



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, Planner I

DATE: July 2, 2010

SUBJECT: HP-2010-COA-03: Request for a Certificate of Appropriateness to replace six windows at 115 W. Main Street, R Rentals, applicant.

Introduction

On June 9, 2010, R Rentals submitted an application for a Certificate of Appropriateness (COA) requesting permission to replace six windows at 115 W. Main Street. The proposed work would not include work on the primary façade but would be limited to the secondary elevations: five windows on the rear (south) elevation and one window on the side (west) elevation.

On February 1, 2000, the Urbana City Council designated the building at 115 W. Main Street, known as Tiernan's Block/Masonic Temple, a local historic landmark by Ordinance Number 2000-02-016.

Background

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 "doors and windows" requires review by the Historic Preservation Commission (HPC). The HPC 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 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 Changes

The petitioner’s application is to replace six windows, five located on the rear (south) elevation and one on a side (west) elevation (pictured below).



South (rear) elevation



West (side) elevation, middle window

The 1914 renovation mentioned above included an addition at the rear of the building, which increased the size of the building by about one-third (see photos below). The five windows on the rear of the building are part of this addition and appear to be original to the addition. The window on the west elevation is in part of the original building. The window openings on the west elevation have changed over time, making it difficult to date this particular window, but it appears to be of a similar age as the five windows on the rear elevation.



East elevation

Line between original building and 1914 addition



West elevation

In 2009, the owner of the building received a Certificate of Appropriateness for work to a third floor rear extension on the building. The work included replacing the siding material, windows, and roofing materials. When the work was being done to the rear extension, the owner intended to take advantage of the scaffolding and repair the windows on the rear elevation. When the contractor began evaluating the windows, he found them to be in a worse state than anticipated. The owner then asked City staff for advice on how to proceed. The Building Inspector, Planning Manager, and Preservation Planner inspected the windows and determined that they were beyond repair. The wood, being exposed to the elements for many years, suffers from extensive water damage and dry rot.

The applicant then worked with City staff to determine the most appropriate type of replacement window. Following advice from the Illinois Historic Preservation Agency, the applicant is proposing one-over-one double-hung wood windows with an aluminum-clad exterior, custom built by Marvin Windows to match the existing profile, trim, and other details of the existing windows. City staff have worked with the applicant, the contractor and the manufacturer to ensure that the replacement windows will be as close to the existing windows as possible.

The window on the west elevation, due to a storm window and its more sheltered location, has not suffered from the same damage as the windows on the rear elevation. The issue with this window is that the building has settled over the years leaving the window approximately two inches out of square (photo included with application). This leaves the window inoperable. According to the applicant's contractor and the City Building Inspector, removing the window, reframing the opening, and re-installing the window is not an option when the window opening has shifted that much. To have an operable window, it will be necessary to frame a square opening and then install a slightly smaller window in the opening.

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.*

Tiernan's Block/Masonic Temple was built in 1871, with the rear addition added in 1914. The building retains its original building form, but has undergone changes over time. The current façade was added in 1914 as part of the renovation that added the rear addition and there is evidence that the window openings on the west elevation are not original. None of the six windows are on the front (primary) façade, but are located on the side and rear elevations. However, the windows remain significant to the character and integrity of the building. According to the ordinance, their removal should be avoided when possible.

- 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 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 the treatment of historic properties, specifically the standards for rehabilitation (Exhibit C). The most applicable standard in this case is Standard 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."

Rear elevation: The four windows that have been without the protection of storm windows are severely deteriorated and the wood does not have sufficient integrity to be repaired. Staff has worked with the applicant to find the most appropriate replacement windows and to have them installed in a manner that will not harm the integrity of the building. The replacement windows are the type approved by the Illinois Historic Preservation Agency on upper stories of commercial buildings for projects using the Federal historic tax credit. They will replicate the profile, architectural detailing, and installation of the existing windows as closely as possible (see drawings attached to application). The fifth window has been protected by a storm window and is not in the state of severe deterioration that the other windows are in. However, as all of the other windows on the rear elevation require replacement, it seems sensible to allow the applicant to replace this window as well. The replacement windows are double-paned and will not require storm windows on the exterior. If the applicant is only allowed to replace the four deteriorated windows on the rear elevation, the aesthetic of the one original window will be compromised by the exterior storm and the fact that it is the "odd one out."

West elevation: Although the wood of this window is structurally sound, the building having shifted requires a slightly smaller window to fit in the opening. The existing framing in the window opening is not wide enough to accommodate the original window in that opening. As the applicant is having these replacement windows custom-made for the rear elevation, it is cost efficient for him to have a replacement made for this window at the same time. This window is visible from Main Street and Crane Alley, but as it is on the third story, it can only be seen from a sharp upward angle or from across Main Street.

