



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### **m e m o r a n d u m**

**TO:** The Urbana Historic Preservation Commission

**FROM:** Robert Myers, AICP, Planning Manager

**DATE:** May 28, 2010

**SUBJECT:** HP-2010-COA-02: 812 W. Main Street. Request for a Certificate of Appropriateness to demolish a detached garage, Federico Bassetti, applicant.

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### **Introduction**

On May 6, 2010, Community Development Services Department received a Building Permit application to demolish a detached garage at 812 W 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. Per Sections XII-6.A and XII-6.C of the Urbana Zoning Ordinance, the permit may not be issued unless the Historic Preservation Commission finds that the work complies with the Historic Preservation Ordinance (Article XII of the Urbana Zoning Ordinance), in which case a Certificate of Appropriateness (COA) would be issued.

### **Background**

In August 2007, the City of Urbana received an application to designate the 800 block of West Main Street as a local historic district. The application indicated 812 W Main Street as a “contributing” structure. On November 5, 2007, the Urbana City Council approved the application (Ordinance No. 2007-10-119) but with changes to the status of certain properties as either contributing or noncontributing to the historic district. The ordinance specified 812 W Main Street 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. Table XII-2 specifies that the Historic Preservation Commission review demolition of noncontributing buildings through the Certificate of Appropriateness process. 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 appeal the Commission’s decision to the Urbana City Council.

## **Description of the Proposed Changes**

The petitioner's application is to demolish a detached frame garage located at the rear, northeast corner of the lot. The size of the garage is 21 feet by 21 feet (441 square feet in area). Although the garage would not be immediately replaced, the petitioner indicates that he does expect to build a new garage within the next few years. The petitioner indicates that the garage must be removed for the property to qualify for homeowners insurance. This is a consequence of the framing having been weakened by long term water damage and dry rot. This is in addition to inadequate initial construction.

## **History and Architecture**

According to the West Main Street Historic District application, 812 W. Main Street was constructed circa 1904, and its design was influenced by Tudor Revival architecture. The house was first occupied by George P. and Clara Bliss who lived there from 1904 through 1919. Mr. Bliss was the president of the Abstract Company of Champaign County. The house was converted to a duplex about 1987. Today, although the house retains its traditional built form and defining roofline, the original exterior is obscured by wide lap aluminum siding.

Based on Sanborn Fire Insurance maps, the garage in question was constructed between 1923 and 1945. The 1945 Sanborn map indicates a one-story frame garage with an asphalt shingle roof. Today the garage has a modern, two-car garage door on the lower front. Under the front gable the wall is clad with plain wood shingles and has a small ventilation window. The sides and rear of the garage are clad with wood lap siding which appears to be original. Former window and door openings on the west side wall have been enclosed with newer lap siding.

## **Current Condition**

Visually the garage does not appear to be leaning, but the siding and roof need repair. An interior visual inspection of the garage shows extensive damage due to water and dry rot. The extent is indicated by water staining and what appears to be mold. The juncture of the roof and walls is especially damaged. Overall, the garage is in a very deteriorated condition. Much of the structural framing would need to be replaced in order to save the building. The petitioner indicates that in seeking insurance for the property the rates quoted were many times higher than normal, and that in order to be insured at a regular rate the garage would need to be removed.

## **Discussion**

### **Requirements for a Certificate of Appropriateness**

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

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

The house at 812 W. Main was built circa 1904. Although the house retains its original building form it has been covered with modern, wide lap siding. The circa 1930's garage retains original wood shingles under the front gable, but the original doors have been replaced with modern garage doors. The ordinance enacting the West Main Street Historic District designated the property as noncontributing to the historic district. The garage retains only minor historic integrity in conveying a sense of historical time and place for the district. Consequently demolition would not appreciably impact the character and integrity 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 application is for the demolition 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.*

The final criterion relates to the Secretary of the Interior's Standards for alterations to historic properties, which do not explicitly refer to demolition. Demolition does not meet any of the Secretary of the Interior's Standards.

## 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: (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 for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible, or (3) appeal to City Council within 30 days (Articles XII-6.C through XII-6.E of the Urbana Zoning Ordinance).

## **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 **APPROVE** a Certificate of Appropriateness to allow demolition of the garage.

### **Attachments:**

Exhibit A: Location Map

Exhibit B: Application

Exhibit C: Photographs of 812 W. Main St.

Exhibit D: Main Street Historic District application excerpt

Exhibit E: Sanborn Fire Insurance Maps, 1923 and 1945

Exhibit F: Secretary of the Interior's "Standards for Historic Preservation Projects"

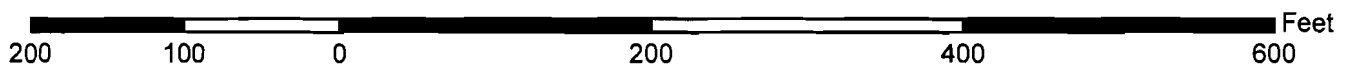
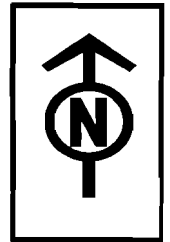
### **cc:**

Federico Basetti, PO Box 894, Urbana, IL 61803

Carl Hill, Hillshire Construction, 1809 Autumn Ridge, Urbana, IL 61802

Gordon Skinner, Building Safety Division Manager

# Exhibit A: Location & Aerial Map



HPC Case: 2010-COA-02  
Subject: Certificate of Appropriateness requesting permission to demolish  
a detached garage  
Location: 812 W. Main Street, Urbana  
Petitioner: Federico Bassetti

 Subject Property



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Building Safety Division*

**m e m o r a n d u m**

TO: Rebecca Bird, Planner

FROM: Gordon R. Skinner, Building Safety Division Manager *Gordon*

DATE: May 6, 2010

SUBJECT: 812 W. Main St.; Building permit application for demolition of garage

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On May 6, 2010, the Building Safety Division received an application for a permit to demolish a garage at 812 W. Main St., Urbana.

Per section XII-6.C of the Historic Preservation Ordinance, the attached application is being forwarded by the Building Safety Division for your consideration as the application for a Certificate of Appropriateness.

GRS:vpp



# BUILDING PERMIT APPLICATION

MAY 06 2010

Building Safety Division  
400 S. Vine St.  
Urbana, IL 61801  
217-384-2443 Fax 217-384-0200  
www.city.urbana.il.us

Project Address: 812 W. MAIN ST  
Suite or Apt.#: \_\_\_\_\_ Lot #: \_\_\_\_\_

Type of Improvement:  Please attach plans/drawings and any additional information to describe project.  
 New  Addition  Alteration  Repair/Replace  Foundation only  Wrecking  
 Other (specify-i.e. rehab, moving, etc.) \_\_\_\_\_

Use of Building/Structure:   
**Residential**  
 One Family – Zero Lot Line  Yes  No  
 Two Family  
 Apt./Condo./Dorm. #of Units \_\_\_\_\_  
 Townhouses #of Units \_\_\_\_\_  
 Hotel/Motel #of Units \_\_\_\_\_  
 Garage/Carport/Deck  
**Nonresidential**  
 Assembly, recreational  
 Restaurant/Bar  
 Factory/Industrial  
 Service station, repair garage  
 Hospital, Institutional  
 Office, bank, professional  
 School, Library, other educational  
 Mercantile/Retail  
 Parking Garage  
 Storage, Warehouse  
 Other – Specify \_\_\_\_\_

