



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: July 9, 2009

SUBJECT: HP 2009-COA-04, Application for a Certificate of Appropriateness to construct a courtyard entrance arch at Buena Vista Court Historic District

Introduction & Background

On June 19, 2009, Rebecca Rury Burlingame submitted an application for a Certificate of Appropriateness (COA) to construct a replica courtyard entrance arch at the northern end of Buena Vista Court. The original arch, which is listed as a contributing structure in the Buena Vista Court Historic District, had been leaning for several years and blew over during a storm in February 2009. The Historic Preservation Commission approved a COA for the removal of the original arch on May 6, 2009.

The bungalows at #1 through #8 Buena Vista Court were designated a local historic district by the Urbana City Council on July 19, 2004, by Ordinance Number 2004-07-082. 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 structure within a historic district.

Description of the Landmark

Buena Vista Court (BVC) is a bungalow courtyard-style development, unique to the Midwest in the early 20th century. The district includes eight bungalows nestled in two rows oriented toward an interior private courtyard rather than a public street, with an entrance arch at the northern end of the courtyard, and an original birdbath. The bungalows were built in 1926 and are a combination of Spanish Colonial Revival and Craftsman architectural styles. No two bungalows are alike, but each one complements the others as they incorporate different elements and characteristics of the Spanish Colonial and Craftsman styles. The exterior facades are in stucco, although each has a distinguishing color and application of the stucco and a distinctive parapet.

Description of the Proposed Work

The petition proposes to build a replica of the original arch. The pillars will be built using pressure-treated posts, plywood, diamond mesh screening and a painted stucco finish. The roof will consist of wood framing with a beadboard ceiling, as in the original, and will have a light-weight substitute for the original concrete. The roof will be supported by the original knee braces, which were salvaged before demolition of the original arch. Construction drawings are included with the application (attached).

Discussion

The courtyard entrance arch at Buena Vista Court had been leaning during recent years. City staff discussed the arch's condition with the owners of several bungalows late in 2008 and planned to apply for a grant in May 2009 to stabilize it. Shortly after the arch fell over in February 2009, City staff hosted a meeting for the owners to discuss their options regarding the arch. Six owners attended the meeting and agreed to work together to replace the arch. They applied for and received a Certificate of Appropriateness to remove the original arch in May 2009.

The original arch consisted of two pillars, located on either side of a sidewalk, supporting a concrete roof. The pillars were built of hollow brick tile with an aggregate stucco finish. The roof was a shallow hipped roof with a ridge and curved edges, and was made of a red clay-pigmented concrete with a fine white aggregate. The ceiling was beadboard. There were wood knee braces with chamfered ends on two sides of each pillar.

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 a Certificate of Appropriateness, the Historic Preservation Commission shall consider, among other things, the effect of the proposed work upon the exterior architectural features and upon the historic value, characteristics and significance of the historic district. In this case, the original arch was removed and the petitioner is proposing to construct a replica. Although the construction techniques and the roofing material will differ, the replacement arch would be a close replica to the original. Before the original arch was removed, it was documented, with photographs by City staff and architectural drawings by former Historic Preservation Commissioner Lipes. These drawings were used to create the construction plans for the replacement arch.

The review criteria listed in Section XII-6.B.2 do not generally apply in this case as they are intended to be used in evaluating new additions and new construction. Although the arch is 'new construction,' it would be built to the specifications of the original. For these reasons, the work proposed in this COA is a special case and some of the criteria generally used by the Commission in making its determination do not readily apply. The criteria and accompanying analysis are listed below.

- 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 replica arch would reintroduce one of the significant original qualities of the Buena Vista Court Historic District. The knees braces, an important architectural detail of the arch, were salvaged from the original arch and will be incorporated into the replica arch. City staff finds the proposed work will help to maintain one of the significant original qualities of the district.

- 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 work is fully compatible with the original architecture of the district as it is a replica of an original structure.

