



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Kevin Garcia, Planner II

DATE: March 29, 2018

SUBJECT: HP-2018-COA-02: A request by Pierre Moulin for a Certificate of Appropriateness at 1404 South Lincoln Avenue, to modify approved plans regarding a small number of windows.

Introduction & Background

Pierre Moulin has submitted an application for a Certificate of Appropriateness (COA) to modify plans that were approved in an earlier COA case (HP-2017-COA-01) for the Zeta Tau Alpha Sorority House, an Urbana historic landmark. The request includes replacing two non-original windows on the north and east third-floor elevations; installing salvaged, original windows on the north elevation; and replacing damaged, below-grade windows with new windows.¹

Table XII-1 of the Urbana Zoning Ordinance requires a COA for making changes to windows on historic landmarks. The Historic Preservation Commission makes the final decision on the Certificate of Appropriateness, subject to any appeal. Based on an analysis of the COA criteria, staff recommends that the Commission grant a Certificate of Appropriateness in this case.

Description of the Proposed Changes

The numbers in parentheses below correspond to the annotated building elevations in Exhibit B.

The proposed changes include removing and replacing a non-original window on the east elevation with a new window (1); removing and replacing a boarded-up opening on the north elevation with a new window (2); replacing a damaged basement window with an original, salvaged window (3); and installing two new basement windows in the existing window openings (4).

¹ Mr. Moulin received a COA for minor works to reopen the original window wells that had been covered over with concrete. The new windows would replace the damaged windows in the uncovered window wells.

Requirements for a Certificate of Appropriateness

The Historic Preservation Commission should consider the following criteria in making its determination to approve or deny a Certificate of Appropriateness²:

- Maintain the significant original qualities and character of the buildings, structures, sites or objects including, if significant, its appurtenances. Removing or altering any historic or distinctive architectural features should be avoided whenever possible.

Staff Analysis: The two above-grade windows that will be replaced are not original to the building. The two original windows that will be replaced are below-grade, and were covered up long ago when the window wells were filled in. The remaining windows to be used are original, salvaged windows.

- Retain and preserve the historic character of a property. Avoid removing or substituting distinctive materials or altering features, spaces, and spatial relationships that characterize a property.

Staff Analysis: The proposal will not change the historic character of the property.

- Retain and preserve changes to a property that have acquired historic significance in their own right.

Staff Analysis: The non-original windows that will be replaced are not historically significant.

- Preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

Staff Analysis: Original, salvaged windows will be reused where possible.

- Repair rather than replace deteriorated historic features. 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 must be substantiated by documentary and physical evidence.

Staff Analysis: Where replacement windows are used, they will match the style of existing windows.

Overall, staff finds that this proposal meets all of the requirements for a Certificate of Appropriateness.

² Section XII-6.C of the Zoning Ordinance. Only criteria relevant to the request are presented here.

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, amend the application, (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 15 days of the notice (Articles XII-6.D 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 work described herein.

Attachments: Exhibit A: Application
 Exhibit B: Annotated Elevations

cc: Pierre Moulin
 Smith/Burgett Architects
 Kennedy Hutson Associates



Application for Certificate of Appropriateness

**HISTORIC
PRESERVATION
COMMISSION**

Although there is no fee to file an application for Certificate of Appropriateness, **the Applicant is responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Received 03-09-2018 Case No. HP-2018-COA-02

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Pierre Moulin** Phone:

Address (*street/city/state/zip code*): **806 W. Nevada St., Urbana, IL 61801**

Email Address: **ChateauNormand@gmail.com**

Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Pierre Moulin** Phone:

Address (*street/city/state/zip code*): **806 W. Nevada St., Urbana, IL 61801**

Email Address: **ChateauNormand@gmail.com**

3. PROPERTY INFORMATION

Location of Subject Site: **1404 S. Lincoln Ave.**

PIN # of Location: **93-21-17-352-005**

Lot Size: **28,175 sf**

Current Zoning Designation: **R7/PUD**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **vacant/under renovatio**

Legal Description *(If additional space is needed, please submit on separate sheet of paper):*

Lots 63, 64, 65 in University Heights Addition to Urbana, being part of the SW Quarter of the SW Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois.