As required by Standard 6, the replacement windows should match the existing windows in design, color, texture, and other visual qualities, and where possible, materials. The proposed replacement windows are being custom-built by Marvin Windows to match the design and details of the existing windows (see drawings in application). The windows will be made of wood, but will be clad in

aluminum to provide protection to the wood. In addition to the importance of how the replacement windows are built is how they are installed. Replacement windows must be installed in a manner that replicates how they are currently installed. City staff has worked with the applicant to ensure that the installation will be compatible with the historic installation, particularly in two respects: 1) reveal: the reveal from the front face of the window framing to the front face of the building should mimic the existing reveal; and 2) the window should be installed directly on the limestone sill and not with the two-inch frame expander as shown in the plans.

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 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 the replacement of the six windows as described in the application with the following conditions:

1. The replacement windows will be built and installed in general conformance to the application as submitted.
2. The replacement windows will be installed with the reveal from front face of the window framing to the front face of the building to match the existing reveal.
3. The replacement windows will be installed without the two-inch frame expander as shown in the sill drawing unless it is necessary.

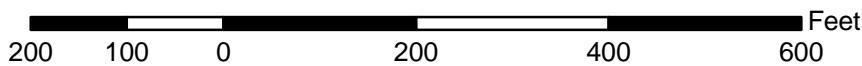
Note: For more information on reviewing windows, <http://www.nps.gov/hps/tps/tax/rhb/windows01.htm>

Attachments: Exhibit A: Location Map
Exhibit B: Application
Exhibit C: Photographs
Exhibit D: Rehabilitation Standards

cc: Glenn Berman, glenn@ctc.biz
Gordon Skinner, Building Safety Division Manager

Location & Aerial Map

F



HPC Case: 2010-COA-03
Subject: Certificate of Appropriateness Application
for Window Replacement
Location: 115 W. Main Street, Urbana
Petitioner: R Rentals

 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 06-09-2010 Case No. HP-2010-COA-03

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

- Location: 115 W. Main
- PIN # of Location: 92-21-17-206-007
- Name of Applicant/Petitioner(s): R Rentals Phone 217-531-3377
 Address 1300 S. Neil Champaign IL 61820
 (street/city) (state) (zip)
- Property interest of Applicant(s) property manager
- Name of Owner(s) 115 W. Main, LLC Phone _____
 Address 1300 S. Neil Champaign IL 61820
 (street/city) (state) (zip)
- Name of Professional Site Planner(s) _____ Phone _____
 Address _____
 (street/city) (state) (zip)
- Name of Architect(s) _____ Phone _____
 Address _____
 (street/city) (state) (zip)

ACCEPTED AS COMPLETE

JUN 09 2010

By R. Pomina

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 a yoga center, a number of massage therapists and other health providers. Applied Pavement Technology, a firm providing pavement engineering, design and management resides on the 3rd and 4th floor.

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 project will consist of window replacement in two locations.

Location one is the rear (south side) of the structure which has five (5) original wood frame windows. Only one of the windows was protected with a storm window. Due to weather and lack of historical maintenance by previous owners four of the windows have deteriorated to a condition beyond repair. The building owner, its contractor and representatives of the City (City Building Inspector and Planning Manager, both with many years of preservation experience) have all inspected the windows and concur on its current non-repairable condition. The building owner proposes to replace the windows with custom-made exact replicas of the original windows manufactured by Marvin Windows. The replica windows will be wood windows with an aluminum-clad exterior. In discussions with Anna Margaret Barris of the Illinois Historic Preservation Association Ms. Barris recommends and approves of Marvin aluminum-clad replica windows for these kinds of applications in historic landmark buildings. Specifically, the windows will be one-over-one, double hung wood windows with the same dimensions and profiles as the existing windows, including reproducing the decorative side rail extensions and half-moon tops except with aluminum cladding on the window exteriors. All of the windows will be clear double pane with low e coating and argon gas. Shop drawings for one of the windows, as a representative sample, are attached to this application.

Location two is a third floor window on the west elevation at the far north end. While this particular window is still somewhat structural sound, due to building settling the window opening, from lower corner to upper corner, is now two inches out of square. As a result the window and storm are inoperable and do not seal from the elements. Our contractor does not feel that he can satisfactorily disassemble and reassemble the existing framework. A Marvin one-over-one, double hung wood replica window with aluminum clad exterior reproducing the decorative side rail extensions will be used here also but without the half-moon tops which were not used on many of the windows on this face of the building.

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

While the original work cannot be maintained due to deterioration, the external features will remain unchanged to the public since the windows will be exact replicas of the original windows.

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

The window replacement will help keep the building an attractive and viable office structure in the downtown area and continue the preservation of a historic structure.