- 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 Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The original arch has been well documented and that documentation has been used to create the construction plans for the replacement arch. The replacement arch will match the essential form and detailing of the original, with some differences in materials. These changes are necessary due to cost of replacing the original arch in kind. City staff finds the proposed work to meet the Secretary's Standards.

Summary of Findings

Recommended statements of findings based on the application and Staff analysis are below. The Commission may change the findings based on the Commission's discussion.

1. The bungalows at #1 through #8 Buena Vista Court were designated a local historic district by the Urbana City Council on July 19, 2004, by Ordinance 2004-07-082.
2. 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 structure within a historic district.
3. The proposed work satisfies the criteria listed in Section XII-6.B of the Urbana Zoning Ordinance.

Options

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

1. Grant a Certificate of Appropriateness for the work proposed in the application.
2. Grant a Certificate of Appropriateness for the work 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.

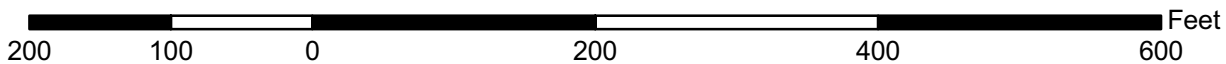
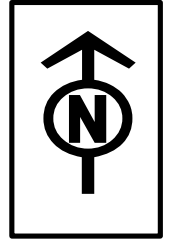
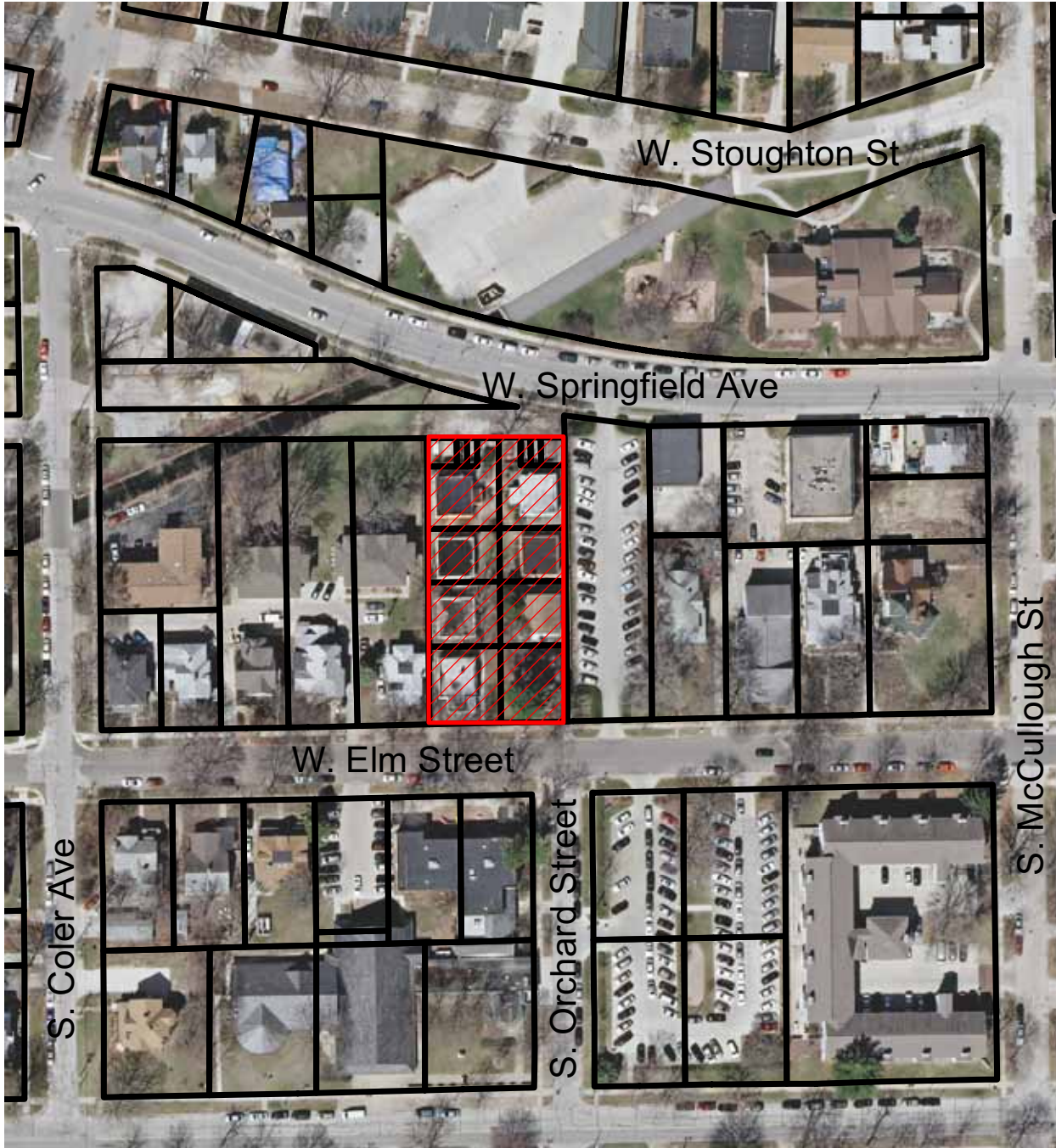
Staff Recommendation