4. CONSULTANT INFORMATION

Name of Architect(s): Smith/Burgett Architects, Kennedy Hutson Associates Phone: 217 367 8409

Address *(street/city/state/zip code):* 102A W. Main St., Urbana, IL 61801

Email Address: gburgett@sbarchtx.com, ksmith@sbarchtx.com, khutson@kennedyhutsonassociates.com

Name of Engineers(s): Phone:

Address *(street/city/state/zip code):*

Email Address:

Name of Surveyor(s): Phone:

Address *(street/city/state/zip code):*

Email Address:

Name of Professional Site Planner(s): Phone:

Address *(street/city/state/zip code):*

Email Address:

Name of Attorney(s): Timothy S. Jefferson, O'Byrne, Stanko & Jefferson, PC Phone: 217 352 7661

Address *(street/city/state/zip code):* 210 W. Springfield Ave., Suite 1012, P. O. Box 800, Champaign, IL 61824-0800

Email Address:

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.*)

The proposed change in the scope of the approved renovation is to provide matching salvaged existing windows in the north elevation of the 1928 structure at the area of the first floor door removal and the new windows in the north elevation of the 1963 addition. The scope also includes replacing a damaged and deteriorated basement window with an existing salvaged window of the same style, size and muntin pattern and provide two new windows to match the existing in existing openings. The perimeter of the existing window replacement openings will be patched weathertight with materials which will match the existing adjacent surfaces.

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

The proposed work removes and replaces two windows with steel sash casement windows to closely match the existing. The third floor window replacement window on the north elevation shall be a single casement with a 3X3 muntin pattern. The new window on the east elevation will be comprised of a pair of casement windows similar in size and with a muntin pattern to match the existing window on the west end of the third floor.

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

The proposed work will allow the removal of a non original window on the east elevation that was installed after initial construction and removal of exterior wall infill on the north elevation to provide for new steel sash window to closely match the existing windows and what was originally provided.

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

5. State any additional information which you feel the Zoning Administrator or the Historic Preservation Commission should consider in issuing a Certificate of Appropriateness for the proposed work:

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.



3/9/18

Applicant's Signature

Date

① REMOVE & DISPOSE OF EXISTING NON ORIGINAL WINDOW/ PROVIDE NEW METAL SASH CASEMENTS TO MATCH EXISTING IN EXISTING OPENING/ INFILL SILL TO MATCH EXISTING ADJACENT WALL SURFACES

NOTE: OWNER SHALL PROVIDE INTERIOR STORM WINDOWS & SCREENS UNDER SEPARATE CONTRACT. NEW STORM WINDOWS IN STAIR TOWERS SHALL BE TEMPERED GLASS.

EXISTING ROOFING/ PATCH AS REQUIRED TO MATCH EXISTING

EXISTING STEEL WINDOWS/ CLEAN & PAINT FRAMES/ REPLACE ANY DAMAGED OR MISSING HARDWARE & GLAZING

THIRD FLR.
EXISTING STUCCO/ REPAIR AS REQUIRED TO MATCH EXISTING

SECOND FLR.
EXISTING BRICK/ TUCKPOINT AS REQUIRED

FIRST FLR.

7'-6"
8'-6"
10'-2"

