



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Marcus Ricci, AICP, Planner II

DATE: February 28, 2020

SUBJECT: HP-2020-EH-01: A request by Andrew Fell for a Certificate of Economic Hardship at 2 Buena Vista Court to replace original windows with new windows, rather than restore the originals, due to the additional expense and time required for restoration.

Introduction

Andrew Fell has submitted an application for a Certificate of Economic Hardship (COE) to be allowed to replace all of the original windows at #2 Buena Vista Court, a contributing property in the Buena Vista Court Historic District (Exhibit A). Mr. Fell initially submitted a Certificate of Appropriateness (COA) to repair and restore the house.¹ The proposed work included replacing all windows, repairing and replacing the roof, repairing the exterior walls, repairing and modifying the front porch, replacing exterior doors, and adding a front deck and a rear door overhang (Exhibit B).

On January 8, 2020, the Historic Preservation Commission (“the Commission”) approved the COA with modifications, which included allowing the replacement of some windows if necessary to meet Building Code requirements for egress windows. Mr. Fell has submitted a request for a Certificate of Economic Hardship, stating that the costs of restoring the original windows and the additional time required to restore them constitutes an economic hardship (Exhibit C). In addition, Mr. Fell contends that the recommendation by the Commission to seek a less-expensive restoration company than the one he received a quote from would result in a less-than-ideal finished product.

Based on an analysis of the COE criteria, staff recommends that the Commission **DENY** a Certificate of Economic Hardship in this case.

Background

Buena Vista Court was previously known as “West Elm Court,” as its primary access was from West Elm Street. On June 15, 2000, the National Park Service listed Elm Street Court on the National Register of Historic Places and included all eight homes, numbered 1 through 8. On July 19, 2004, the Urbana City Council designated the since-renamed Buena Vista Court as a local historic district.² Section XII-6. of the Urbana Zoning Ordinance requires a COA for any alteration that affects the exterior architectural appearance of locally-designated landmarks. Section XII-6.D. provides that an applicant that is denied a COA may apply to the commission for a COE on the grounds that:

¹ Case No. HP-2019-COA-01

² Ordinance No. 2004-07-082, Case No. HP-2004-HDD-01

[D]enial of the proposed work would leave the property without an economically viable use, and that the sale, rental or rehabilitation of the property is not possible, resulting in the property being incapable of earning a reasonable economic return.³

Discussion

Description of the Proposed Changes

The house has a total of 17 windows: 13 on the main floor and 4 in the basement. On January 8, 2020, the Commission discussed the relative merits and drawbacks of restoring the windows versus replacing them. The primary advantages of restoring the original windows is that the nine-light, wood-framed casement windows are a significant, character-defining architectural feature of the home, and, if restored properly, could last longer than replacement windows. The primary disadvantages of restoring the windows are that they may likely cost more to restore than to replace, may take additional time to install, do not provide egress, may be less convenient to use, and may be less energy-efficient than new windows. Although none of the potential disadvantages are factors to be considered in COA cases, they may be considered in economic hardship cases. After a lengthy discussion, the Commission voted to permit the replacement of a) the kitchen window to accommodate interior renovations, and b) any windows deemed necessary for egress, per City building code, as noted in the below excerpt of the minutes' motion with conditions (Exhibit D):

1. That construction be in general conformance with the attached Site Plan and Elevations, with the following exceptions:
 - a. The original windows, except the kitchen window, be repaired except those windows that may need to be replaced to meet Building Safety Code for rental properties. Acceptable replacements may be all wood or metal clad wood to match the existing 9 Lite windows.

After the hearing, Building Inspector Nick Hanson determined that replacing one window in each of the two bedrooms would meet the City's requirements for providing egress for life-safety reasons; this determination supersedes the typical exemption for historical properties from most building code requirements. The approved COA thus permits 3 of the 17 original windows to be replaced. The remaining 14 windows must be restored.

Factors and Standards for Decision

There are five factors the Commission should consider when making a determination in economic hardship cases. Each factor is listed below, along with a staff analysis. The COE process places the burden of proof on the applicant to show that denial of the proposed work would leave the property without an economically viable use, as noted earlier. The staff analysis provides information from the application and a brief analysis of whether or not that information meets each criterion.

