



## 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:** March 27, 2009

**SUBJECT:** HP 2009-COA-01, Application for a Certificate of Appropriateness for renovation work to a rear extension at 115 W. Main Street

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### **Introduction**

On March 11, 2009, R Rentals submitted an application for a Certificate of Appropriateness (COA) for work at 115 W. Main Street. The proposed work would be limited to a third floor extension on the rear (south) façade. (See photographs in Exhibit B.) The work would include (1) replacing the existing corrugated metal siding with new metal siding panels, (2) replacing existing non-original windows with larger windows and (3) replacing the existing smooth metal roof with a new standing seam metal roof. The applicants appeared before the Historic Preservation Commission about a year ago to seek input on the proposal, specifically on the design and replacement materials.

The Urbana City Council designated the building at 115 W. Main Street a local historic landmark on February 1, 2000 by Ordinance Number 2000-02-016. 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 locally designated landmark. Table XII-1 specifies that change of “roof, siding, and windows” requires review by the Historic Preservation Commission.

### **Background**

#### **Description of the Landmark**

Tiernan’s Block/Masonic Temple was designated a historic landmark because (1) it is significant as part of Urbana’s architectural, cultural, and social heritage, and (2) it is a notable work of prominent architect Joseph Royer. Tiernan's Block is one of Urbana’s original downtown buildings. It was built in 1871, from brick with fluted iron columns and stone lintels on the lower floor with terra cotta caps over the front windows. When built, it was known as Tiernan's Block after the original owner, Frank Tiernan, who ran a grocery store on the first floor. The third floor hall was one of the popular downtown opera houses in the late 1800's. After the opera house closed, it housed the Urbana Masonic Lodge No 157 for almost one hundred years.

Although little is known of the original architect, Joseph Royer designed the current Classical Revival facade with a Beaux-Arts parapet that resulted from a 1914 renovation. Royer is a graduate of the University of Illinois, Urbana-Champaign, and designed many important buildings in Urbana, such as the County Courthouse and Urbana High School. The façade is terra cotta, which is an uncommon building material in Urbana.

**Description of the Proposed Change**

The petitioner is proposing to renovate a three-foot extension that projects out from the 3<sup>rd</sup> Floor on the rear façade (see below). The extension was added in 1914 as part of the conversion of the building into the Masonic Temple. It is an extension of the opera house stage. It is currently clad in brown corrugated metal and has four small windows. The petitioner is proposing to replace the existing siding, windows, and roof without enlarging the extension.



**Rear (south) façade, 3<sup>rd</sup> Floor extension.  
Photo taken from parking deck.**



**Close-up of extension.**

**Discussion**

The third and fourth floors of Tiernan’s Block/Masonic Temple have been sensitively converted to office space. The old opera hall is now an open space with a meeting room on the old stage. The larger windows will allow more light into both the meeting room and the open space behind it, providing a benefit to the tenant. (See photos with application.) According to the application, the work being proposed would serve two main purposes: 1) it would replace exterior materials that have deteriorated and need to be replaced, and 2) it would help keep the former opera stage a viable space.

All proposed work is limited to the extension on the rear of the building. The extension is on the third floor and will only be visible at close range from the City parking deck located directly south of the building. The proposed work would not affect the height, width, or depth of the extension, although it would modify the roof pitch.

### ***Siding***

The existing siding, a brown corrugated sheet metal siding often used on agricultural buildings, appears not only to be rusting, but to have originally been made of scrap material, as the panels are of different sizes and the seams are not straight or even. The petitioner is proposing new siding that will be made of smooth metal panels. The proposed new siding will be metal, but will look different as there will be panels instead of sheets and the metal will be smooth instead of corrugated.

### ***Windows***

There are currently four small casement windows in the extension. The windows do not appear to be original. The petitioner is proposing replacing the existing windows with three larger metal-clad wood windows with operable awning windows below. The proposed windows are much larger than the existing windows and will change the proportions and relationships between the openings on the rear façade.

### ***Roof***

The existing roof is likewise clad with sheet metal, although here it is smooth not corrugated, and is badly rusted. The proposed new roof would be a standing seam metal roof with a steeper pitch than the existing roof. The proposal also calls for the roof to be extended further down over the extension to provide protection from rain and sun for the windows.