PATCH EXISTING BRICK AS REQUIRED AT AREA OF 1988 ADDITION REMOVAL

PROVIDE NEW EXTERIOR LIGHT FIXTURE

ALTERNATE CONDENSING UNIT LOCATIONS

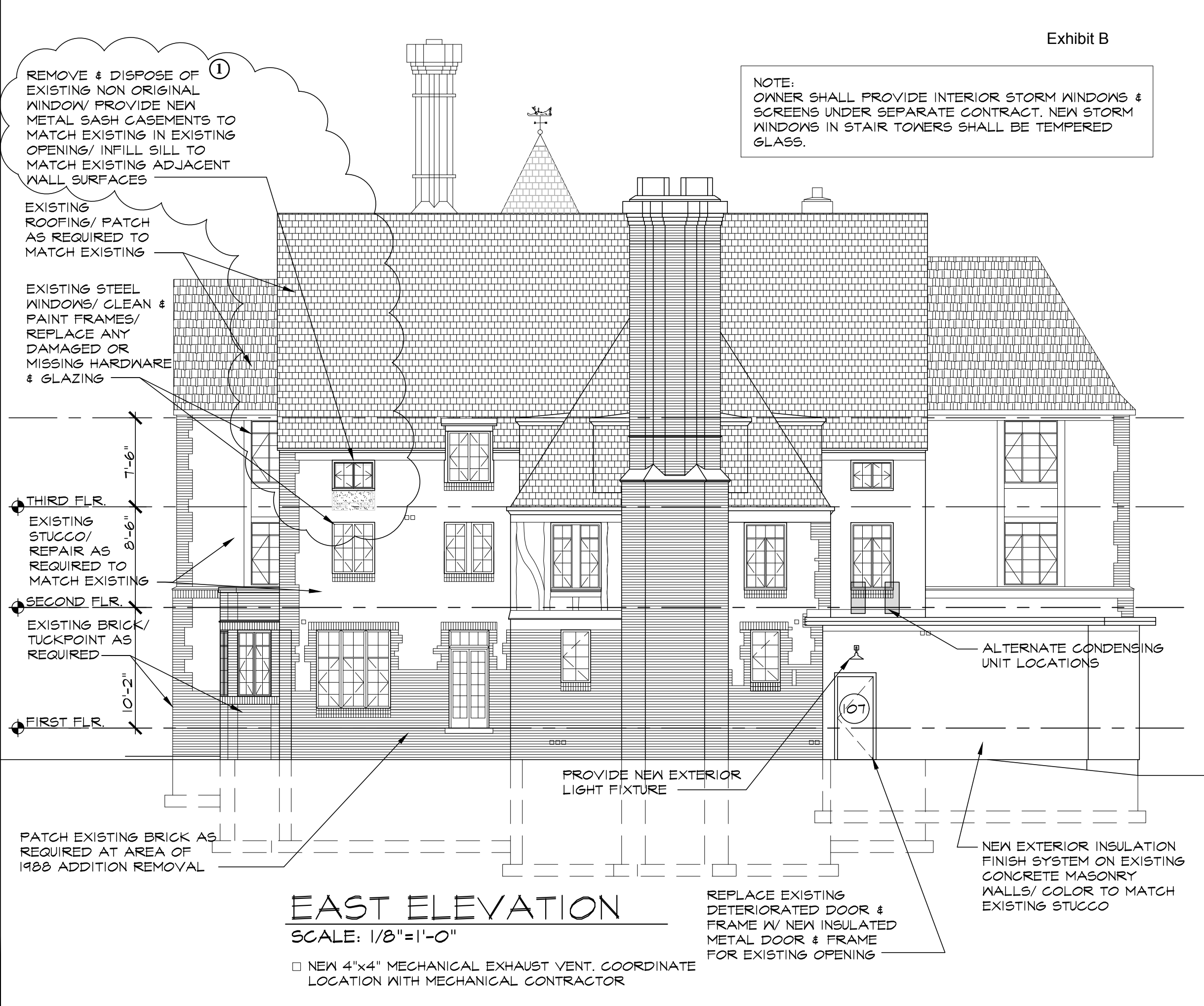
NEW EXTERIOR INSULATION FINISH SYSTEM ON EXISTING CONCRETE MASONRY WALLS/ COLOR TO MATCH EXISTING STUCCO

REPLACE EXISTING DETERIORATED DOOR & FRAME W/ NEW INSULATED METAL DOOR & FRAME FOR EXISTING OPENING

EAST ELEVATION

SCALE: 1/8"=1'-0"

□ NEW 4"x4" MECHANICAL EXHAUST VENT. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR



NOTE:
OWNER SHALL PROVIDE INTERIOR STORM WINDOWS &
SCREENS UNDER SEPARATE CONTRACT. NEW STORM
WINDOWS IN STAIR TOWERS SHALL BE TEMPERED
GLASS.

