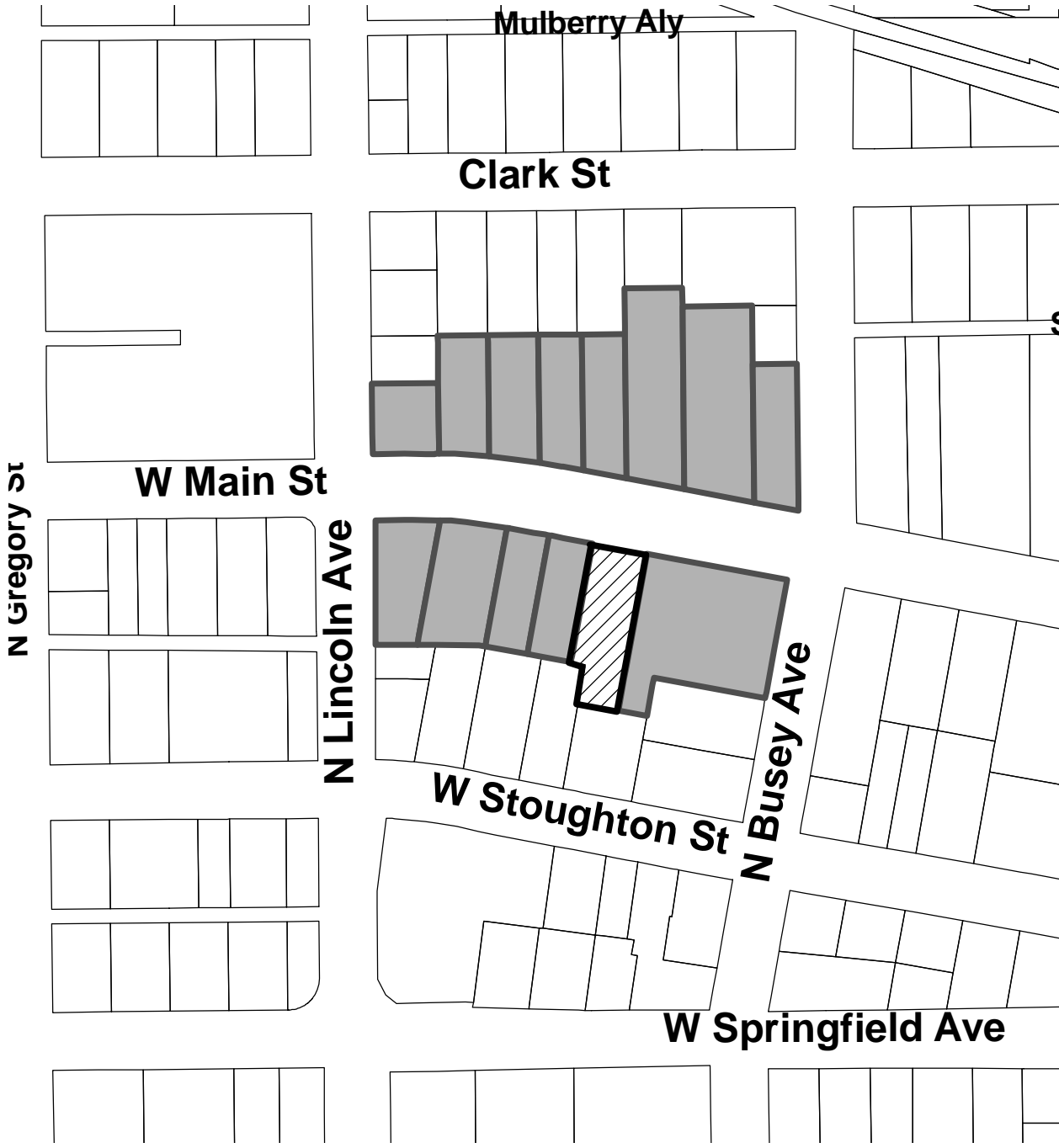
Attachments: Exhibit A: Location Map
 Exhibit B: Photographs of 807 W. Main St.
 Exhibit C: Application

cc: Daniel Folk
 Gordon Skinner, Building Safety Division Manager

Location Map

EXHIBIT "A"

F



HP Case: HP 2008-COA-07
Subject: Certificate of Appropriateness
Location: 807 West Main Street
Petitioner: Daniel Folk



-  Subject Property
-  Historic District

Exhibit B: Photographs of 807 W. Main St.