When considering these factors, the Commission shall approve the issuance of the Certificate of Economic Hardship only if it finds that either 1) the subject property cannot be put to any reasonably beneficial use or 2) the applicant will suffer a substantial economic loss if the application is not approved, and in either case, further finds that the hardship was not created with the intent of circumventing this Article.⁴

³ § XII-6.D.3. Certificate of Economic Hardship

⁴ § XII-6.D.4. Certificate of Economic Hardship – “The Factors and Standards for Commission Decision.”

A. A substantial decrease in the fair market value of the property as a result of the denial of the certificate of appropriateness.

In the application, Mr. Fell does not assert that restoring the windows rather than replacing them would reduce the fair market value of the property. He has provided recent market information for #6 Buena Vista Court, currently listed for \$124,900, indicating that his project budget of approximately \$170,000 will significantly exceed the current market value for similar properties in Buena Vista Court (Exhibit C, page 11). He has also provided past sales information for Buena Vista Court properties ranging from \$53,000 for #7 in 2002⁵ to \$118,500 for #1 in 2015 (Exhibit C, page 10).⁶

Mr. Fell has indicated that he intends to rent out the house. He has not indicated what the house would need to lease for to make a reasonable return on his investment.

Staff believe the fair market value of the property could be either higher or lower if the windows are restored rather than replaced, depending on the quality of workmanship and product for each option. The greatest factor in determining the value is most likely the preference of the purchaser: they may prefer historically-authentic, original windows, or they may prefer newer windows that could be more convenient to use, with built-in storm windows and screens. Since it is uncertain whether denying the requested COA would negatively affect the fair market value of the property, staff believe that this factor should weigh ***either neutrally or against*** an overall finding of economic hardship.

B. A substantial decrease in the financial return to owners of record or other investors in the property as a result of the denial of the certificate of appropriateness.

In the application, Mr. Fell states that the window restoration would take an additional ten weeks to complete (Exhibit C, page 8). This added time delays much of the renovation project, because, according to Mr. Fell, building out the interior walls for additional insulation cannot proceed until after the windows have been re-installed, either restored or replacement units. He also states that the restored windows would be less energy-efficient than the proposed replacement windows, even with restored storm windows, due to the action of convective air currents in the now-increased window gap (Exhibit C, page 9). He does not assert that a rental property with restored windows and possibly higher utility bills would bring in a lower rental income.

Staff believe that a projected ten-week delay could result in a loss of at least three months of rental income. Although it may not be ideal, it may be possible to frame out the interior walls and *then* re-install the restored or replacement windows, reducing the delay's impact on the overall project timeline. If the restored windows are less energy-efficient than replacement windows, which is uncertain, they may result in higher utility bills, which may make the property less desirable and bring in a lower rental income. However, the loss of three months' rent, and the *potential* for slightly-lower rental income due to higher utility bills, do not constitute a "substantial decrease" in the long-term financial return for the applicant. Therefore, staff believe that this factor should weigh ***either neutrally or against*** an overall finding of economic hardship.

C. The cost of the proposed construction, alteration, relocation or demolition, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for the issuance of a certificate of appropriateness.

Staff Note: Prior to the initial public hearing for the Certificate of Appropriateness on January 8, 2020, and in subsequent conversations and emails, staff has suggested that Mr. Fell obtain additional quotes for window restoration, since the estimate he received from Restoration Works is extremely high. As of

⁵ This equates to approximately \$76,000 in today's dollars.

⁶ Bungalows #1 and #8 have larger building footprints than bungalows #2 - #7. \$118,500 in 2015 equates to \$128,000 in 2020.

this writing, Mr. Fell has not obtained additional estimates for window restoration, and without such estimates, an objective analysis of this factor is not possible at this time.

In the application, the additional cost for window restoration is the main factor Mr. Fell focuses on. The quote from Restoration Works is approximately \$1,800 per window. The proposed budget (Exhibit C, page 12) includes the restoration cost for only the 11 windows that must be restored, per the approved COA; it does not include the restoration costs for the 4 basement windows. The budget is summarized below:

Initial Costs	Purchase, cleaning and demolition, and interior wall finishing (parging)	\$37,150.
Hard Costs	Framing, roof, electrical, plumbing, HVAC, drywall, painting	\$62,536.
Estimated Costs	Windows, insulation, doors, cabinets, appliances, deck, repair, miscellaneous, etc.	\$44,500.
Total		\$163,986.

Mr. Fell states that replacing all windows would reduce the budget by \$17,745 – almost 11 percent of the total budget – to \$146,241, and would reduce the time the house is windowless by at least three months. Staff calculate that a per window savings of \$1,300 for 11 windows yields a savings of \$14,300, or a nine-percent project budget savings. Mr. Fell later submitted a statement that said that, due to the house being without windows, the additional cost to heat it for three weeks was \$430.