**COST**  
*Not applicable for foundation permit*  
Cost of Construction/  
Demolition/Carpentry, etc  
\$2,000  
To be installed but not included in the above cost:  
Electrical \$ \_\_\_\_\_  
Plumbing \$ \_\_\_\_\_  
Htg./AC. \$ \_\_\_\_\_  
Other \$ \_\_\_\_\_  
TOTAL COST OF IMPROVEMENT  
(sum of above costs) \$ 2,000

Nonresidential – Describe the current use of the building/space.  
If the use is being changed, describe the new use.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AREA INFORMATION – NEW CONSTRUCTION, ADDITIONS AND DEMOLITIONS ONLY**  
Number of stories 2 Square Feet Added: 1<sup>st</sup> floor \_\_\_\_\_ Lot Area \_\_\_\_\_  
2<sup>nd</sup> floor \_\_\_\_\_  
Existing square feet (additions and 1<sup>st</sup> floor \_\_\_\_\_  
demolitions only) 2<sup>nd</sup> floor \_\_\_\_\_  
Basement Area (finished): \_\_\_\_\_  
Garage Area:  attached \_\_\_\_\_  detached 21x21

**IDENTIFICATION**

Property Owner: FEDERICO BASSETTI

Address: PO BOX 894 URBANA IL 61803  
Street City State Zip

Phone: 217 621 0189 Email: BPM.URBANA@GMAIL.COM

General Contractor: CARL HILL

Address: MARC TRAIL URBANA IL 61801  
Street City State Zip

Phone: 217 202 2526 Fax: \_\_\_\_\_ Email: CARL@HILLSHIREREALTY.COM

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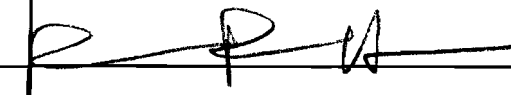
COMMERCIAL USE ONLY (anything other than 1 or 2 family projects)

Lessee/Tenant: \_\_\_\_\_  
(if applicable)  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect or Engineer: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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.

Applicant: (please print) FEDERICO BASSETTI Date: 5/6/2010

Signature: 

*owner's Applicant* . DO NOT WRITE BELOW THIS LINE (Office use only)

Subdivision: \_\_\_\_\_ Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Lot Size: \_\_\_\_\_  
PI: \_\_\_\_\_ Use Group \_\_\_\_\_ Live Loading \_\_\_\_\_ Occupant Load \_\_\_\_\_

**ZONING INFORMATION:**

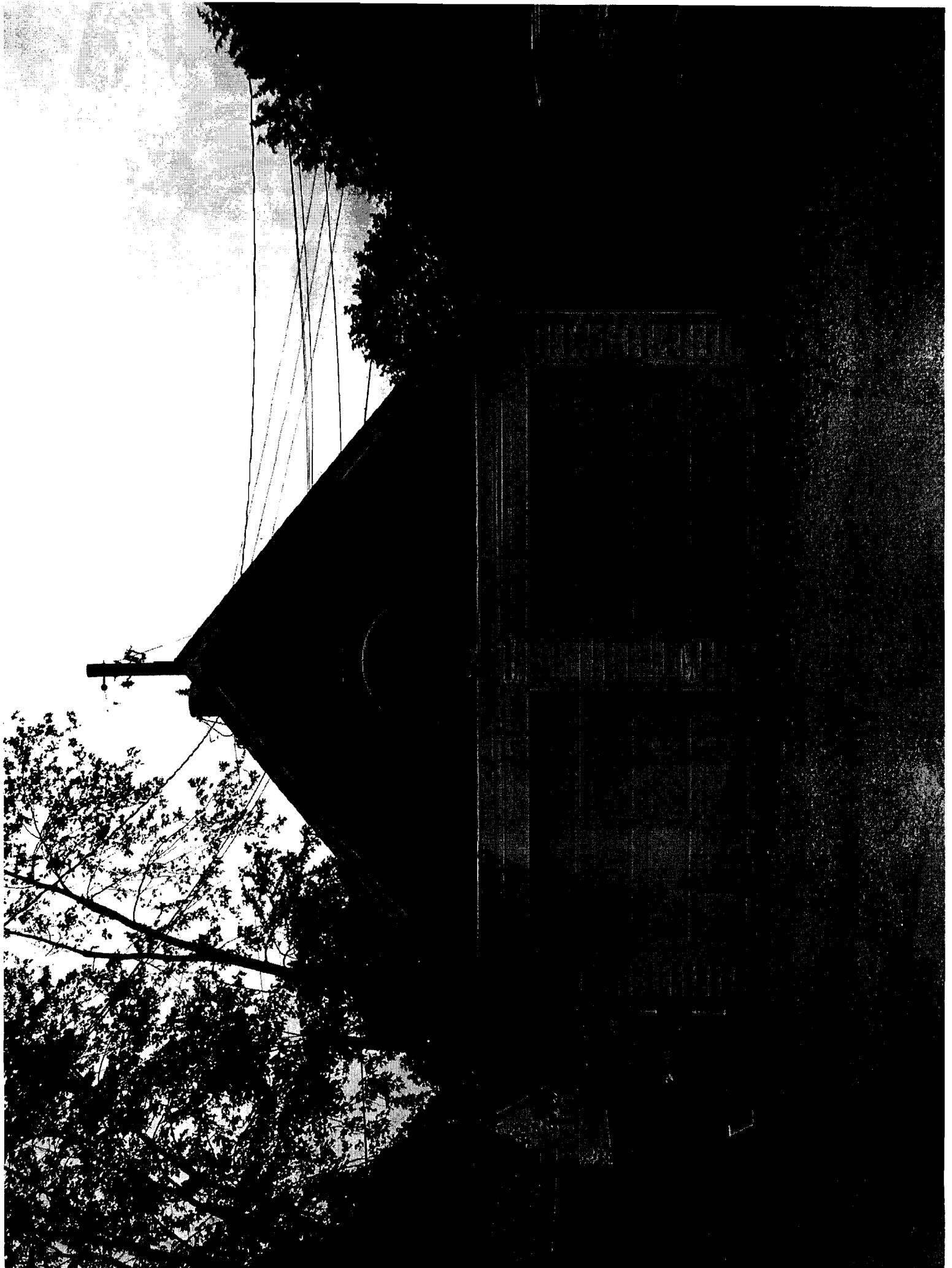
Zoning District: \_\_\_\_\_ Bldg. Use \_\_\_\_\_ Parking Required \_\_\_\_\_  
Setbacks: Front: \_\_\_\_\_ Side: \_\_\_\_\_ Rear: \_\_\_\_\_ FAR: \_\_\_\_\_ OSR: \_\_\_\_\_