North and East Facades



North Façade



South (Rear) Façade



South (Rear) Façade—view from southeast



South Façade—view from southwest





Application for Certificate of Appropriateness

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

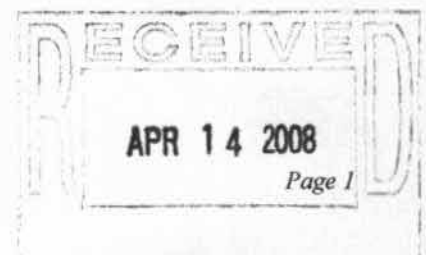
Although there is no fee to file an application for Certificate of Appropriateness, the Applicants are responsible for paying the cost of any legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette, if applicable.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed _____ Case No. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location 807 W MAIN ST
2. PIN # of Location 91⁽²¹⁾ -08- 354-019
3. Name of Applicant/Petitioner(s) DANIEL FOLE Phone 217-365-6247
 Address 807 W. MAIN URBANA IL 61801
(street/city) (state) (zip)
4. Property interest of Applicant(s) OWNER
5. Name of Owner(s) SALE Phone _____
 Address _____
(street/city) (state) (zip)
6. Name of Professional Site Planner(s) _____ Phone _____
 Address _____
(street/city) (state) (zip)
7. Name of Architect(s) _____ Phone _____
 Address _____
(street/city) (state) (zip)



8. Name of Engineer(s) _____ Phone _____

Address _____
(street/city) (state) (zip)

9. Name of Surveyor(s) _____ Phone _____

Address _____
(street/city) (state) (zip)

DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description _____

Lot Size _____ feet x _____ feet = _____ square feet

Historic Designation (check one) - _____ Landmark _____ District

PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED

1. 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.)

ADDITION OF SUNROOM ON
rear of house

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

SEE
ATTACHED

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

4. Attach a statement indicating how the proposed work meets each applicable criterion provided in "EXHIBIT A", which is attached to this application form.

5. 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:

SEE
ATTACHED

COA Application
807 W Main St
Daniel Folk

#1. Addition of sunroom on rear elevation of house.

#2. The sunroom will require the removal of some cedar siding at the rear of the house, the removal of one rear window, and the removal of an exterior basement entrance. The basement entrance is not original, and is unattractive. No distinctive features will be removed or altered.

#3. The sunroom will not be visible from the street, and should not affect the house's contribution to the Historic District.

#4.

1. The character of the house will remain unchanged. No significant features will be removed.

2. A. Height of the addition is comparable to surrounding buildings
B. No change in façade.
C. Openings will be similar to existing. Overhead transom will be used as on existing house.
D. The new addition will be close to the garage. That is not unusual in the District.
E. The near -flat roof is common on sunrooms of this vintage.
F. N/A
G. Scale of addition is comparable to other structures in the district.
H. No change in front elevation.

Secretary of Interior Standards:

- a. No change in use is intended.
b, c, d, e, f. We will not alter the historic character of the building or its characteristics.
g, h. N/A
i. Scale and design of the addition will be appropriate to the existing house.
j. The addition could be removed and the house resided in cedar with no change in its appearance.
5. Exterior materials and their installation will be similar to the existing building: Beveled cedar siding, fascia and corner trim boards. We will reuse the removed window on the east side if possible. The exterior doors will be comparable to the doors on the east porch. Transoms will be the same as transoms on four existing entrance doors on the house.

While the new rear doors will need to be energy efficient, we will make every effort to select doors appropriate for this structure. Exterior muntins will be wood.