This factor deals with the additional costs that may be imposed by a COA, and whether or not those costs constitute an economic hardship. Staff believe that, without additional quotes for window restoration, an objective analysis of this factor is not possible at this time and that this factor should weigh ***either neutrally or against*** an overall finding of economic hardship.

D. The structural soundness of any structures on the property and their suitability for rehabilitation.

In the application, Mr. Fell does not assert that restoring the windows rather than replacing them affects the house’s structural soundness or reduce its suitability for rehabilitation.

Staff believe that the approved COA does not affect the house’s structural integrity and that this factor should weigh ***against*** an overall finding of economic hardship.

E. The economic feasibility of rehabilitation or reuse of the existing structure, or in the case of proposed demolition, the economic feasibility of improvement on the property.

In the application, Mr. Fell does not assert that restoring the windows will eliminate the possibility of rehabilitating the house, but will only make it more expensive and, presumably, less profitable at the outset. He does state that the restoration quote he has received is from the “premier window restoration company regionally available” and that he “plan[s] to do this project right.” He has not, as has been stated, obtained quotes from other window restoration companies, which would allow an objective analysis of the methods and costs of choosing another window restoration option.

Staff believe that other restoration companies are available who do high-quality work. Other providers may be able to complete the work for a lower price, and to a high standard. Additionally, a local provider may reduce the window restoration time, speeding up the total project completion time and time the house is without windows. Therefore, this actor should weigh ***against*** an overall finding of economic hardship.

Exhibit A: Location Map



Case: HP-2019-COA-01
Subject: Certificate of Appropriateness
Address: 2 Buena Vista Court
Petitioner: Andrew Fell


 Subject Property

Exhibit B: Certificate of Appropriateness Application



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 _____ Case No. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Andrew Fell** Phone: **217-363-2890**

Address (*street/city/state/zip code*): **515 North Hickory, Suite 101, Champaign, Illinois 61820**

Email Address: **andrew.fell@andrewfell.com**

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

2. OWNER INFORMATION

Name of Owner(s): **I.D. E. A. Properties (Andrwe Fell)** Phone: **217-363-2890**

Address (*street/city/state/zip code*): **1412 Raintree Woods Drive, Urbana, Illinois 61802**

Email Address: **andrew.fell@andrewfell.com**

3. PROPERTY INFORMATION

Location of Subject Site: **#2 Buena Vista Court**

PIN # of Location: **92-21-17-110-009**

Lot Size: **50' x 59.94' + 8.5' x 24' (parking space)**

Current Zoning Designation: **R-2**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **Vacant / Condemned Single Family Home**

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

See Attached

Exhibit B: Certificate of Appropriateness Application

4. CONSULTANT INFORMATION

Name of Architect(s): Andrew Fell Architecture and Design Phone: 217-363-2890

Address (*street/city/state/zip code*): 515 North Hickory, Suite 101, Champaign, Illinois 61820

Email Address: andrew.fell@andrewfell.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): Patrick Fitzgerald - Meyer Capel Phone: 217-352-1900

Address (*street/city/state/zip code*): 306 West Church Street, Champaign, Illinois 61820

Email Address: pfitzgerald@meyercafel.com

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.*)

See Attached

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

See Attached

Exhibit B: Certificate of Appropriateness Application

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

See Attached

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:

See Attached

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

Exhibit B: Certificate of Appropriateness Application

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 B: Certificate of Appropriateness Application

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 B: Certificate of Appropriateness Application

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.

Exhibit B: Certificate of Appropriateness Application

LEGAL DESCRIPTION

Lot 2 and garage Lot 2 of West Elm Court, a subdivision of Lot 5, 10, and 11 in Block 8 of J. W. Sim's Jr. addition to Urbana, as per Plat recorded September 28, 1925 as Document Number 194258, Plat Book "E", Pages 79-80, situated in the City of Urbana, in Champaign County, Illinois

Exhibit B: Certificate of Appropriateness Application

1. *Describe and/or illustrate fully the proposed work to be done.*

The existing structure is in very poor condition. The project is by necessity a 'gut rehab' of the property. When the purchase was agreed to a portion of both the roof had already collapsed causing a portion of the floor to deteriorate which will require extensive reframing simply to fill in the holes. Additionally, the porch roof structure has rotted away and is currently supported by some temporary, 'emergency' framing.