City staff recommends that the Historic Preservation Commission **GRANT** the requested Certificate of Appropriateness to allow the construction of a replacement entrance arch with the condition that the arch be built as proposed in the attached application.

Attachments: Exhibit A: Location and Aerial Map
Exhibit B: Application

cc: BVC Owners & Residents

EXHIBIT A: Location & Aerial Map



Case: HP-2009-COA-04
Subject: Certificate of Appropriateness to construct a courtyard entrance arch at Buena Vista Court
Location: Buena Vista Court, north end
Petitioner: Rebecca Rury

 Subject Property



Application for Certificate of Appropriateness

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

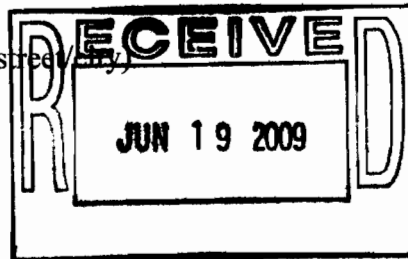
Although there is no fee to file an application for Certificate of Appropriateness, the Applicants are responsible for paying the cost of any legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette, if applicable.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed *06-19-2009* Case No. *HP-2009-COA-04*

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location Buena Vista Court Urbana
2. PIN # of Location
3. Name of Applicant/Petitioner(s) Rebecca Rury Burlingame Phone 217-649-5138
Address 106 North Third Street
(street/city) Champaign (state) Il(zip)61820
4. Property interest of Applicant(s) Owner
5. Name of Owner(s) Rebecca Rury Burlingame Phone 217-649 5138
Address same
(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) Edward Tiedemann (owner of # 5) 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 8 Bungalows in two rows separated by a courtyard. Built in 1926 in the Spanish Colonial Revival style. Located in the NE ¼ of the NW ¼ of section 21 Township 17 North Range 9 East of the Third Principal Meridian, in the City of Urbana.

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.)

We propose the construction of an archway at the North entrance of Buena Vista Court. This archway will be a replica replacement of the original archway that collapsed earlier this year. This archway will consist of a roof atop of two pillars. The pillars will be constructed of four treated posts each, followed by plywood, metal screen and a final stucco coat and paint. The roof will consist of wood framing and beadboard topped with a lighter-weight substitute for the original concrete roof. The roof will be supported by the original knee braces salvaged from the original archway.

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

We propose the construction of this archway in order to replace the original, historic Archway.

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

We are committed to preserving the original integrity of the courtyard. This includes replacing the archway.

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

This archway will be a replica of the original.