FOR OFFICE USE ONLY:

ZONING ADMINSTRATOR 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 _____

WHEREFORE, petitioner prays that this petition be heard by the Urbana Zoning Administrator and if applicable, the Historic Preservation Commission and that the Application for Certificate of Appropriateness be granted.

Respectfully submitted this 14 day of April, 2008

[Signature]
Signature of Applicant

STATE OF ILLINOIS }
 }
CHAMPAIGN COUNTY }

I, Laura Stiverson being first duly sworn on oath, deposes and says, that DANIEL FOLK is the same person named in and who subscribed the above and foregoing petition, that DANIEL FOLK has read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me this 14th day of April, 2008.

Laura Stiverson
Notary Public

SEAL OFFICIAL SEAL
LAURA STIVERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/08/11

Petitioner's Attorney (if applicable) _____
Address _____
Telephone _____

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.

807 W Main St.
Proposed Addition
Daniel Folk, owner and applicant

The accompanying drawings show a sunroom addition for the rear of 807 W Main St. The addition will be approximately 12 ft. deep by 16 wide, with an additional 6 ft by 7 room on the east that will accommodate a new bath. The sunroom roof will be nearly flat. The bath roof will be hipped similar to the existing east porch roof.

The sunroom will have (5) 3'0" x 6'8" full view 15 lite doors. Three of these doors will be operable. The doors will as closely as possible resemble the doors on the east porch, (see photo), while still retaining sufficient energy performance to work in a sunroom. They will have simulated divided lites with wood muntin grills. Stiles and rails will be painted wood or fiberglass. Wood screen doors will be used in season.

The existing south kitchen window will be reused if possible on the east side of the new bath. If the window cannot be salvaged, and new wood window will be installed. There will also be a wooden storm window as on all the existing windows.

The addition will be wood frame with bevel cedar siding as in the existing house. Door, window, and corner trim will be faithful to existing.

Two features are shown that, at this time, we are unsure if we want to include: Transom windows over the (5) doors, and a handrail around the perimeter of the flat roof. The transoms, if included, will echo the transoms on all four original entry doors (photo). The handrail will be as close as possible to the existing front porch rail. (photo)

Since the roof is not intended as a walking deck, the handrail will not be required. Whether it will be worth it from a purely aesthetic point of view I'm not sure I can say until after the structure is in place. Nor am I sure about including the transoms until I can see how the door openings "feel" in place. I'd like to keep my options open on these two details. Perhaps the Chair or staff could approve these decisions during construction.

It is worth noting that much of the south elevation of this property is not original. The upper part of the south gable was added in 1992, when the French doors and little balcony were added. The "doghouse" style basement entrance was added in the 60s or 70s, when a new furnace had to be installed.

← 66' →

907 W HW SITE PLAN

N ↑

COMMON
DRIVEWAY

45'

62'

180'