The exterior of the house is to remain virtually unchanged from the original design. The interior, however will be changed somewhat significantly. While the interior layout is not necessarily a focus of this review, plans are attached to illustrate the new design which aligns better with current lifestyles.

The intent is to repair all aspects of the exterior plaster work to match the original construction. Some portions of the masonry sub-structure will need to be reconstructed prior to any plaster work.

A complete new main roof and roof substrate is necessary. This roof is concealed completely from view by the parapet wall.

All windows are to be replaced. The new windows will be white vinyl casement windows, matching the existing size and grille pattern. There will be one minor variation in the new window that is placed in the Kitchen. Due to the counter height being slightly above the level of the current window sill, this window will be approximately 2" shorter, with a matching piece of trim at the bottom edge of the window. The rough opening will remain 'as is'.

An egress window is to be added to the basement. There is currently no egress window, and this is considered an essential safety feature. While the basement has a ceiling too low to be used as occupied finished space (a portion is to be finished minimally for storage), a portion will continue to be utilized as the Laundry Room. The new egress window is to be placed in the Laundry Room as that will be the most utilized space in the basement. This egress window is not located on either façade that might be considered a 'front', and is located as inconspicuously as possible.

The entire porch structure is in poor condition. The porch decking has already been replaced with unfinished pressure treated lumber. The roof of the porch currently is in danger of collapse. The wooden beams supporting the roof were originally covered with plaster and had deteriorated to such a condition that the structure had to be repaired simply to keep the roof up.

The porches to all eight houses in the District have been an obvious issue over the years. I do not believe any porch currently exists in it's original form. The houses along Elm have enlarged and enclosed them so they no longer even exist. Several others have been dramatically altered, presumably as the result of exact the issue at #2

The proposed design for the porch eliminates the plaster covered wooden beams and replaces them with exposed wooden timber members consistent with the Spanish Colonial Style. This construction is far superior to encasing

Exhibit B: Certificate of Appropriateness Application

wood members in a plaster covering. The porch roof is proposed to be a standing seam metal roof to match the masonry accent color. The Pitch of the roof is to be increased slightly to provide more proper drainage.

Along with the work to reconstruct the porch in a slightly different method, the west side wall of the existing porch is in need of extensive repair (it is leaning significantly and needs to be totally removed and reconstructed). In order to gain some additional exterior space, we are requesting that the west side wall of the porch be eliminated and this be used as a step down to access a new small wooden deck. The deck is at the side of the house and is concealed from the front by the Porch. It will provide some much needed exterior space and provide a variety of exterior spaces to utilize.

A new small covering over the rear entry is requested. This is to help shield the door from the weather (which has been an obvious issue in the past). This covering is proposed at the smallest reasonable area and is to be constructed with details to match the work on the newly reconstructed front porch.

A portion of the house received some plaster repair some time in the relatively distant past. This repair work was never painted. The portion of the exterior that was painted, appears to – perhaps - never have been repainted after the original completion. It is difficult to determine the exact color of the house originally. The proposed new color scheme maintains, at least the spirit of the original colors. The main body of the house is an ochre color with the masonry, proposed metal roofing and other accents a dark teal color. The windows and new exposed porch structure are intended to be white, as it would likely have been originally, had this design scheme been proposed.

While it is not being requested at this time, the remodeling work will incorporate infrastructure to install a solar panel system at some time in the future. This work will be applied for at some future date. No work for the anticipated solar panel system will be visible in the exterior of the structure.

A separate attachment is included outlining the Administrative and Historic Preservation Committee approval requests as I see them.

2. *Describe how the proposed work will change destroy or effect any external feature of the structure or site.*

Assuming all requested work is approved, the following is a comprehensive list of all visible exterior alterations:

Replacement of windows

- New egress window in the Basement

- New window in the kitchen to be approximately 2" shorter with a matching piece of trim along the lower edge.

Porch reconstruction

- Replace plaster covered structure with exposed timber framing

- Replace roofing with standing seam metal to match house trim

- Eliminate the west side wall for access to the new wooden deck

New wood deck

Exhibit B: Certificate of Appropriateness Application

New covering at rear entry
Color scheme of the exterior.
Placement of air conditioning condenser on the south side of the house.

Note that replacement of the main flat roof, repair of plaster work in kind, and the painting of the exterior are presumed to be an administrative approval only, but are included in this application to receive any feedback or suggestions from the Committee.

With the exception of the front porch, and rear entry covering, the house will remain virtually as originally designed.