The archway will be designed, constructed and adorned in the 1920’s Spanish Revival style. It will be modeled after the original in its size, shape, and construction.

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:

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 June 19th , 2009.

Signature of Applicant

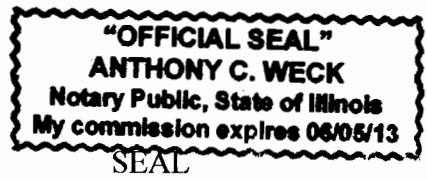
Rebecca Burlingame

STATE OF ILLINOIS }
 }
CHAMPAIGN COUNTY }

I, Anthony C. Weck being first duly sworn on oath, deposes and says, that
Rebecca Burlingame 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 19th day of June , 2009.

Anthony C. Weck _____
Notary Public



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

Exhibit “A”

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

Review Criteria for Certificate of Appropriateness.

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

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

1. The maintenance of the significant original qualities or character of the buildings, structures, sites or objects including, if significant, its appurtenances. The removal or alteration of any historic or distinctive architectural features should be avoided whenever possible.
2. The compatibility of proposed new additions and new construction to the original architecture or the landmark or styles within the historic district shall be evaluated against the following general guidelines:
 - a. *Height*: The height of the proposed building or structure or additions or alterations should be compatible with surrounding buildings or structures.
 - b. *Proportions of structure’s front façade*: The proportion between the width and height of the proposed building or structure should be compatible with nearby buildings or structures.
 - c. *Proportions of openings into the facility*: The proportions and relationships between doors and windows should be compatible with existing buildings and structures.
 - d. *Relationship of building masses and spaces*: The relationship of a building or structure to the open space between it and adjoining buildings or structures should be compatible.
 - e. *Roof shapes*: The design of the roof should be compatible with that of adjoining buildings and structures.
 - f. *Appurtenances*: Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs.
 - g. *Scale of building or structure*: The scale of the building or structure should be compatible with that of surrounding buildings or structures.

- h. *Directional expression of front elevation:* Street façades should blend in with other buildings and structures with regard to directional expression when adjacent buildings or structures have a dominant horizontal or vertical expression.

Exhibit “A” Continued

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

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

- a. Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment.
- b. The distinguishing historic qualities or character of a building, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c. All buildings, structures, sites and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, site or object shall be treated with sensitivity.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, sites or objects.
- g. The surface cleaning of buildings, structures, sites or objects shall be undertaken utilizing the gentlest means possible. Sandblasting and other cleaning methods that may damage the historic building materials shall not be undertaken.
- h. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and

such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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