BRICK
PATIO
7' FENCE

GARAGE

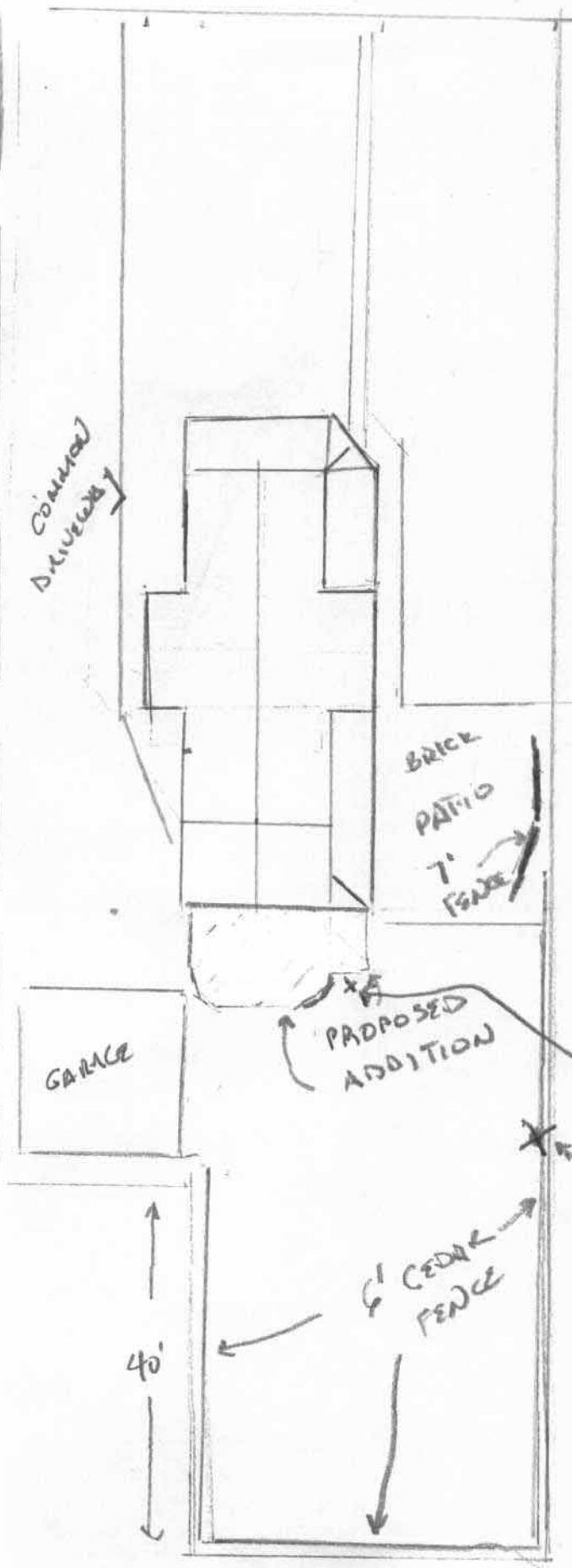
PROPOSED
ADDITION

ALTERNATE
PROPOSED utility
SERVICE
RE-LOCATION