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

This structure is in obviously horrible condition and severely impacts at least the visual significance of this Historic District, if not the possible survival of the District as an intact whole. In my opinion, the house is teetering on the edge of not being able to be resurrected at all.

Additionally, while some of the eight houses are in excellent or good condition, it is also hoped that this project may encourage some other remodeling within the District.

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

Please reference the attachment containing Exhibit A responses.

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.*

We are very excited to be able to help preserve both this house and this district. While it may not be germane to overall approval process, I hope that the work of both myself, and that of my firm, demonstrates a dedication to local preservation goals and objectives. Over the past years we have been awarded many PACA awards for our work.

The primary 'take away' from the design elements requesting approval, is that the exterior appearance is to be as consistent with the original as practical. With the exception of the porch roof structure and adjacent small deck area, the exterior will be virtually identical to what was the final product was when completed in 1926.

Exhibit B: Certificate of Appropriateness Application

#2 BUENA VISTA COURT
URBANA, ILLINOIS

EXHIBIT A REPOSES

1. **The maintenance of the significant original qualities....**
The house will remain largely intact, visually, to the originally completed structure. Assuming all requests are approved, the only discernable differences will be the structure of the Porch and the addition of the small wooden deck on the side of the house.

2. **The compatibility of proposed.....**
 - 2a. **Height:**
The building height will remain unchanged.
 - 2b. **Proportions of the structure's front façade.**
The proportions of the front façade will remain unchanged.
 - 2c. **Proportions of openings into the facility.**
The proportions of the openings will remain unchanged.
 - 2d. **Relationship of building masses and spaces.**
The relationships of building masses and spaces will remain unchanged.
 - 2e. **Roof Shapes**
The roof shape will remain unchanged.
 - 2f. **Appurtenances**
Appurtenances will be limited to the inclusion of an egress window, the minimal shortening of one window, the reconstruction of the Porch, a small rear entry covering, and the inclusion of a small wooden deck. None of these revisions substantially affect the outward appearance of the building, or alter its character.
 - 2g. **Scale of the building or structure**
The scale of the building will remain unchanged.
 - 2h. **Direction expression of the front façade**
The front façade direction expression will remain unchanged.

The Secretary of the Interior's Standards for Historic Preservation Projects", as revised from time to time, as follows:

I believe that this project conforms to all listed criteria and holds the original character and qualities of the building. Every effort is being made to stay true to the original design and very little of the original aesthetic will be altered. The only exception to this is the porch structure and a small roof over the rear entry door.

The original porch structure was composed of poor details and construction methods (but current at the time of original construction). Primary among these was the encasing of wood structural members in stucco. The stucco allows for some water infiltration over time, especially as the stucco cracks and moves. Contributing to this issue was the lack of any overhang at all on any of the porch eaves. This water has little opportunity to exit

Exhibit B: Certificate of Appropriateness Application

the structure and contributes to its rapid deterioration. The proposed design for the reconstructed porch alters these materials and methods while keeping with the original design intent. The re-designed porch is true to the Spanish Colonial Revival Style of the original house.

Additionally, throughout this Historic District, nearly all of the existing porches have been modified over the years. In fact, several have been removed completely in favor of a remodeling project and/or additions to the individual houses. It must be assumed that at least a portion of these porch modifications were due to the deteriorating structures – just as exhibited in this property. Revising the existing porch as proposed is actually in keeping with the essential evolution of the District. Hopefully, in keeping the design true to the Style of the existing District it will provide a positive impact.