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 4th day of JUNE, 2010

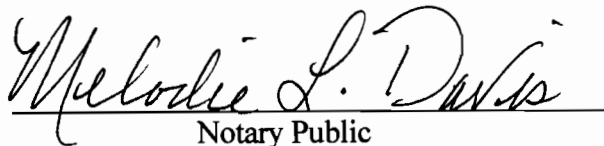


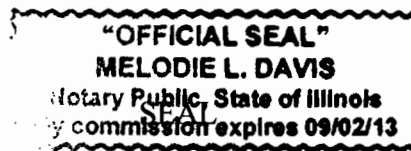
Signature of Applicant

STATE OF ILLINOIS }
 }
CHAMPAIGN COUNTY }

I, Melodie L. Davis being first duly sworn on oath, deposes and says, that GLENN BERMAN is the same person named in and who subscribed the above and foregoing petition, that GLENN BERMAN 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 4 day of June, 2010


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 _____

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. The replacement windows will be exact replicas of the originals thereby maintaining the character of the building. The windows will maintain their same one-over-one double hung appearance with the same decorative side rail and top half moon appearance. Other than the appearance of an aluminum clad exterior all other exterior features should present identically as before.

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 or to any of the proposed construction elements.

- 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.

There are no changes to the proportions of the openings into the facility.

- 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.

There are no changes to the roof shape.

- 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.

The removal of the current historic windows cannot be avoided due to deterioration beyond reasonable repair. However the historic qualities and character of the existing windows will be reproduced in the replica replacement windows.

- 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 in appearance to the historical basis.

- 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.

- 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 by creating custom windows that duplicate the originals the applicant is treating the window replacement with heightened sensitivity. All of the existing scroll work, arch shapes, ogee lugs, and other decorative elements will be maintained and replicated in the replacement windows.

- 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.

On five of the six proposed window replacements the condition of the current windows is beyond repair. Anna Margaret Barris, Project Designer for the Illinois Historic Preservation Association recommends consideration of aluminum clad exterior wood windows. Today's wood is so "green" that its life span is considered short by IHPA standards. Additionally, because of the construction of the parking garage access to these windows is extremely difficult, cumbersome and expensive. The aluminum clad windows provides the most maintenance-free approach.

- 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.

This section does not apply to the proposed 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.

There are no contemporary design alterations or additions associated with this project.

- 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 not altering the shape or size of any existing window openings so the essential form and integrity of the building remains unchanged.

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.



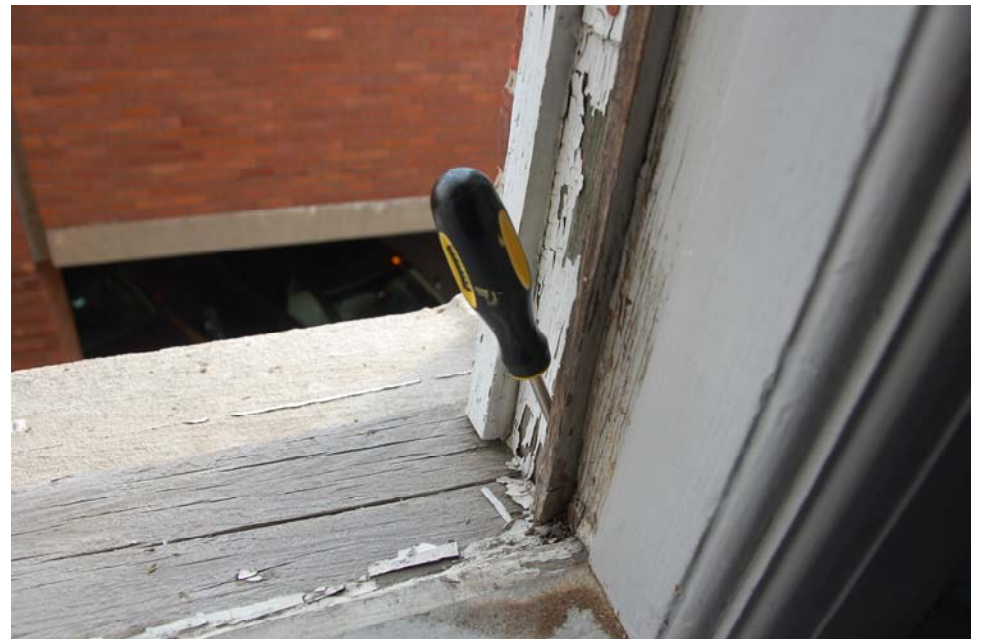
Most of the bottom portions of the frame and sash are rotted