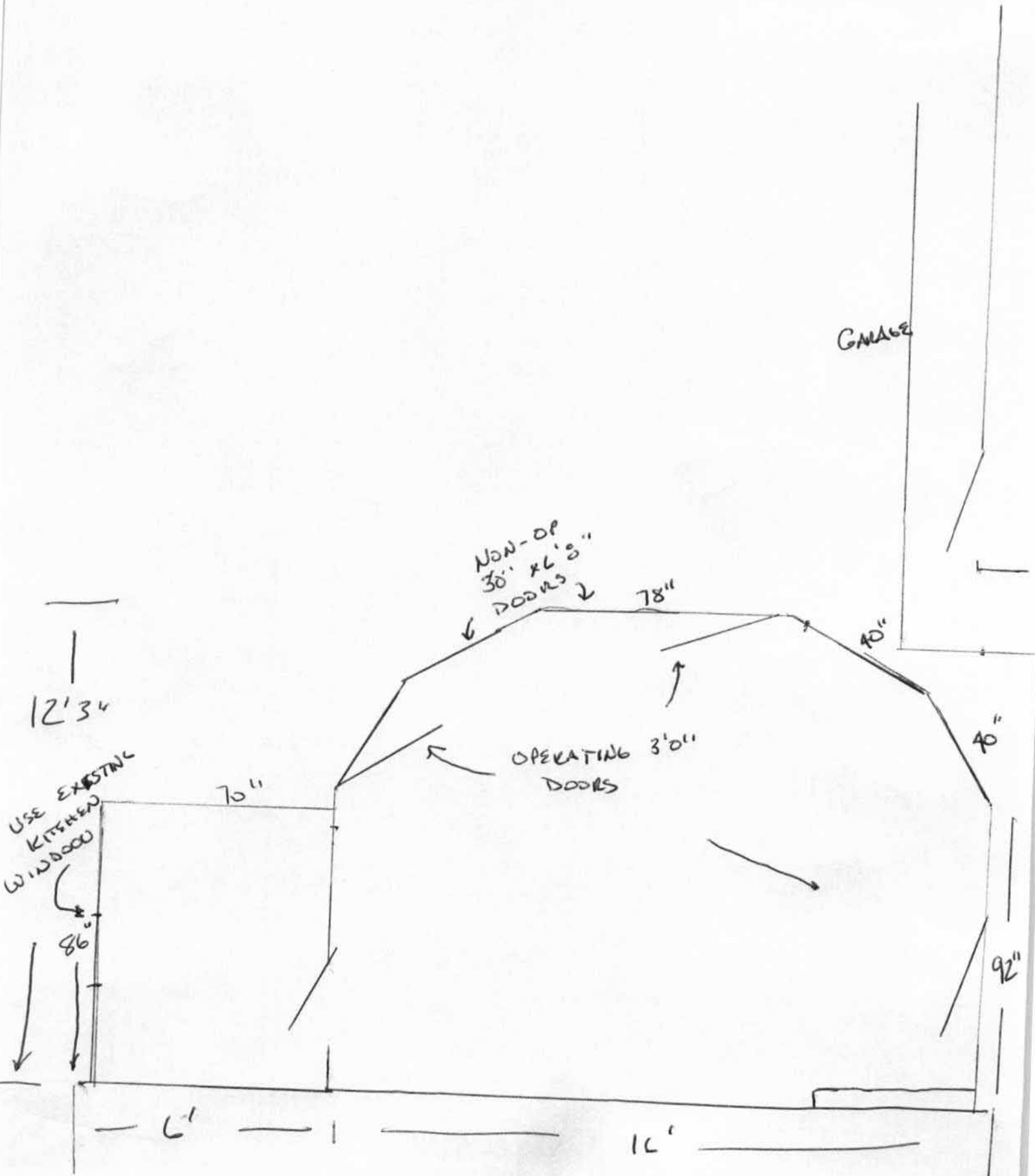
6' CEDAR
FENCE

40'

← 111' →



807 W MAIN
ADDITION
FLOOR PLAN



12' 3/4"

USE EXISTING