### ***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.*

The proposed work is limited to the rear extension, which is not one of the significant original qualities of the building. The extension itself may have historic significance as it tells part of the story of the building and more specifically of the opera house stage, but the siding, windows, and roof do not have historic significance. The rear of the building was never meant to be a public façade, as is demonstrated through a lack of architectural ornamentation and use of less expensive materials than on the public façade. The proposed changes will not affect the significant original qualities or the character of the building.

- 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 building in terms of height, proportions of the front façade, relationship of building masses and spaces, appurtenances, scale, or directional expression of the front elevation. The proposed changes to the windows would affect the openings on the rear façade as well as the roof shape. As these changes are on the rear façade and the third floor, the changes will not significantly alter the original architecture of the building.

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. The proposed work meets the Secretary’s of the Interior’s Standards because although the property will not be used at it was historically, it does have a new use that maximizes the retention of the distinctive space (the opera hall) and the spatial relationships, both interior and exterior. In addition, the historic character and distinctive features will be preserved, and the work will be physically and visually compatible.

## Options

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

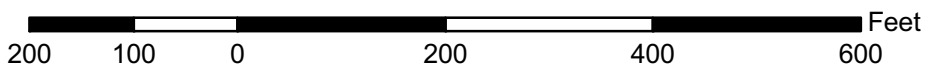
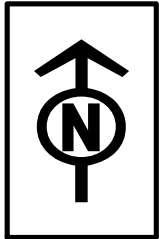
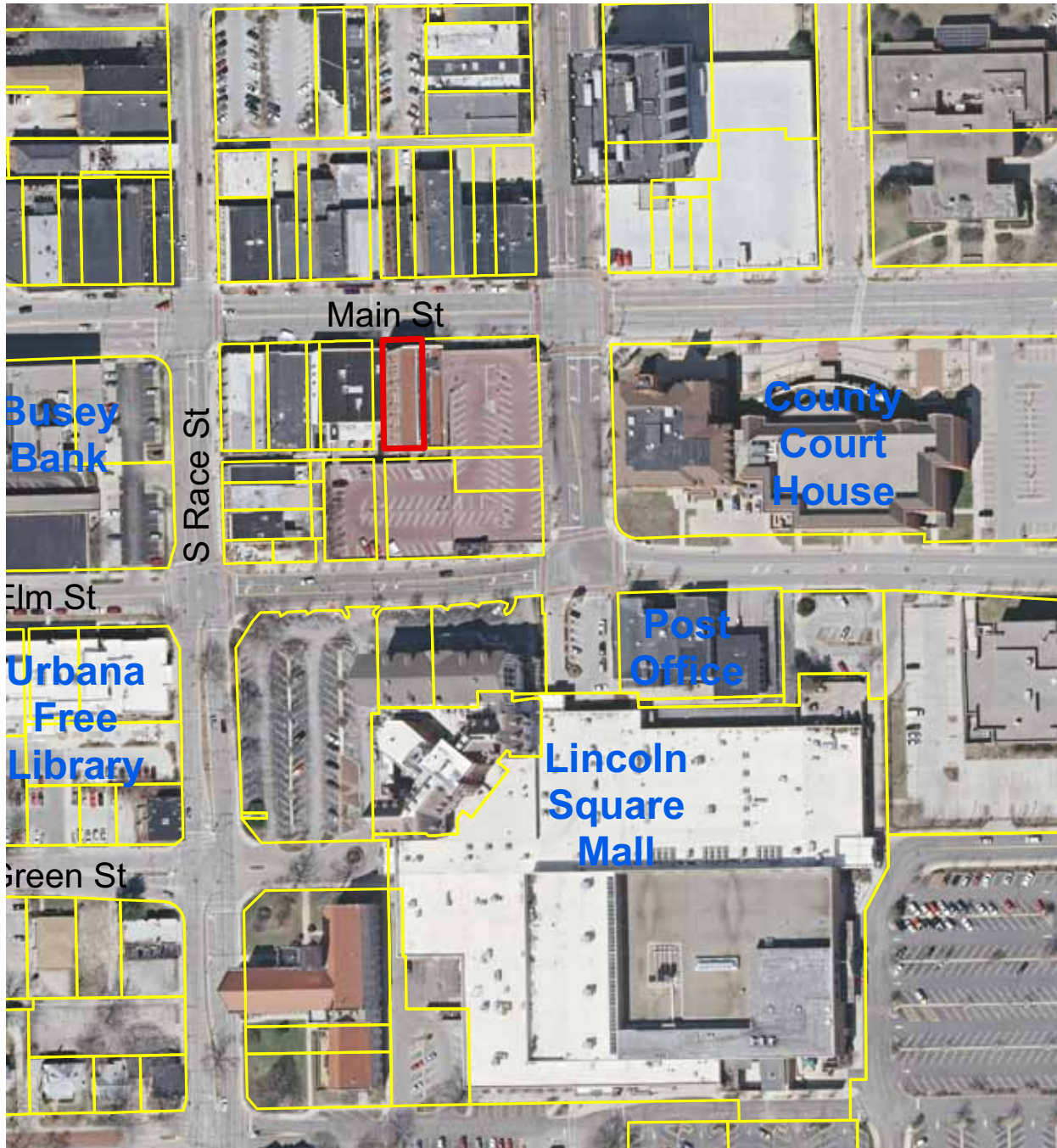
1. Grant a Certificate of Appropriateness for any or none of the changes proposed in the application.
2. Grant a Certificate of Appropriateness for any or none of the changes proposed in the application, subject to certain conditions.
3. Deny the requested Certificate of Appropriateness. If the Commission 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.