Bottom sill has been replaced with temporary board



Notice rot along left side and along bottom rail



Screwdriver sunk into wood frame showed wood rot



South elevation showing 5 windows proposed for replacement



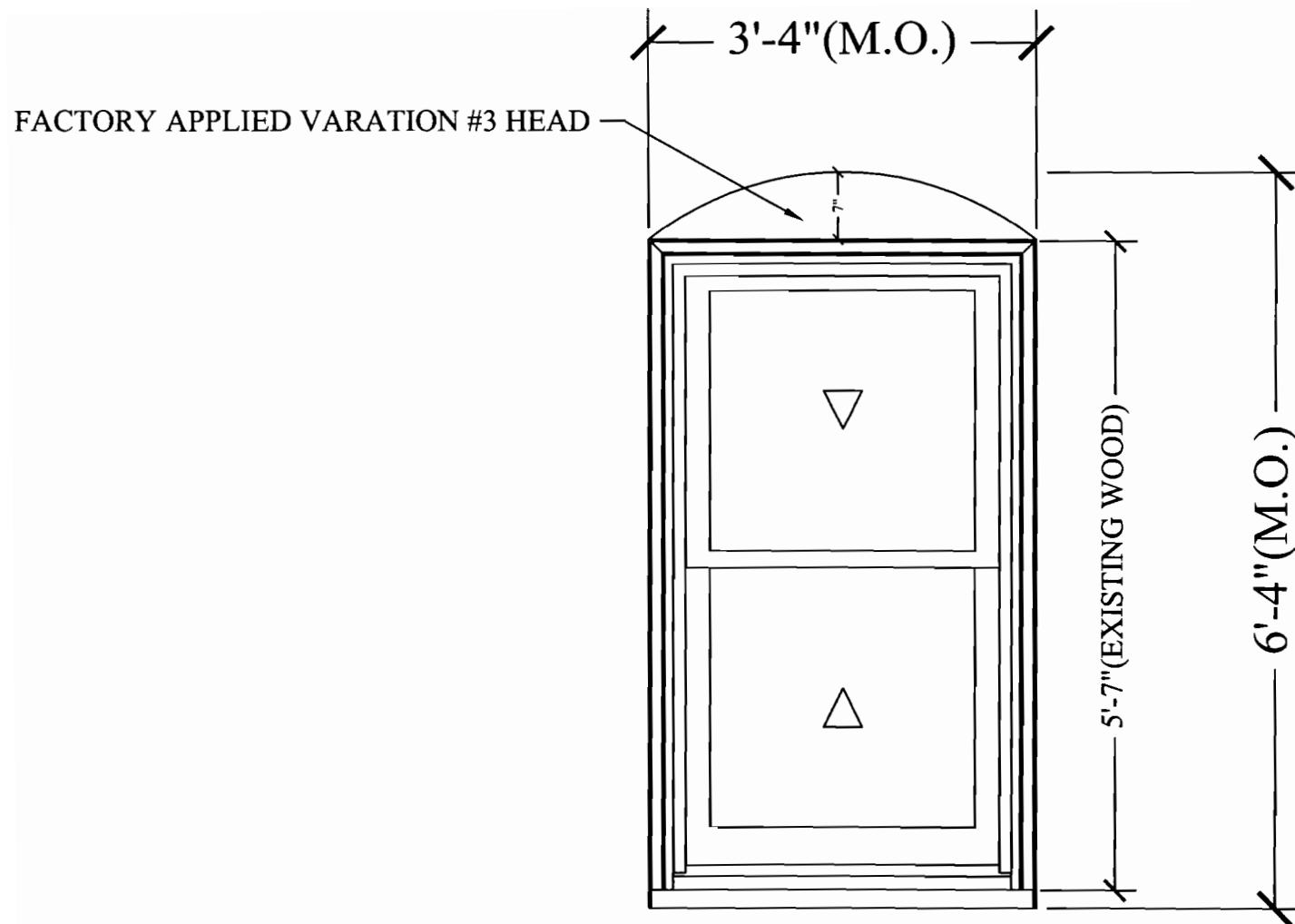
West elevation with window mix of half-moon tops and flat tops