KITCHEN
WINDOW

86"

70"

NON-OP
30' x 6' 8"
DOORS

78"

40"

OPERATING 3' 0"
DOORS

40"

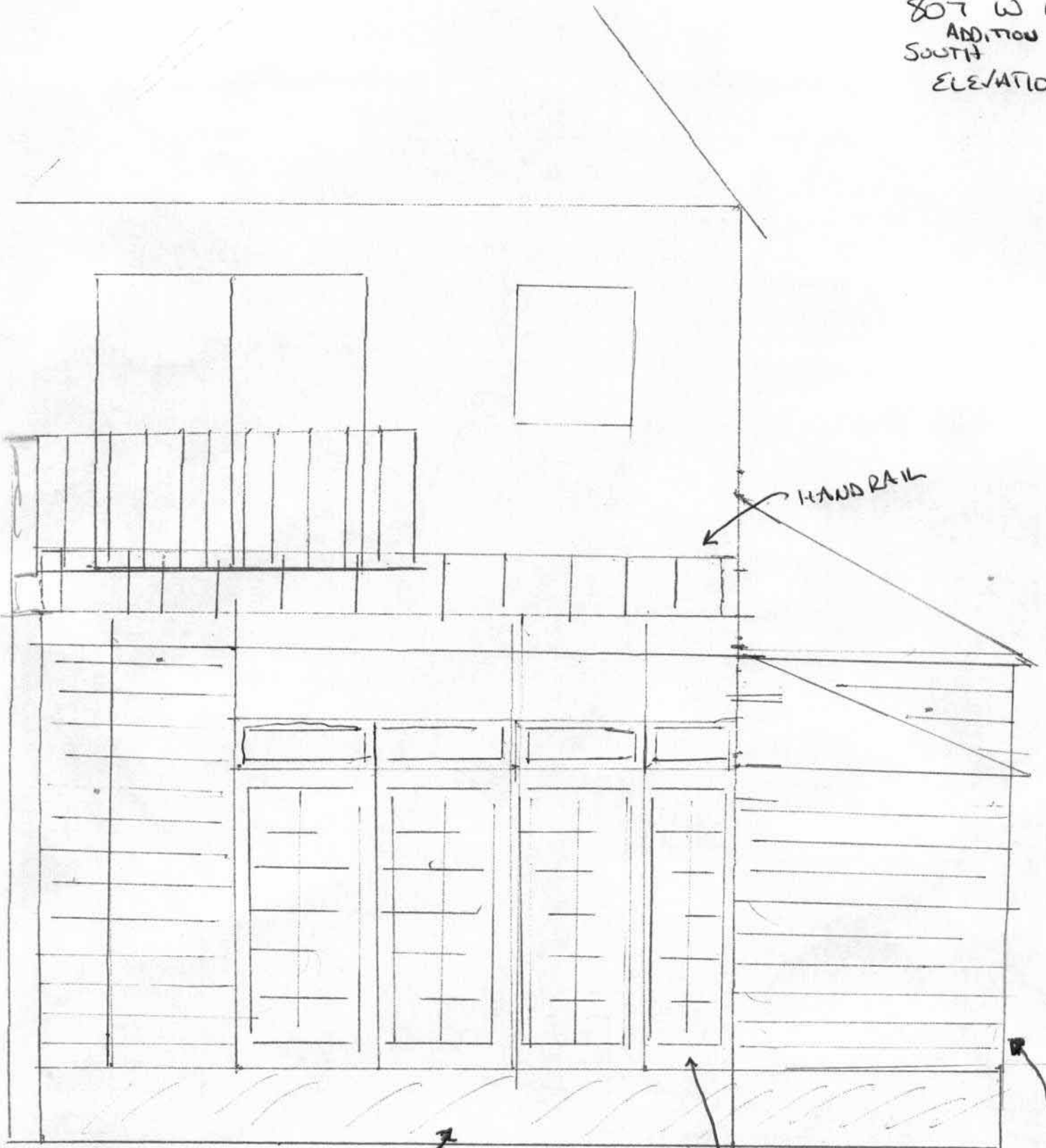
92"

