Application for Certificate of Appropriateness

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed _____ Case No. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **PAUL YOUNG** Phone: **217-398-1923**

Address *(street/city/state/zip code)*: **504 W JOHN STREET**

Email Address: **PAUL@ELECTRIC-PICTURES.COM**

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

2. OWNER INFORMATION

Name of Owner(s): **PAUL YOUNG** Phone: **217-398-1923**

Address *(street/city/state/zip code)*: **504 W JOHN STREET**

Email Address: **PAUL@ELECTRIC-PICTURES.COM**

3. PROPERTY INFORMATION

Location of Subject Site: **701 S BUSEY AVE**

PIN # of Location: **92-21-17-153-006**

Lot Size: **40 X 150.5 FT**

Current Zoning Designation: **R-2**

Current Land Use *(vacant, residence, grocery, factory, etc*: **RESIDENCE**

Legal Description: **N 40' LOTS 35 AND 36 AND N 40' OF # 10' LOT 34 HUBBARD'S ELMWOOD**

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

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): Phone:

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

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.)*

WE PROPOSE TO REPLACE ONE WINDOW WITH A PATIO-STYLE DOOR (60X80 INCHES) IN THE BACK OF THE HOUSE. THE NEW DOOR WILL BE ADDED TO THE 1960S ADDITION OF THE HOUSE (NOT PART OF THE ORIGINAL ROYER DESIGN). THE STYLE OF THE FOOR WILL BE COMPATIBLE WITH THE EXISTING MODERN WINDOWS CURRENTLY ON THE BACK ADDITION. PLEASE SEE ATTACHED PHOTOGRAPHIC RENDERINGS.

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

   THE PROPOSED WORK WILL NOT BE VISIBLE FROM ANYWHERE EXCEPT THE BACK YARD. AS NOTED ABOVE, THE BACK ADDITION WAS NOT PART OF THE ORIGINAL STRUCTURE AS DESIGNED BY JOSEPH ROYER.

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

   PROPOSED WORK WILL NOT AFFECT THE PRESERVATION OR PROTECTION OF THE PROPERTY. INSTEAD, THE PROPOSED WORK WILL ADD USABILITY TO THE HOUSE AS A RESIDENTIAL PROPERTY. THE PURPOSE OF THE DOOR IS TO GAIN ACCESS TO THE PROPOSED BACK DECK (APPROVED ON 7/6/11).

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

   (SEE ATTACHED)

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:

CURRENTLY, THE PROPERTY IS BEING RENTED TO TENANTS. WE WOULD LIKE TO OCCUPY THE PROPERTY AS OWNERS. BUT IN ORDER TO DO SO WILL REQUIRE SEVERAL MAJOR RENOVATION PROJECTS IN ORDER FOR THE PROPERTY TO MEET OUR STANDARDS. MOST OF THE RENOVATION WILL TAKE PLACE INSIDE THE HOUSE. THIS DOOR WILL ALLOW US PRIVATE ACCESS TO THE PROPOSED BACK DECK. BY EXPANDING THE USABILITY OF THE HOUSE, WE HOPE TO BE ABLE TO MOVE IN AS OWNERS WITHIN 3 TO 5 YEARS.

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.

Applicant's Signature Date

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.

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

Exhibit "A"

Below is our response to how the proposed addition of a back deck will affect the value, characteristics and significance of the historic structure at 701 S Busey Ave in Urbana IL.

1. Our proposal will not alter the original qualities or character of the building and its appurtenances.

2. Our proposal adheres to the following general guidelines:

    a. The height of the proposed addition is not higher than the existing structure, therefore is compatible with the surrounding buildings.

    b. The proportion of the door is typical and has been designed specifically to be compatible with the original building.

    c. The proportion of the door is compatible with the existing windows.

    d. The proposed door will not alter the relationships between the existing building and the surrounding open spaces.

    e. The existing roof will not be altered.

    f. Use of appurtenances does not apply.

    g. The scale of the proposed door has been designed to be compatible with the original building.

    h. The proposed door is in the back of the property, so it will not affect the street façades of the original building or adjacent buildings.

In response to the Secretary of the Interior's "Standards for Historic Preservation Projects", we would like to state the following:

    a. The property is being used as a residence, which is its original intended purpose.

    b. The proposed addition will not destroy or alter any historic material or distinctive architectural features.

    c. The proposed addition is not a historical recreation.

    d. The proposed addition will not attempt to disguise the changes of the building, its site or its environment.

    e. No distinctive stylistic features or examples of skilled craftsmanship will be altered or removed.

    f. We will attempt to repair deteriorated architectural features whenever possible, however this new door should not require any such repairs to the existing building.

    g. We will attempt to clean the surface the building gently whenever possible, however this new door should not require any such cleaning to the existing building.

    h. We will attempt to protect and preserve any archeological resources discovered while adding the new door.

    i. The proposed door is a contemporary design which is compatible with the size, scale, color, material and character of the property, neighborhood and environment.

    j. If the proposed door were to be removed in the future, the essential form of the original building would remain unimpaired (however a wall will need to be reconstructed).

Proposed replacement
of a window with a door
July 11, 2011

701 S Busey Ave
Urbana, IL 61801
Paul Young
217-398-1923
paul@electric-pictures.com

before

after