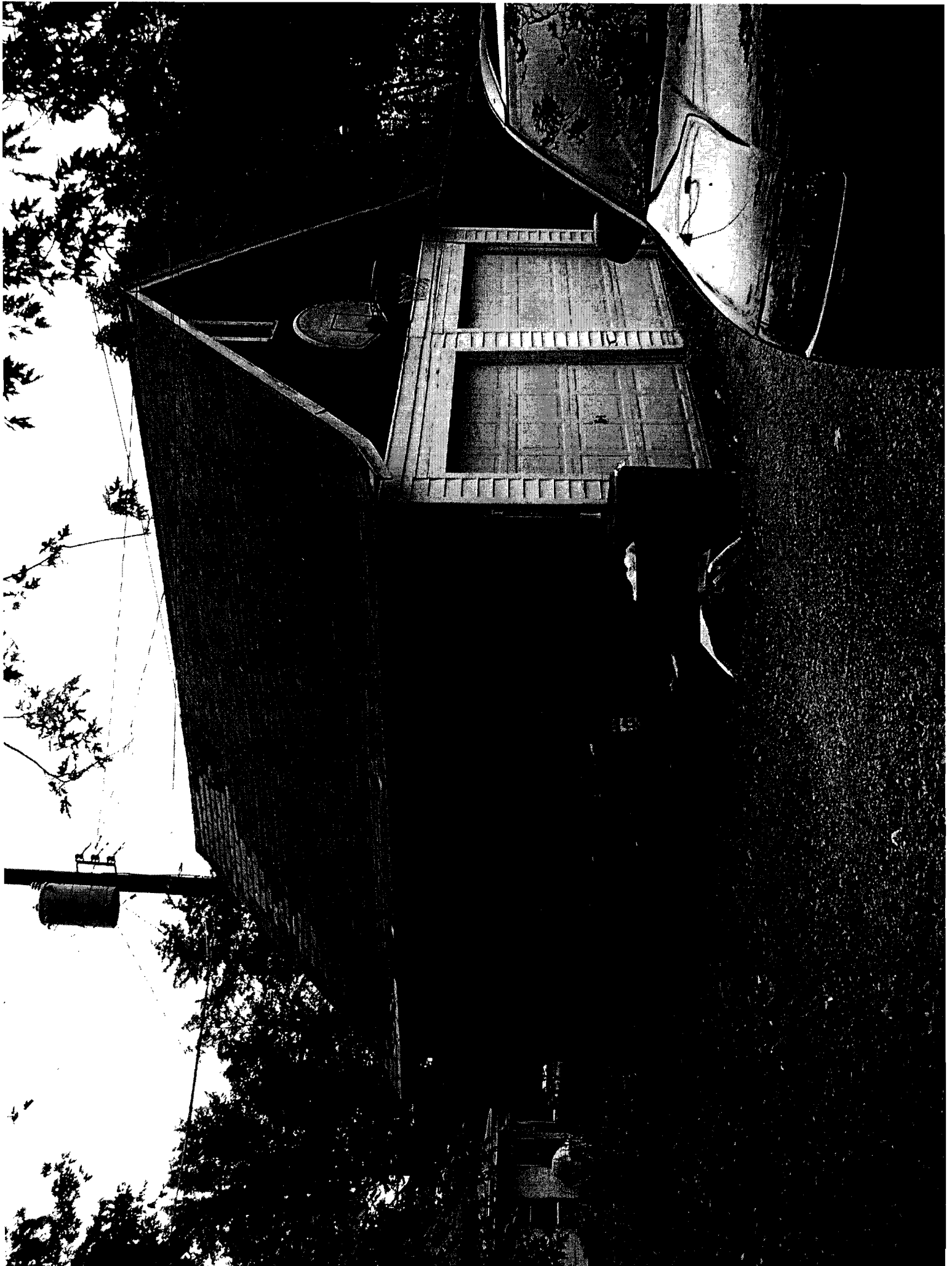
NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

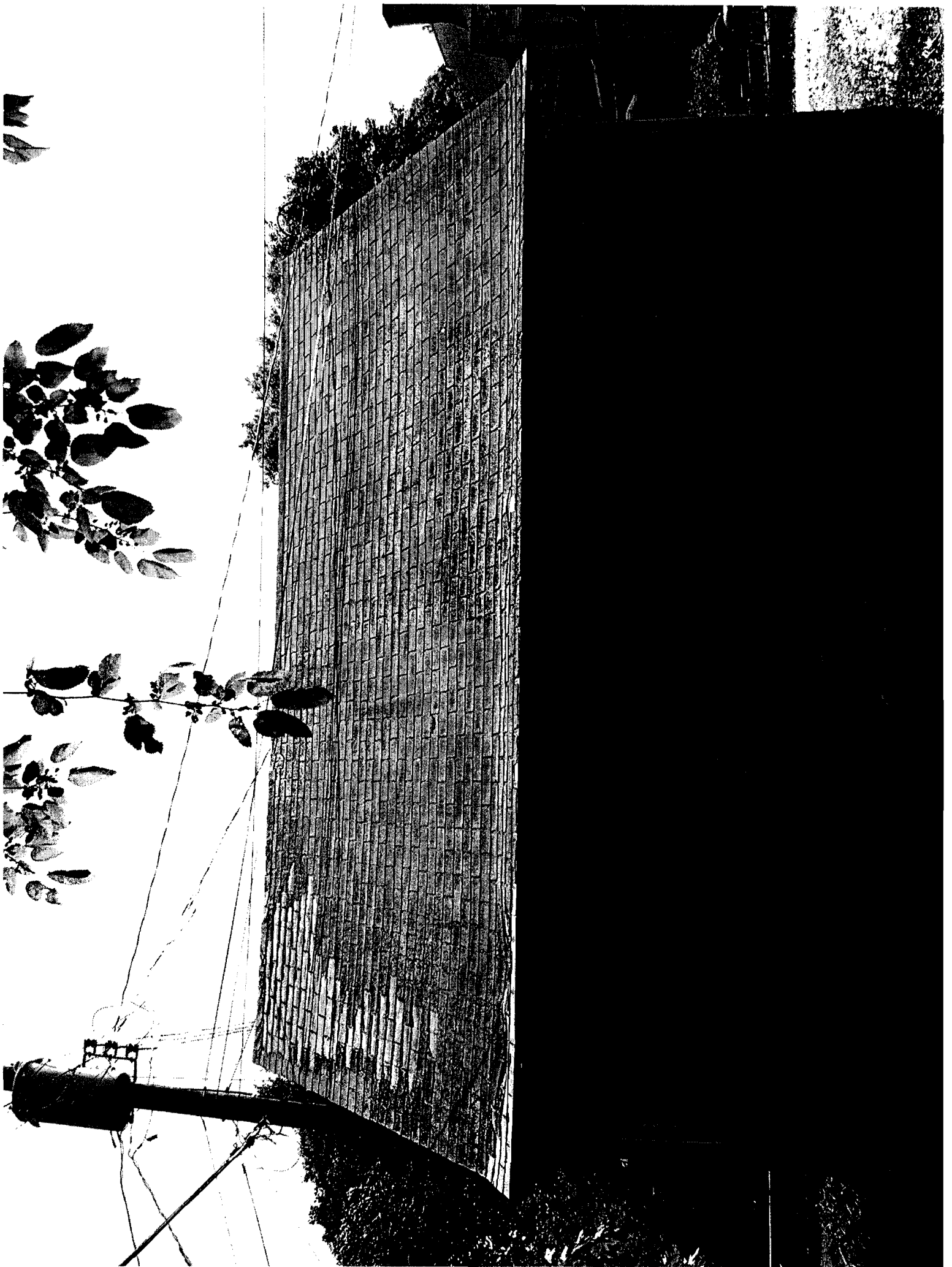
Permit # \_\_\_\_\_ Bldg. Prmt. Fee \$ \_\_\_\_\_ Plan Review Fee \$ \_\_\_\_\_ Approved: \_\_\_\_\_