## Staff Recommendation

City staff recommends that the Historic Preservation Commission **GRANT** the requested Certificate of Appropriateness for the proposed changes to the extension as presented as being consistent with the review criteria of Section XII-6.B of the Zoning Ordinance.

Attachments:	Exhibit A: Location and Aerial Map	Exhibit B: Application
cc: Glenn Bermann R Rentals 1300 S Neil St. Champaign, IL 61820	Gordon Skinner, Building Safety Div. Manager	Elizabeth Tyler, CD Director

# EXHIBIT A: Location Map



**HPC Case:** 09-COA-01  
**Subject:** Tiernan's Block/Masonic Temple Certificate of Appropriateness Application  
**Location:** 115 W. Main Street  
**Zoning District:** B-4, Central Business  
**Petitioner:** R Rentals

 Subject Property

*Prepared 3/13/2009 by Community Development Services - rlb*



# 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. \_\_\_\_\_

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### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location: 115 W. Main
2. PIN # of Location: 92-21-17-206-007
3. Name of Applicant/Petitioner(s): R Rentals Phone 217-531-3377  
Address 1300 S. Neil Champaign IL 61820  
(street/city) (state) (zip)
4. Property interest of Applicant(s) \_\_\_\_\_
5. Name of Owner(s) Same as above Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(street/city) (state) (zip)
6. Name of Professional Site Planner(s) \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(street/city) (state) (zip)
7. Name of Architect(s) igw Architecture Phone 328-1391  
Address 114 W. Main Urbana IL 61801  
(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:

*The West 44 feet of Lots 33 and 35 in the Original Town of Urbana, otherwise described as Lot 5 in Subdivision of Lots 33 and 35 in the Original Town, now City of Urbana, situated in Champaign County, Illinois.*

*The property is a mixed use commercial and office building with B4, Central Business zoning designation. The first floor is occupied by Crane Alley, an upscale bar and restaurant specializing in beers from around the world while the second floor is occupied by The Living Yoga Center. Applied Pavement Technology, a firm providing pavement engineering, design and management resides on the 3<sup>rd</sup> and 4<sup>th</sup> floors.*

Lot Size 115.5 feet x 44 feet = 5,082 square feet

Historic Designation (check one) - X 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.)

*The rear (south side) of the structure has a 3<sup>rd</sup> floor building extension that projects out approximately 3 feet from the vertical plane of the building's exterior wall. On the inside, this extension is part of a stunningly beautiful stage that, in its original incarnation, was a stage for an opera house. The extension has four small casement windows that were added at some unknown point in time. The wood-framed extension has rotted and the old "ripple metal" farm siding enclosure is rusted and in disrepair.*

*The project's preliminary design calls for enhancing the use of the stage area (currently used as a conference/meeting space) by providing new, larger, clad wood windows for better natural day-lighting of the space along with more pleasing views to the outside. In addition to the needed repair/construction of the extension structure itself, the design calls for replacing the old rusty siding with new, pre-finished, insulated metal siding panels. The existing smooth light-gauge rusted metal roof will be replaced with a new, pre-finished standing seam metal roof.*