Top corner of 3rd-floor window with out-of-square frame

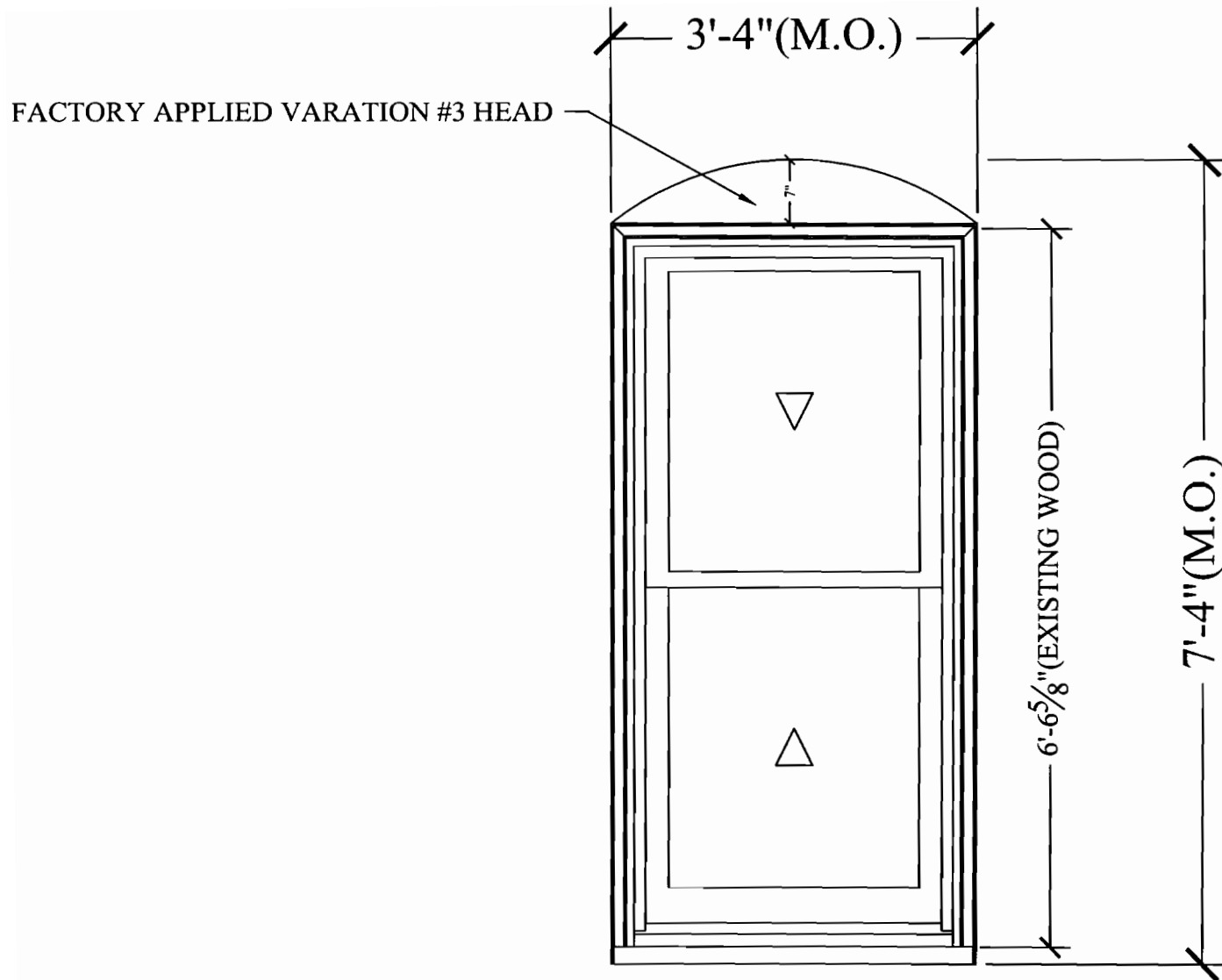


Lower corner of 3rd-floor west window with out-of-square frame



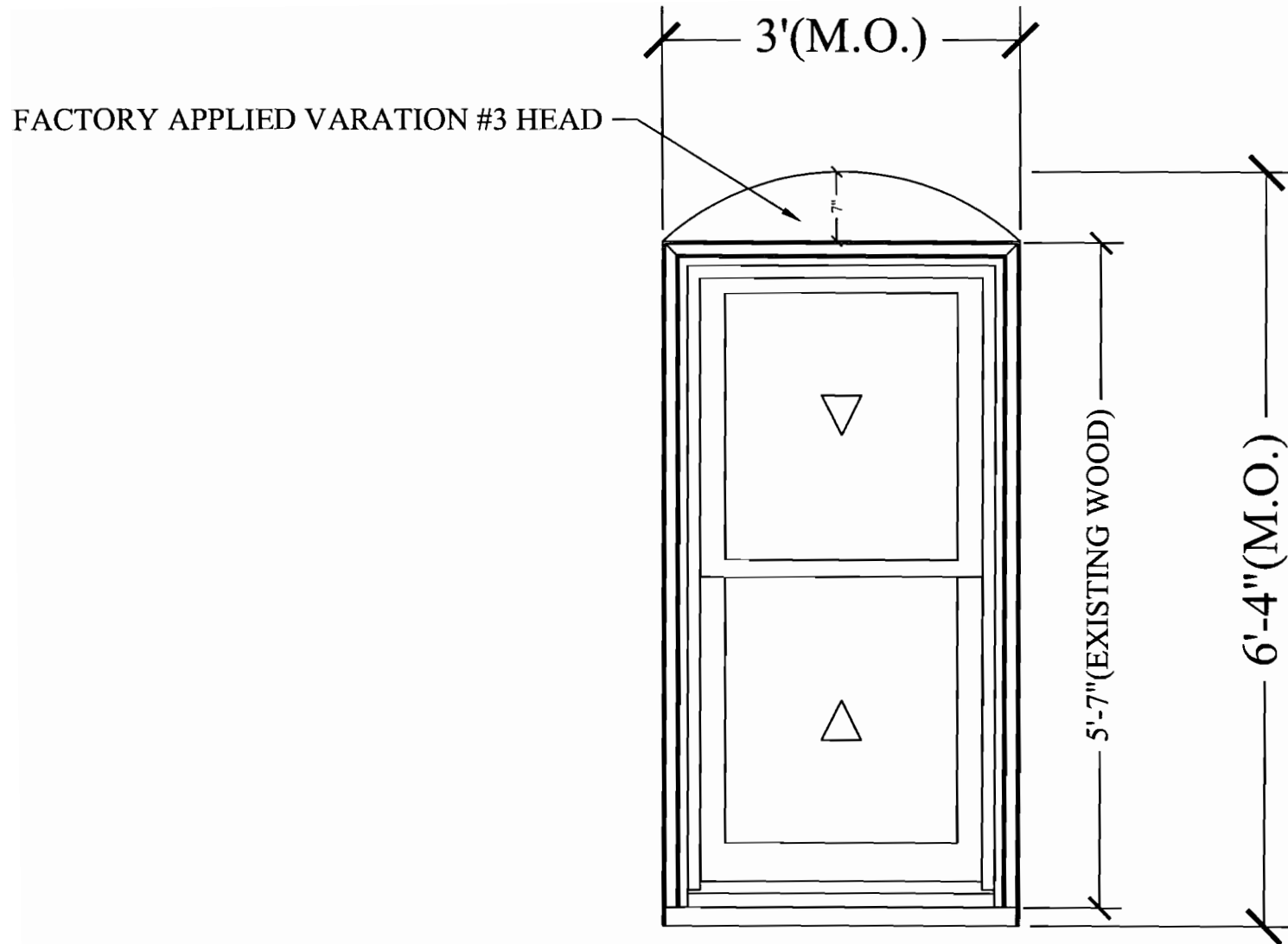
3 REQUIRED THUS