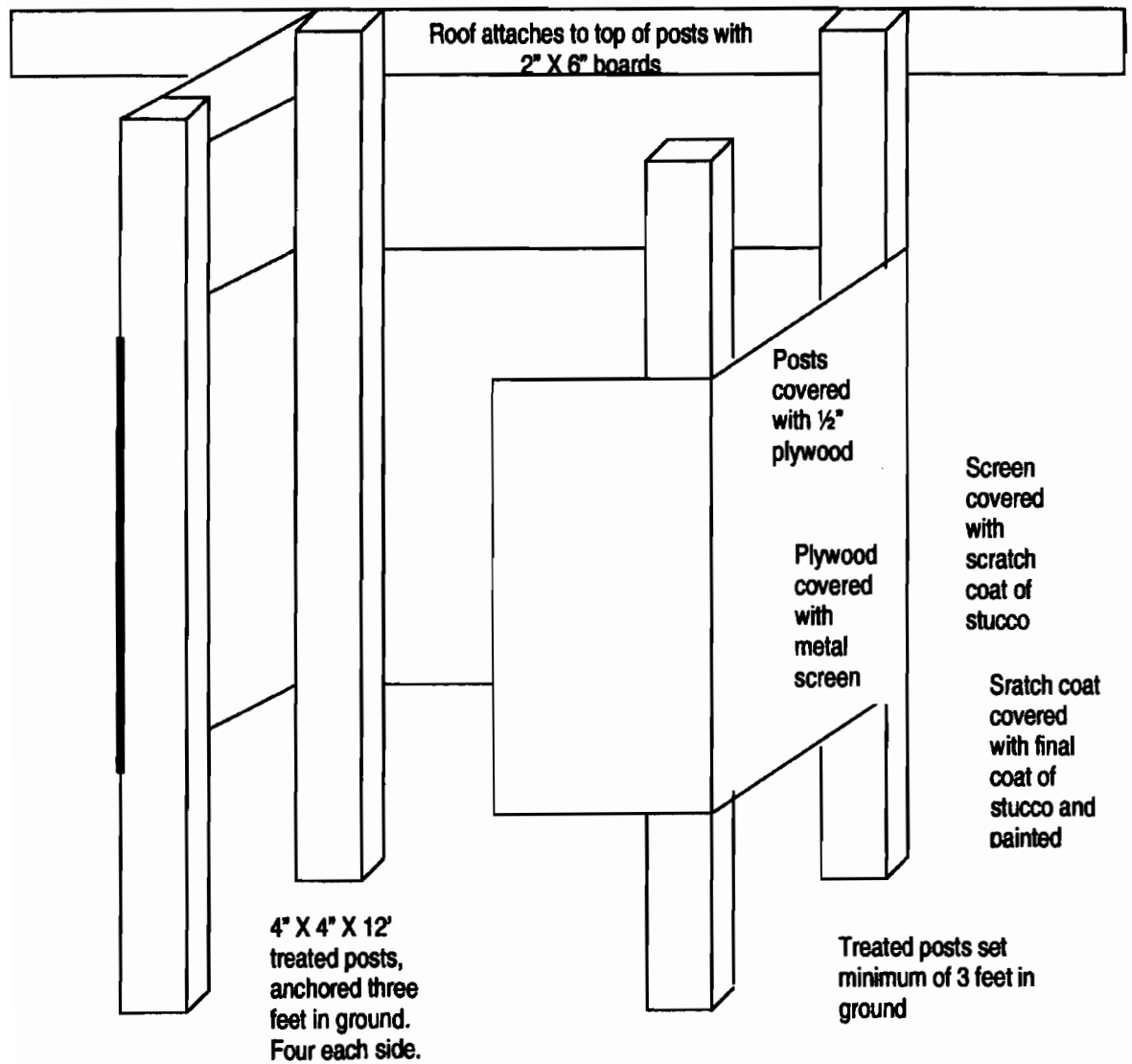
PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

Or Fax to (217) 384-2367

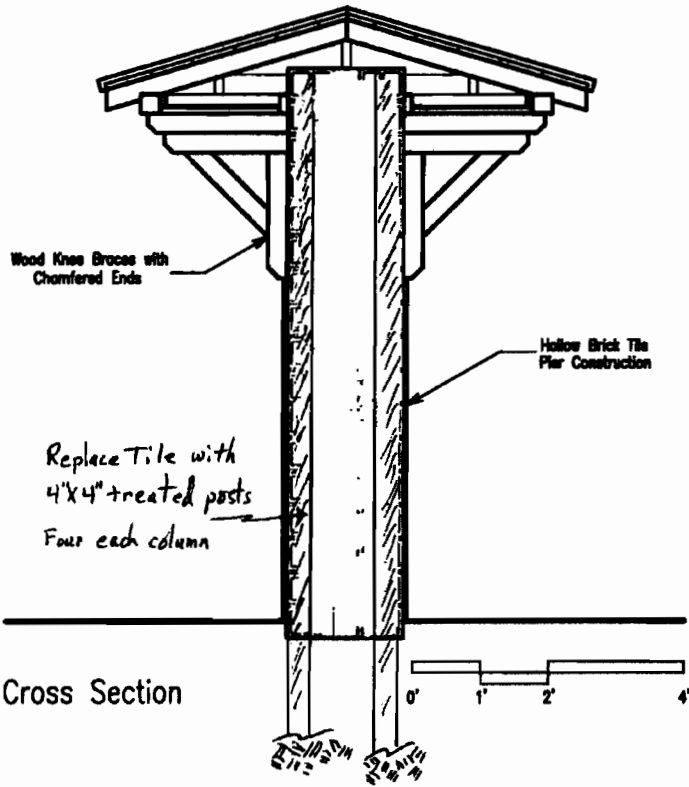
Please call (217) 384-2440 if you have any questions.