*The applicant feels that the proposed project will not only rectify a deteriorating structural element but, at the same time, measurably enhance the interior portion of the building extension by providing a more pleasing environment.*

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

*The noticeable changes from an exterior perspective will be (1) new, larger windows (2) metal sided panels in lieu of the old farm siding (3) standing seam metal roof in lieu of smooth light-gauge metal roof and (4) a slightly steeper roof slope and deeper overhang at the windows for summer shading of the southern exposure. Otherwise, the scale, form and material choices (colors to be selected) remain sympathetic with the various existing exterior building materials and design features.*

*The applicant notes that the original building designers probably never intended for the rear façade to have the public face it does today. It can be assumed that the designers anticipated another tall structure adjoining to the rear where the City parking deck sits today. The applicant will not be doing any work on the building front – the public façade that contains most all of the distinctive exterior architectural features*



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

*The original brick building was constructed in 1871 however the building extension was built in 1914 during an interior remodel. The height, width and projection of the building extension will remain exactly the same. The extension will get a new skin, a new roof and new, larger windows. These changes should increase the perpetuation and economic use of the structure by replacing a deteriorating structure with one that provides larger window surfaces with more natural sunlight and a more pleasing and comfortable environment for 3<sup>rd</sup> floor tenants and guests by providing visible sightlines to the outside that did not previously exist.*

*The building owners remain committed to trying to preserve many of the unique and truly beautiful architectural features inside the structure. The original design for the 3<sup>rd</sup> and 4<sup>th</sup> floors was for public assembly as an opera house but current codes make such a use impractical. The two floors have been sensitively transformed to office use maintaining untouched, the stage area, major portions of the two-story opera house and most all of the architecturally significant interior features. The best current use for the stage area is as a conference/meeting space and the proposed changes will bathe the stage area in an abundance of natural light and pleasing sight lines to the outside. The applicant feels that this change will help keep the property a viable, occupied structure while at the same time helping to preserve a magnificent stage.*

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

*Answers to the Exhibit A questions are shown directly below each question. See below.*

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:

*The applicant has no additional comments.*

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature of Applicant

STATE OF ILLINOIS     }  
  }  
CHAMPAIGN COUNTY    }

I, \_\_\_\_\_ being first duly sworn on oath, deposes and says, that \_\_\_\_\_ is the same person named in and who subscribed the above and foregoing petition, that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

SEAL

Petitioner's Attorney (if applicable) \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

**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 \_\_\_\_\_

**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.

*The applicant feels that no historic or distinctive architectural features are being removed.*

- 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.

*The project does not include any changes to the current height of the building extension.*

- 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.

*The project does not include any changes to the structure's front façade.*

- c. Proportions of openings into the facility: The proportions and relationships between doors and windows should be compatible with existing buildings and structures.

*The project proportions and relationship to window sizes will be more compatible once the project is complete. The rear of the building contains 5 large original window openings providing an abundance of natural light. The project extension currently has small inappropriate and non-original window openings. The new windows will be more compatible to the other building window openings and much more in scale to the mass of the rear face.*

- 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.

*The project will not change any relationships of mass and space.*

- e. Roof shapes: The design of the roof should be compatible with that of adjoining buildings and structures.

*The new roof will be slightly longer with a steeper pitch but it will still retain the shed roof appearance of the original roof. The proposed sloped roof, with overhang, is similar to many other sloped roofs and building façade/canopy projections within the downtown environs. The standing seam material is seen frequently and often times used in combination with brick and stone masonry for positive aesthetic affect.*

- f. Appurtenances: Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs.

*There will be no appurtenances used, added or changed as part of this project.*

- g. Scale of building or structure: The scale of the building or structure should be compatible with that of surrounding buildings or structures.

*The scale of the structure will remain unchanged.*

- 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.

*The project will have no impact on the front street façade of the building.*

## **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.

*The property was originally constructed as a mixed-use commercial/office structure. That use remains unchanged today. The structure also originally contained an assembly component of an opera house but with modern safety and egress standards that component is no longer viable. The proposed project makes no changes to current uses.*

- 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.

*None of the beautiful and historic elements or distinctive architectural features of the building, such as the elegant terra cotta glazing on the building front, or the expansive rear brick façade is being altered. The project building extension was added almost 50 years after the original building construction and was done with inexpensive and incompatible materials. The ribbed-metal exterior was more common to a loading dock and the light-gauge metal roof more common to sheds and not commercial/office structures.*

- 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.