*ALL DIMENSIONS SHOWN
TO BE FIELD VERIFIED PRIOR
TO WINDOW FABRICATION



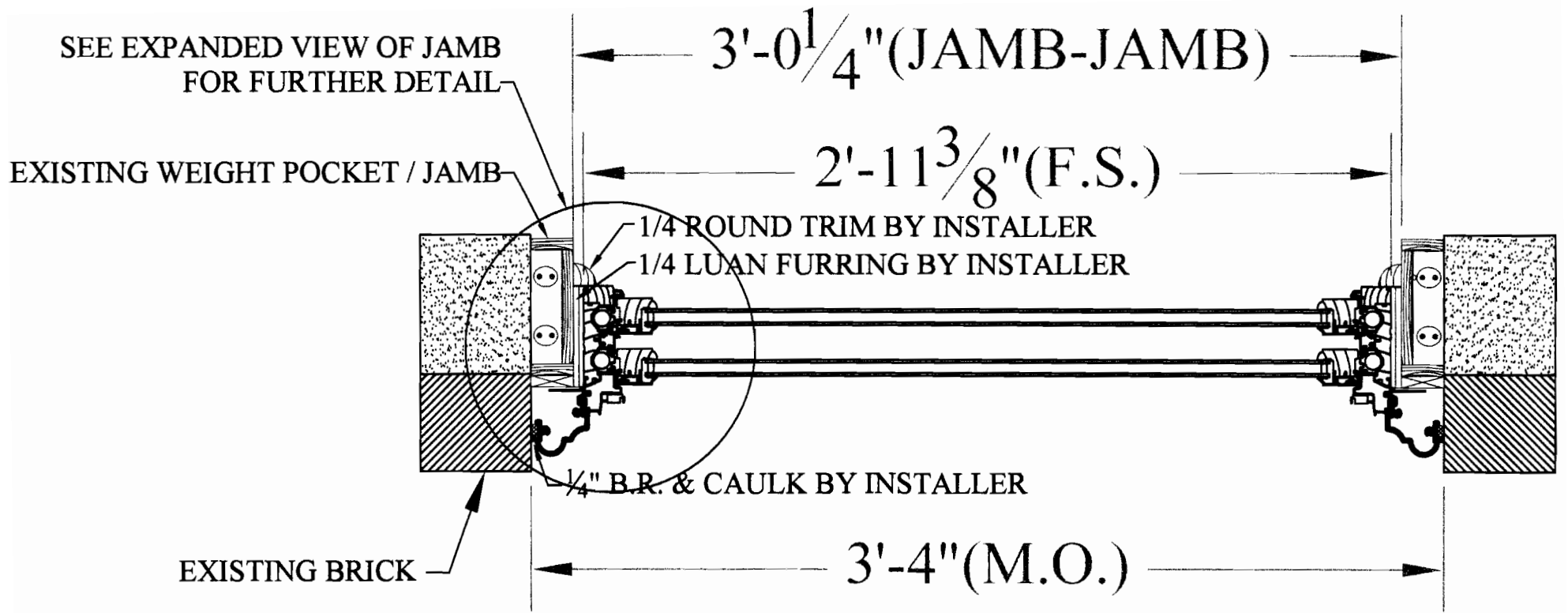
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TO BE FIELD VERIFIED PRIOR
TO WINDOW FABRICATION