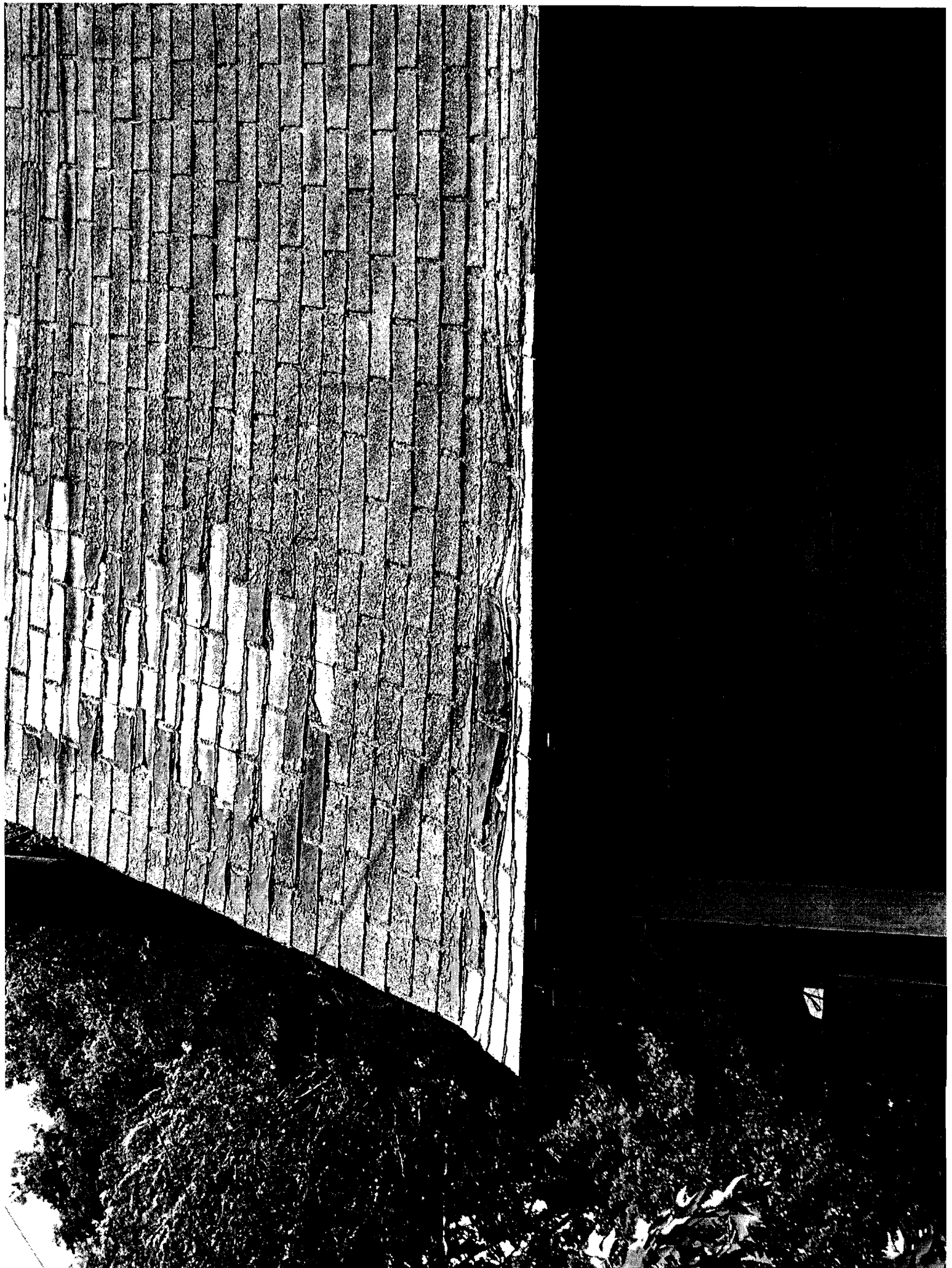




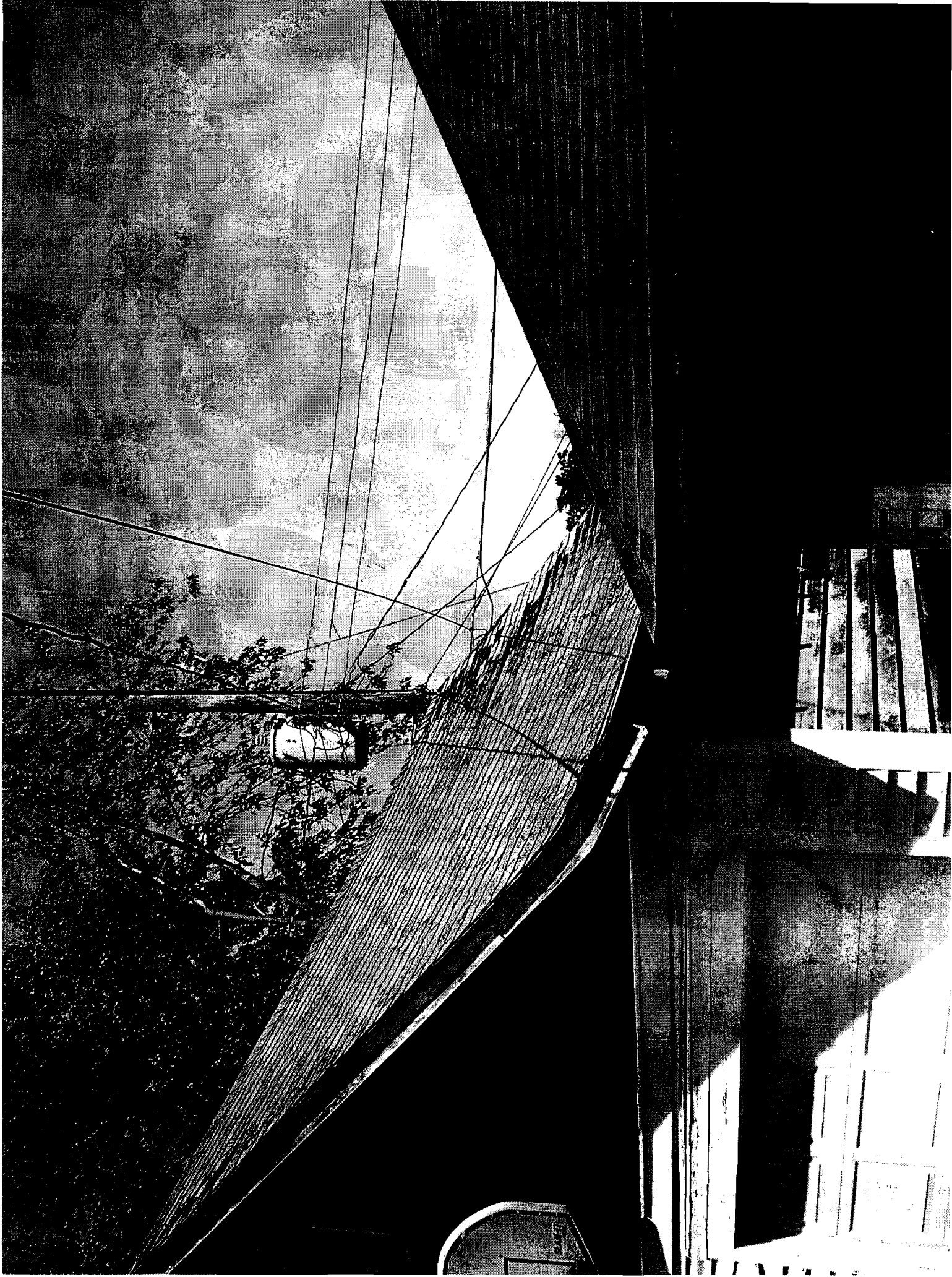




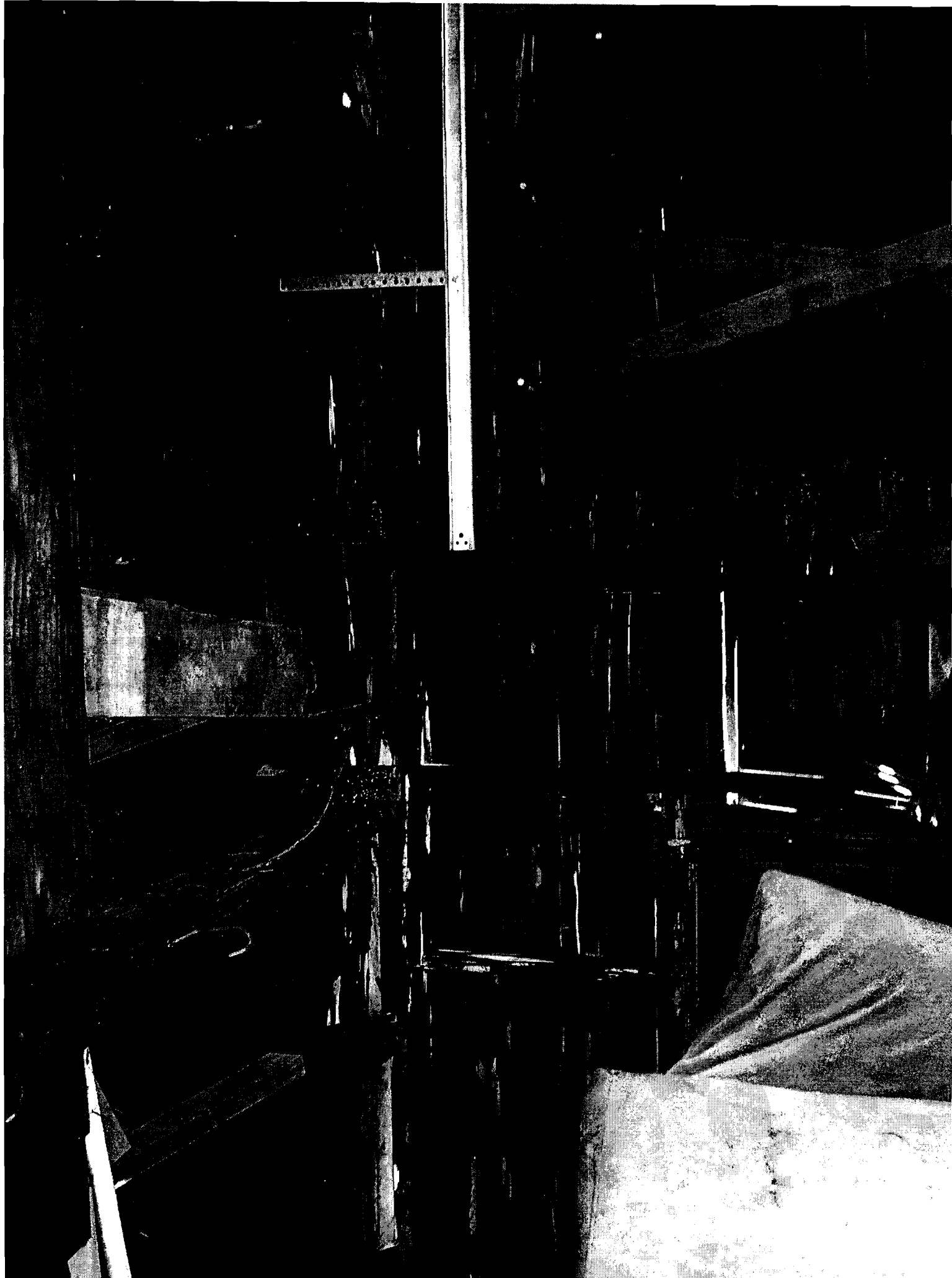




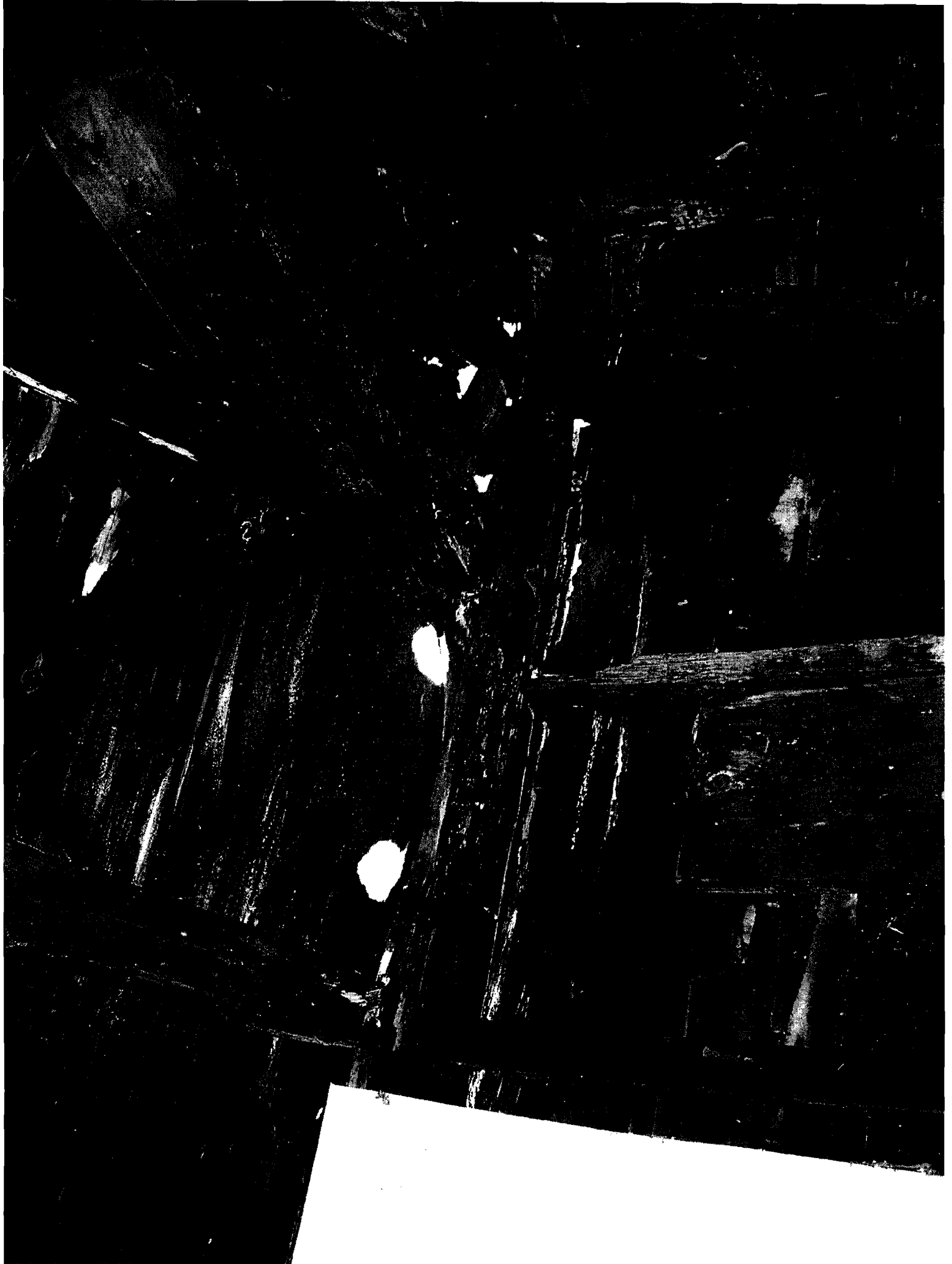


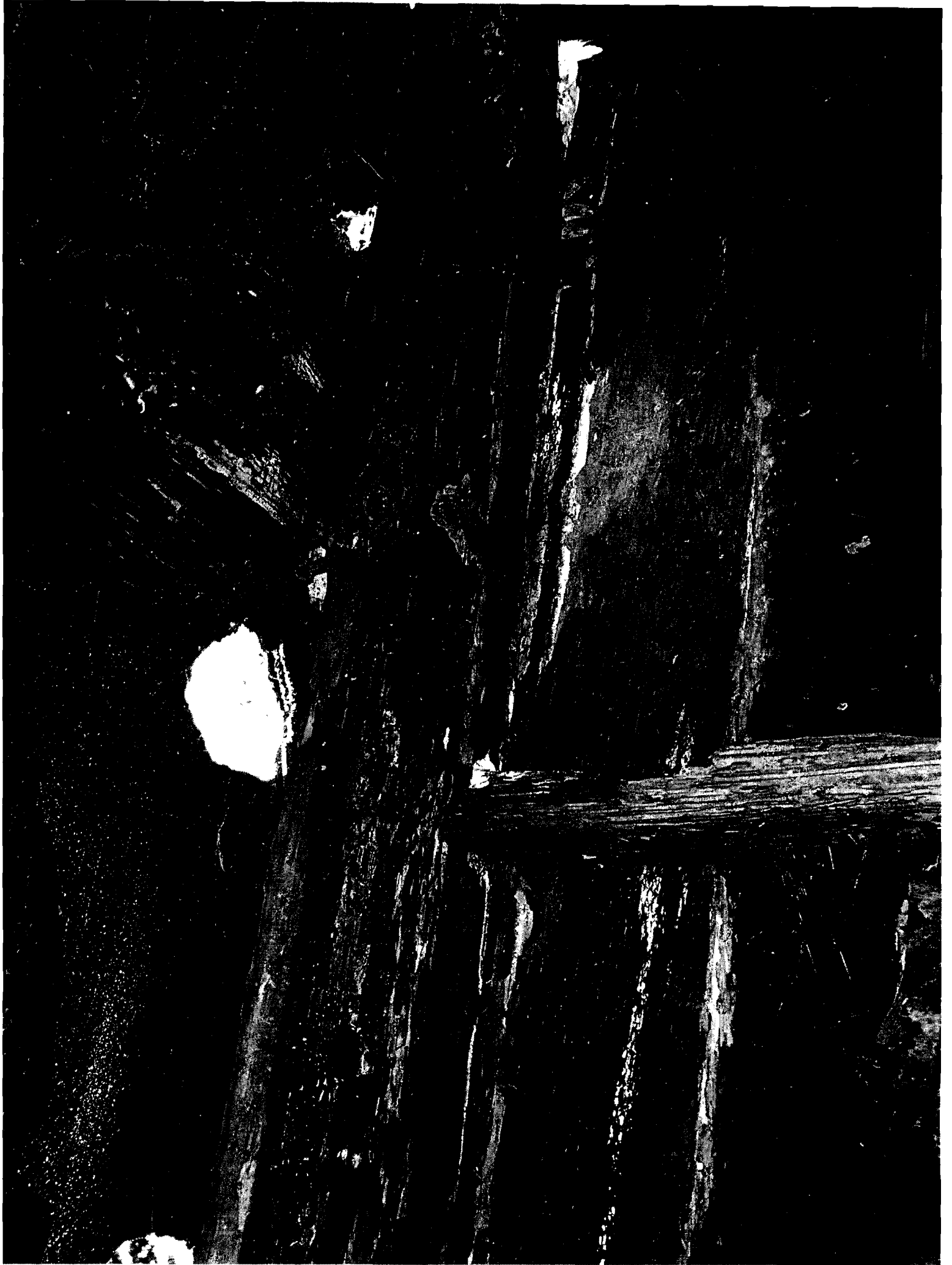


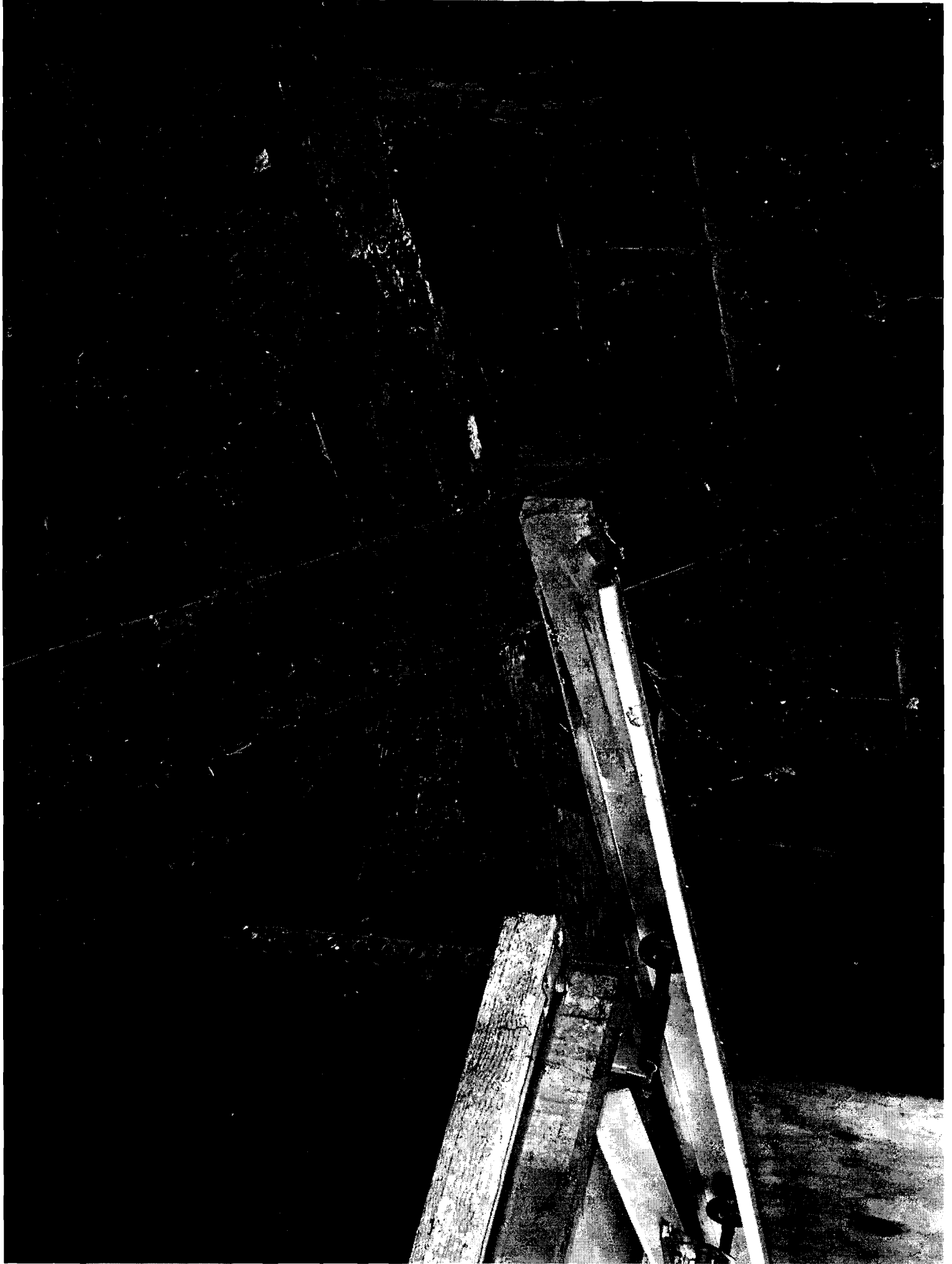












Aug. 2007 historic  
district application

There is a shared driveway of patterned concrete between 806 and 808 W. Main Street.

**808 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This house, built in 1904, was influenced by the Dutch Colonial Revival Style. Two stories tall, with a side-facing asphalt shingle gambrel roof with flared ends and a boxed cornice, it is clad in artificial siding and sits on a brick foundation. The first story is dominated by a full width porch; the low-pitched hip roof is supported by fluted square posts with capitals, which sit atop brick pedestals. The pedestals rise from the ground and are capped with limestone; along the porch between the pedestals are simple balustrades. The roof line of the porch peaks in the center to form a pediment. A window is located on the left behind the porch, with a bay window in the center, and a door with sidelights. On the second story are two gabled wall dormers, each with flared ends, a boxed cornice, and a 12/1 double-hung sash.

This house was built by John R. Smith, owner of Smith's Ice and Packing Co. (the packing refers to pork packing) in Urbana.