*The applicant feels the proposed project does not propose changes that create an earlier appearance.*

- 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.

*The applicant feels that the proposed project does not take away from any parts of the historical development of the building. By enhancing the interior stage area as a conference space the project will add to the continued economic viability of the structure and help to make keeping the stage area intact a desirable office feature.*

- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, site or object shall be treated with sensitivity.

*The applicant feels that the current building extension contains no examples of skilled craftsmanship.*

- 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.

*The condition of the building extension does not allow for repair of either the skin or roof. The roof will be replaced in the same material – metal – but standing seam instead of a smooth light-gauge metal*

*material. The applicant feels the standing seam metal roof is more appropriate for the building. The insulated metal replacement skin is different in appearance than the current ribbed metal skin but the applicant feels the ribbed skin is neither historically significant nor appropriate in its original application. The applicant will maintain a metal skin on the extension but not ribbed in appearance.*

- 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.

*This section does not apply to the proposed project.*

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

*It is not anticipated that this will apply to the proposed project but the applicant will certainly adhere to this section if it should become pertinent.*

- 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.

*The expanded window openings in the proposed project are more contemporary in nature but the applicant feels that no historical or architectural element is compromised and that the size and scale of the window openings are fully compatible with the building size and mass.*

- 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.

*The proposed project is being done in such a way that if any future applicant desired to return the building extension to its current design and material configuration it could be easily done.*

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

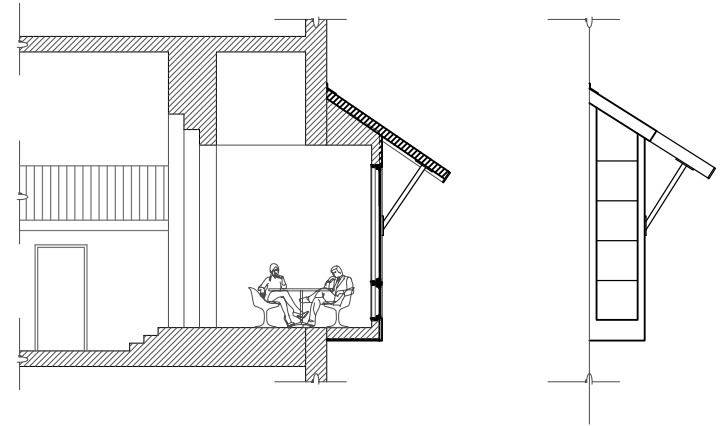
City of Urbana  
Community Development Department Services  
Planning Division  
400 South Vine Street  
Urbana, IL 61801