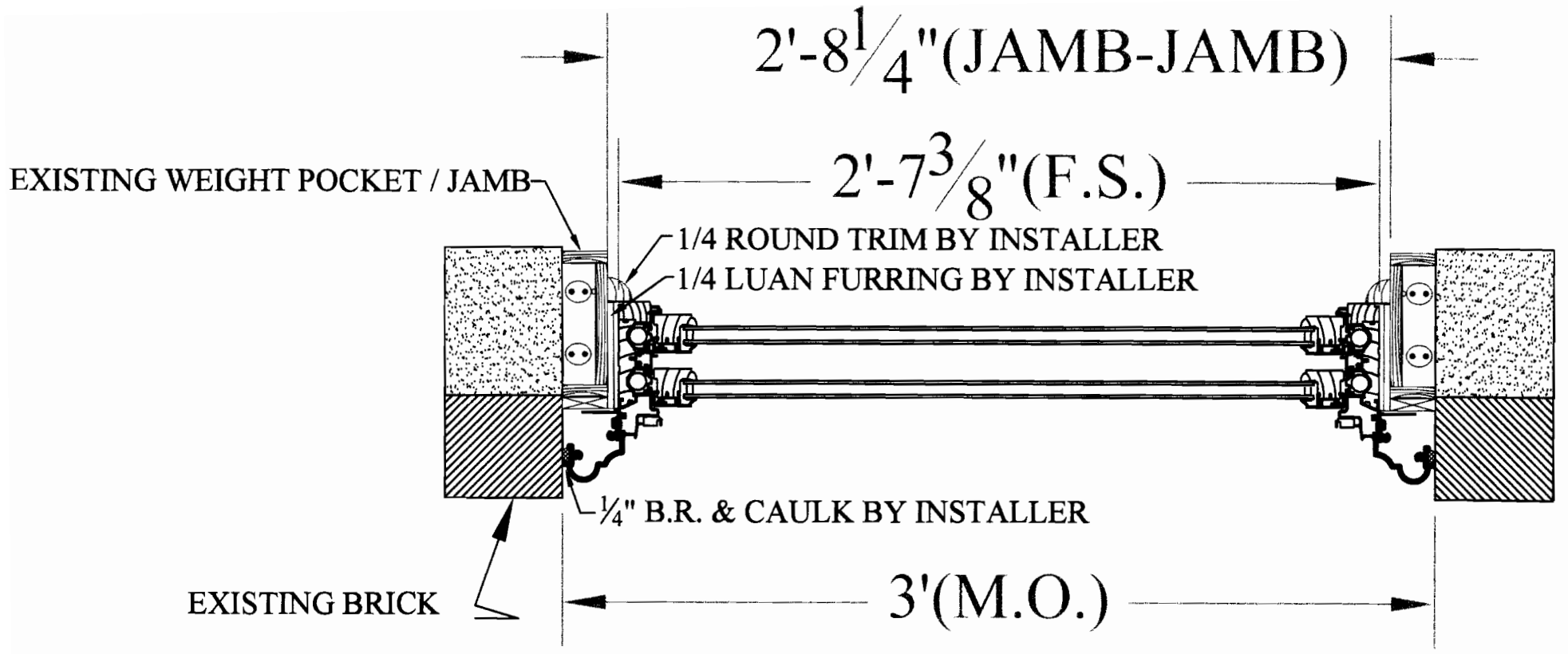


1 REQUIRED THUS

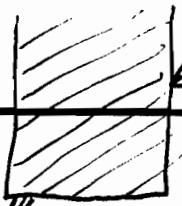
***ALL DIMENSIONS SHOWN
TO BE FIELD VERIFIED PRIOR
TO WINDOW FABRICATION**