16'

16'

GARAGE

807 W MAIN
ADDITION
SOUTH
ELEVATION



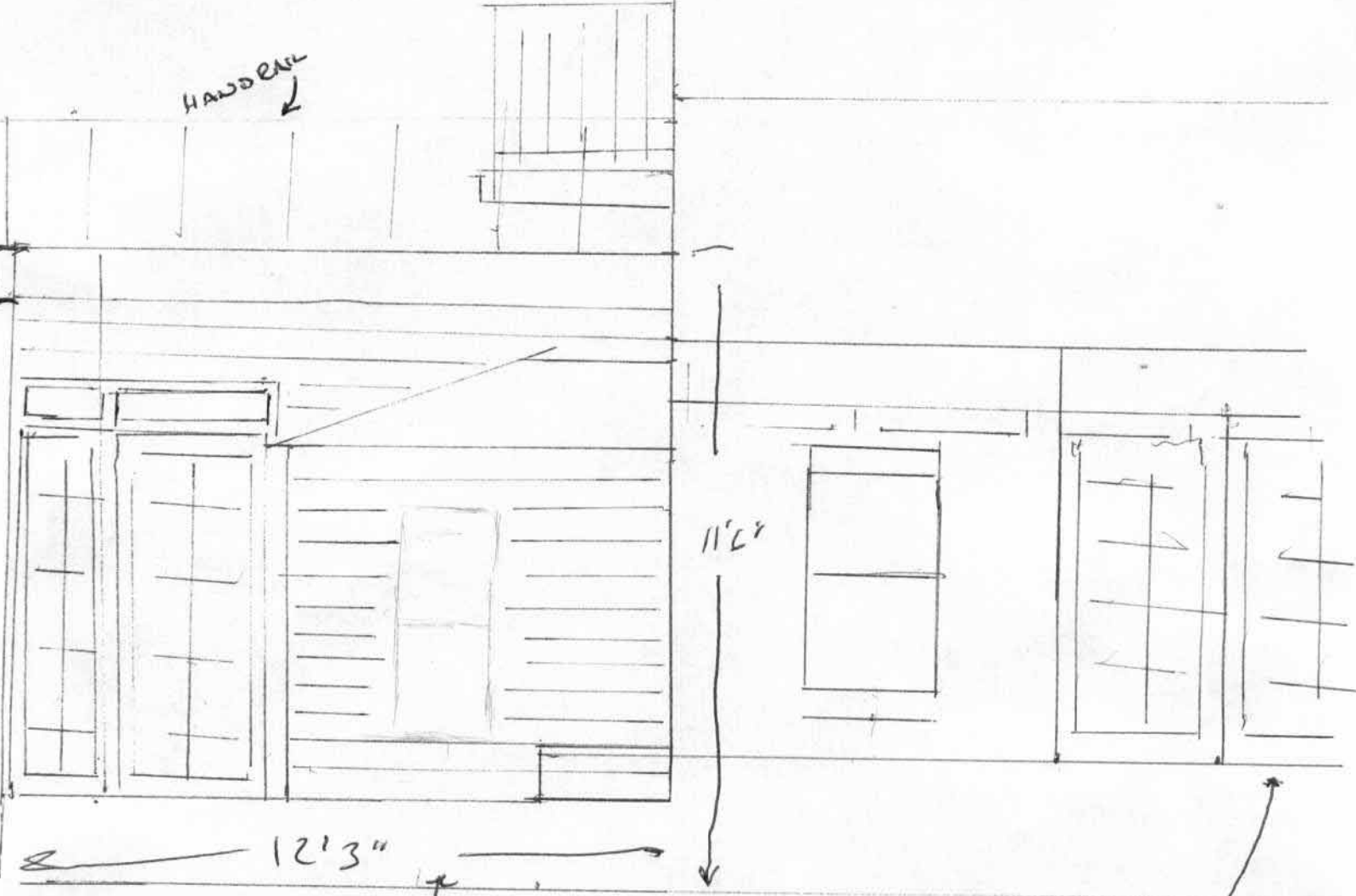
Block FOUNDATION

DIVIDED LIGHT
DOORS W/ TRANSOM

BEVEL
CEDAR

807 W MAIN
ADDITION
EAST ELEVATION

HANDBALL
↓



12'3"

11'2"

NEW BLOCK
FOUNDATION

EXISTING 3'0" FOLD
VIEW DOORS

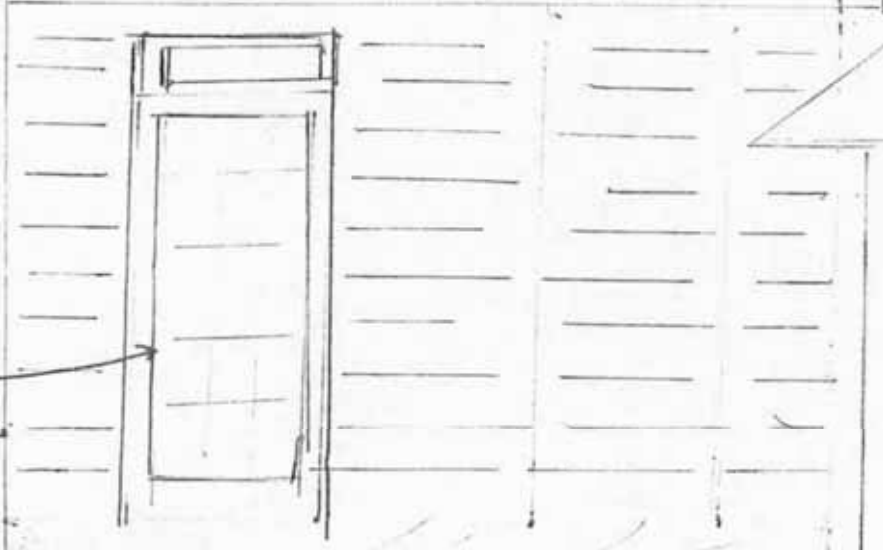
NEW

EXISTING

807 W MAI
ADDITION
WEST
ELEVATION



HARD EDGE
↙



8'0" x
6'8" DOOR

GARAGE

EXISTING

Black

— (—)