Or Fax to (217) 384-2367

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

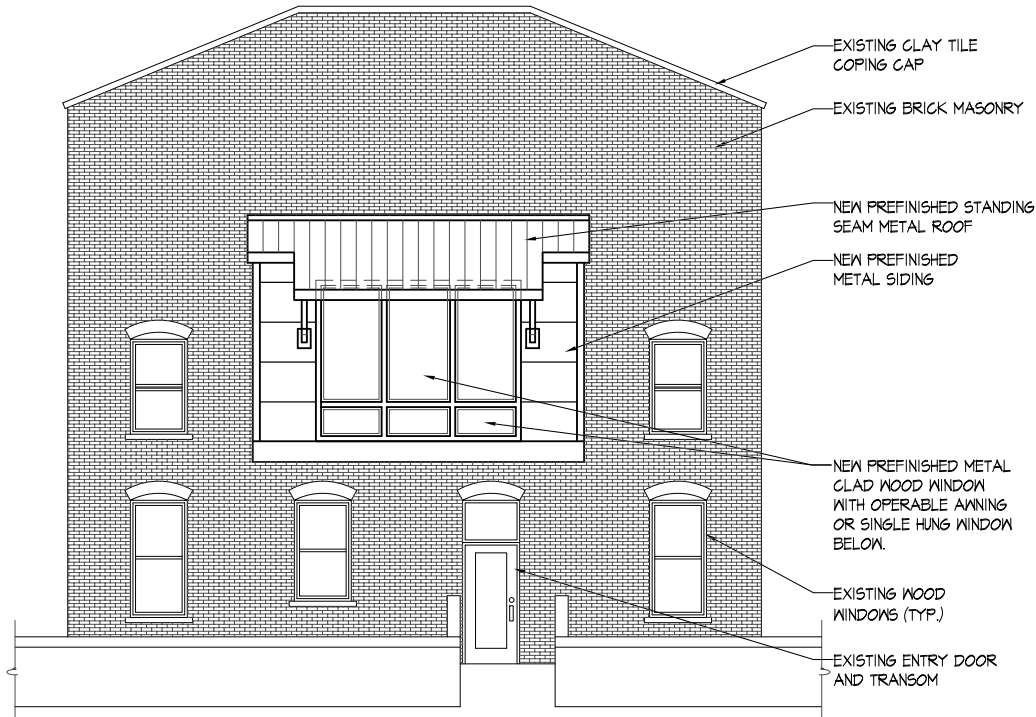


1  
A1.1  
**EXISTING SOUTH ELEVATION**  
SCALE: N.T.S

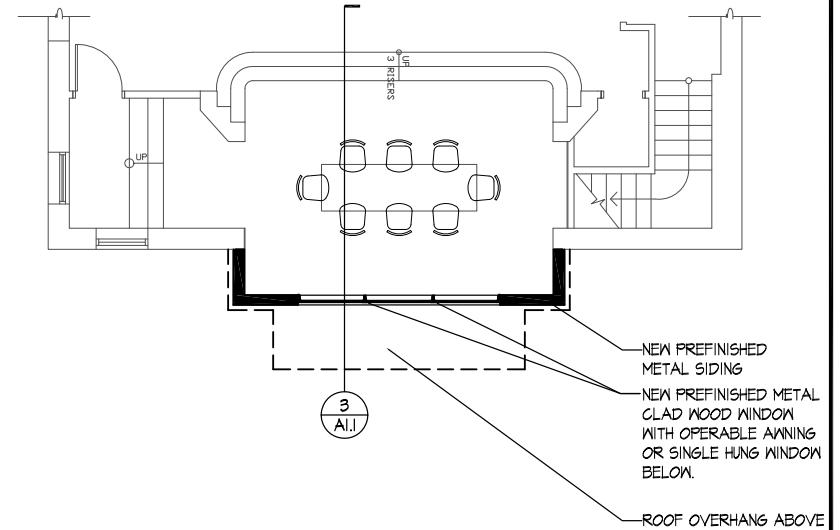


3  
A1.1  
**PROPOSED SECTION**  
1/8" = 1' - 0"

4  
A1.1  
**PROPOSED WEST ELEVATION**  
1/8" = 1' - 0"



2  
A1.1  
**PROPOSED SOUTH ELEVATION**  
1/8" = 1' - 0"



5  
A1.1  
**PROPOSED FLOOR PLAN**  
1/8" = 1' - 0"

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	DESIGN	APPR.
			SKM	NSM
			TRACED	APPR.
			CHECK	APPR.

ISAKSEN GLERUM WACHTER, LLC  
114 WEST MAIN STREET F / 217 328 1391  
URBANA, ILLINOIS 61801 F / 217 328 1401



EX. ELEV. / PROPOSED PLAN, ELEV., AND SECTION	PLD 0880 DATE: MARCH 2024
SOUTH ELEVATION REVISION 115 WEST MAIN STREET URBANA, ILLINOIS	<b>A1.1</b>





REVISIONS		DESIGN	APPR
NO.	DATE	REVISIONS	BY

ISAKSEN GLERUM WACHTER, LLC  
 114 WEST MAIN STREET    P / 217 328 1381  
 URBANA, ILLINOIS 61801    F / 217 328 1401



EXISTING CONDITION EXTERIOR IMAGES

PLS: 0000  
 DATE: 10/21/2024

SOUTH ELEVATION REDBRICK  
 115 WEST MAIN STREET  
 URBANA, ILLINOIS

A1.2



NO.	DATE	REVISION	ISSUED BY	APPROVED BY

ISAKSEN GLERUM WACHTER, LLC  
 114 WEST MAIN STREET URBANA, ILLINOIS 61801  
 T / 217.328.1381 F / 217.328.1401



EXISTING CONDITION INTERIOR IMAGES

SOUTH ELEVATION REDESKIN  
 115 WEST MAIN STREET  
 URBANA, ILLINOIS

FILED 0226  
 DATE: MARCH 2004

A1.3