TYPICAL OF 4 OPENINGS



TYPICAL OF 1 OPENING



EXISTING ARCH TOP BRICK HEADER

SEALANT BY INSTALLER @ THIS POINT

6-3/4" FROM SPRING LINE TO TOP OF ARCH

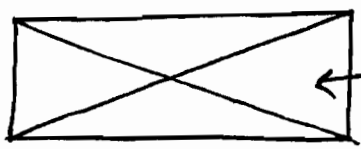
7"

FACTORY APPLIED VARIATION #3 HEAD

SPRING LINE

TOP OF CASING

1/4"



EXISTING WINDOW HEAD



HEAD DETAIL

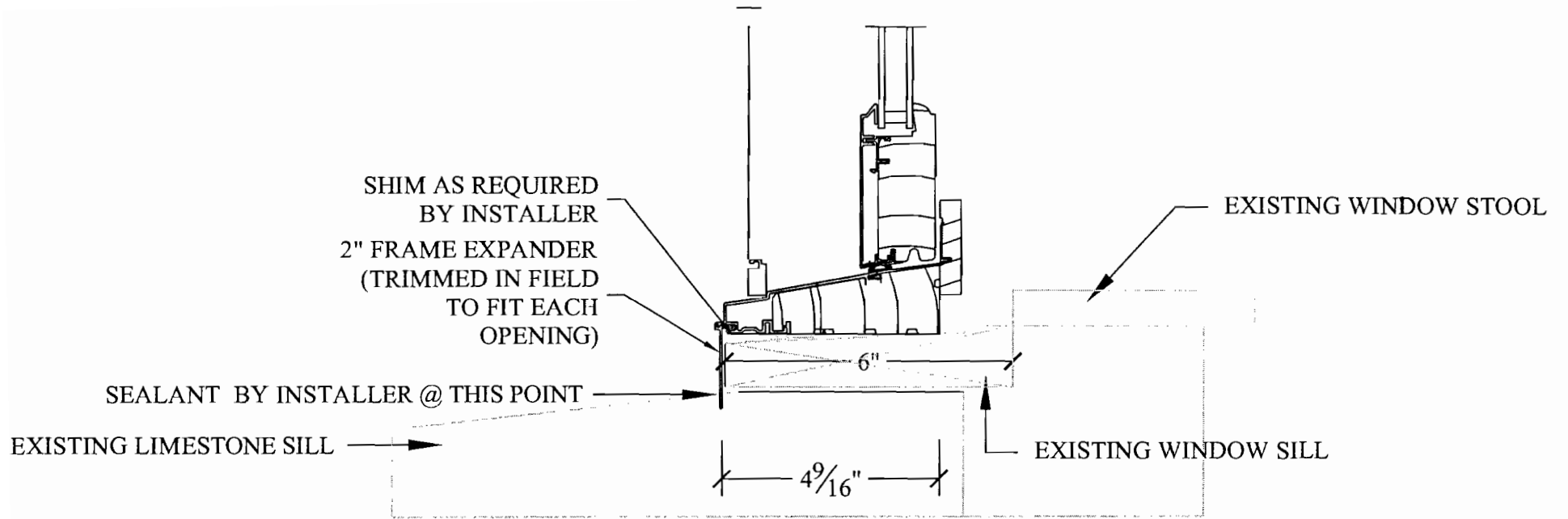
SCALE: 6" = 1'-0"



DISTRIBUTOR: BACON & VAN BUSKIRK
NUMBER: 346309.dwg DATE: 12/11/09
DRAWN: delray REV DATE:

115 W. MAIN ST

SHEET
1
OF 1





OGEE LUGS

ENERGY SAVINGS

MARVIN Windows & Doors

Built around you.

MARVIN Windows & Doors

Built around you.

MARVIN Windows & Doors

Built around you.

Exhibit C: Photos of Tiernan's Block/Masonic Temple, 115 W. Main St.

1. South Elevation, Rear



Upper right window, detail



Lower right window, detail

2. North & West Elevations



3rd story window on west elevation, detail



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 shall 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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From: David Kraft [kraftproperties@ameritech.net]
Sent: Thursday, June 24, 2010 1:44 PM
To: Bird, Rebecca
Subject: HP-2010-COA-03

Rebecca,

Regarding the application for 115 W. Main Street...that building has been so modified over time that no one should have a problem with six new windows (especially if they are not on the front). Hopefully they will be energy-efficient windows!

David Kraft
133 W. Main Street
114 S. Race Street