Roof detail on
another drawing



**Buena Vista Court
Archway Proposal**

Buena Vista Court Arch



Check Mail

Compose

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Previous | Next | Back to Search Results

Mark as Unread | Print

Delete | Reply | Forward | Spam | Move...

Folders

- Inbox (1443)
- Drafts (2)
- Sent
- Spam (74) [Empty]
- Trash [Empty]

Arch rebuild plan

Monday, May 11, 2009 2:59 PM

From: "Edward.Tiedemann@exeloncorp.com" <Edward.Tiedemann@exeloncorp.com>

To: m-ryan1@att.net, rburlingame29@yahoo.com, dpsuz@msn.com, wreimer@uillinois.edu, matthewdetters@yahoo.com, pieholden2@aol.com

Chat & Mobile Text [Hide]

I am Available

- 1 Online Contact [Add]
 - spiralfamilyjewelry
- Not Listed? New Chat
- 0 Mobile Contacts [Add]

You don't have any Mobile Text contacts yet.

Start a Text Message

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All,

I developed the following (more-or-less) step-by-step list for building the entry in order to capture materials needed for the project, assuming no labor costs. From there I priced the cost of material at Menards.

plant posts in ground. 4"x4"x12' treated posts. 4 each side.(8)	
10.55/each	84.40
galvanized screws and nails. 2 boxes, one each	
4.00/box	8.00
attach support for knee braces. 2"x6"x2' 2 each side (8' 2x6)	
6.00/each	6.00
attach knee braces. (stored at #5)	
attach 1/2" plywood. 2'x8'x4 sides = 128ft2 (4 sheets)	
10.48/each	41.92
attach roof support frame. 4"x4"x12' and 4"x4"x8' (2 of each)	10.55/each
8.48/each	38.06
attach roof trusses. 2"x4"x8' (12)	
1.96/each	23.52
attach roof plywood. 4'x8' (4 sheets)	
10.48/each	41.92
attach roof trim quarter round (40')	
2.96/8feet	14.80
attach ceiling beadboard. (2 sheets)	
24.95/sheet	49.90
attach roof tar-paper. (about 110 ft2)	
10.00/roll	10.00
attach metal on roof and posts for stucco. (128ft2 + 128ft2 = 260ft2)	
8.56/18ft2	128.40
base (scratch) coat stucco, posts and roof.	
3/8"x128ft2x2 = 8 cubic feet (10 bags)	4.68/80 lb
bag	46.80
3/8"x128ft2 = 4 cubic feet. (128ft2 for 2 posts plus 128ft2 for roof)	
red pigment for roof finish coat. 5 pints/70lb mix x 4 bags for roof	
5.49/pint	109.80
finish coat stucco. 1/4" thick. 5.33 cubic feet (7 bags)	4.68/80lb
bag	32.76
1/4"x128ft2 = 2.67 cubic feet (128ft2 for 2 posts plus 128ft2 for roof)	
white aggregate for roof finish coat ??	
paint. (2 gallons)	
25.00/gallon	<u>50.00</u>

686.28

tax

8.75% 60.05

746.33

Subtract offered material: 1 sheet beadboard, All 2"x4"s and 2"x6", (2) 4"x4"x8' about \$77.00
 Please review the list for completeness and review for expertise in carpentry and stucco work to determine if this is a do-it-ourselves project. Thanks, Ed

***** This e-mail and any of its attachments may contain