**810 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This is a Dormer Front Bungalow, built circa 1920. It is 1½ stories tall, with a brick foundation and side gabled roof covered in asphalt shingles, which extends down to form a wide overhang and roof for the small corner porch. The front of the first story is clad in brick, with artificial siding on the sides and the roof dormer. To the left of the porch are a row of seven 3/1 double-hung sash with a continuous concrete sill; the porch contains the entrance door. The roof dormer above has a gabled roof and contains a row of four 3/1 double-hung sash. A two-car garage, built between 1923 and 1945 (according to Sanborn maps), sits on the rear of the property; it has a hip roof and modern overhead doors.

This house first appears on the Sanborn map of 1923.

There is a shared driveway in patterned concrete, lined with curbs, between 810 and 812 W. Main Street.

**812 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This 1½-story house, built circa 1904, was influenced by Tudor Revival architecture. The house features a front gable roof covered in asphalt shingles, the eastern slope of which extends farther than the west slope in order to cover a one-story wing; the eaves of the main roof are flared. The overhanging roof is supported by small triangular knee braces. The house sits on a brick foundation and is clad in artificial siding. The roof has long shed dormers on either side. The

front façade features three 1/1 double-hung windows, an entrance door surmounted by a simple pedimented hood, and a second entrance door (located on the side wing) on the first story, with a row of four 9/1 windows beneath the gable on the second story. To the rear of the lot is a 1½-story front gabled, two-car garage. The eaves are flared to match the main house, and the gable is wood shingled and features a small vertical window. The garage was built between 1923 and 1945, according to Sanborn maps.

The house was first occupied by George P. and Clara Bliss, who lived here from 1904 until 1919. George Bliss was the president of the Abstract Co. of Champaign County. The house was converted into a duplex ca. 1987.

**814 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

The body of this house has no style, though it does have a Colonial Revival-influenced porch. The house, built circa 1904, is two stories, though the rear portion has been modified and is now three stories. The foundation is brick. Walls are clad in square butt shingles, with parts of the addition clad in artificial siding. A porch extends most of the width of the façade; its hip roof with small central pediment is supported by full-height columns. A large front gable dominates the façade, and extends from its peak to the side walls of the house. Within the gable on the second story are paired 1/1 double-hung sash with a pedimented window hood. The roof was most likely side gabled, originally, though the later modifications have created a shed roof above the tallest portion to the rear; the roof is covered by asphalt shingles

The house first appears in the 1904 city directory; Charles Bongart, a savings department manager at Busey Bank, was named as occupant. He lived there until 1909. From 1910 to 1929, the house was owned by the Postlewaite family.

**816 W. Main**

Non-Contributing Due to Age

This is a one-story ranch house circa 1951. It has a concrete block foundation and is clad in vertical wood siding. The roof is side gabled with a low pitch, covered in asphalt shingles; there are several skylights. Most of the windows feature a fixed upper sash with lower moveable awning or hopper window. A garage is attached to the east of the house.

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4

W. CLARK

38

15

(182)

OCT. 1923  
URBANA  
ILL.

N. COLER AV.

W. MAIN

N. LINCOLN AV.

14

N. BUSEY AV.

16

W. STOUGHTON

N. COLER AV.

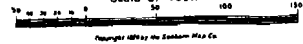
W. SPRINGFIELD

AV.

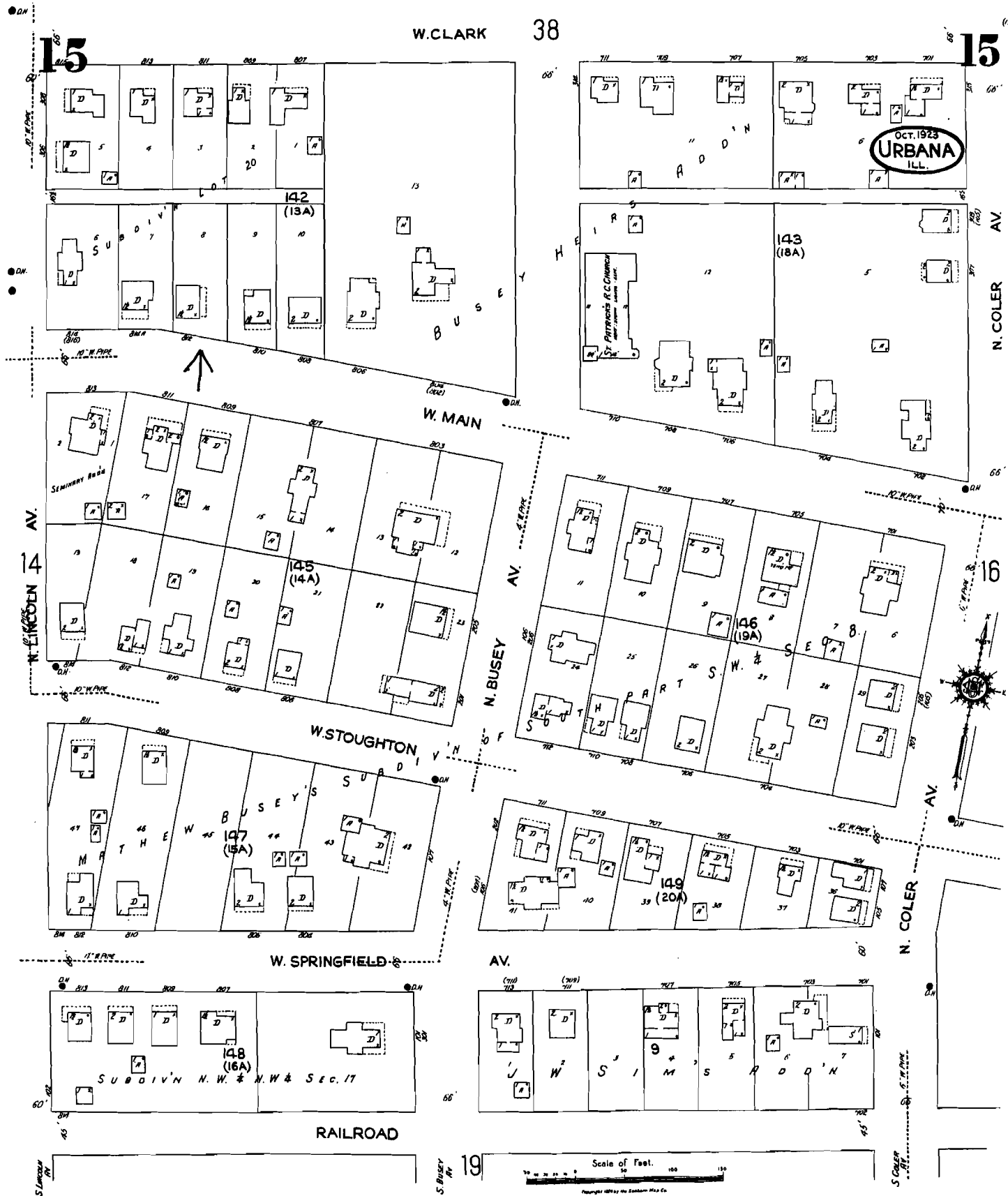
RAILROAD

19

Scale of Feet.



Copyright 1923 by the Standard Map Co.



W. CLARK

38

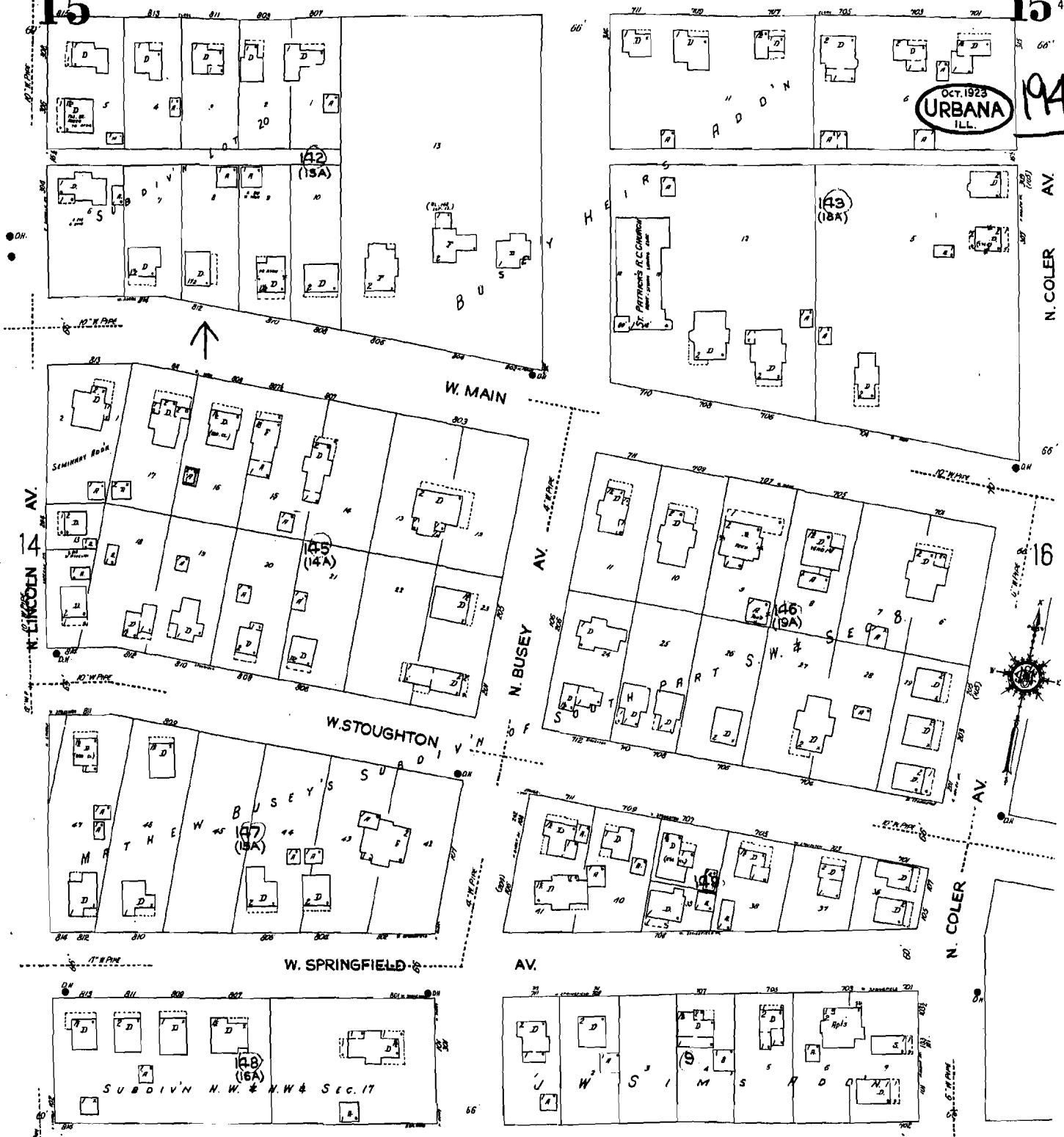
111. 1500. (150)

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15

1945

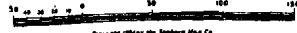
OCT. 1923 URBANA ILL.



(RAILROAD)

19

Scale of Feet.



## **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.