Exhibit B: Certificate of Appropriateness Application

#2 BUENA VISTA COURT
URBANA, ILLINOIS

SCOPE OF WORK SEEKING APPROVAL

ADMINISTRATIVE APPROVAL

1. REFRAMING OF STRUCTURAL ITEMS
2. EXTERIOR PLASTER REPAIR
3. ROOF REPLACEMENT
4. COLOR SCHEME

HISTORIC PRESERVATION COMMITTEE APPROVAL

1. REPLACEMENT WINDOWS
2. EGRESS WINDOW
3. PORCH RECONSTRUCTION
4. DECK
5. REAR ENTRY COVERING
6. COLOR SCHEME

Exhibit B: Certificate of Appropriateness Application

GIS Webmap Public Interface Champaign County, Illinois



This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

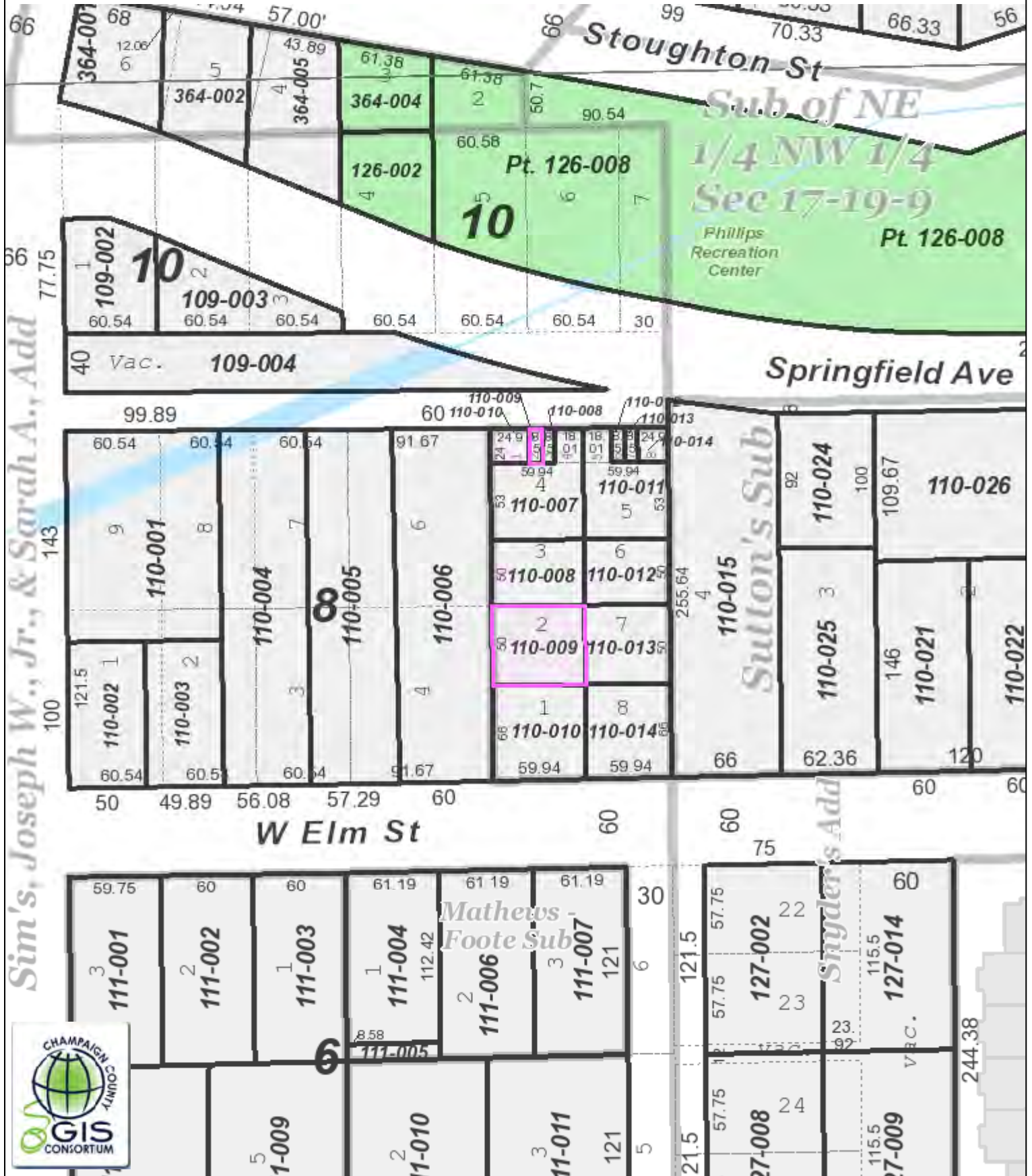
60

Feet



Exhibit B: Certificate of Appropriateness Application

GIS Webmap Public Interface Champaign County, Illinois



Sim's, Joseph W., Jr., & Sarah A., Add

Sutton's Sub

Snyder's Add

Mathews - Foote Sub



This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

60 Feet



Exhibit B: Certificate of Appropriateness Application

WEST ELM COURT

A SUB-DIVISION OF LOTS 5, 10 & 11 OF BLOCK 8
 OF J.W. SIMS, JR. ADDITION TO
 URBANA - ILLINOIS
 6 IRON PIPE CONCRETE MONUMENT
 SCALE 1" = 30' ALFRED M. DANELY
 AUGUST 14, 1925 SURVEYOR

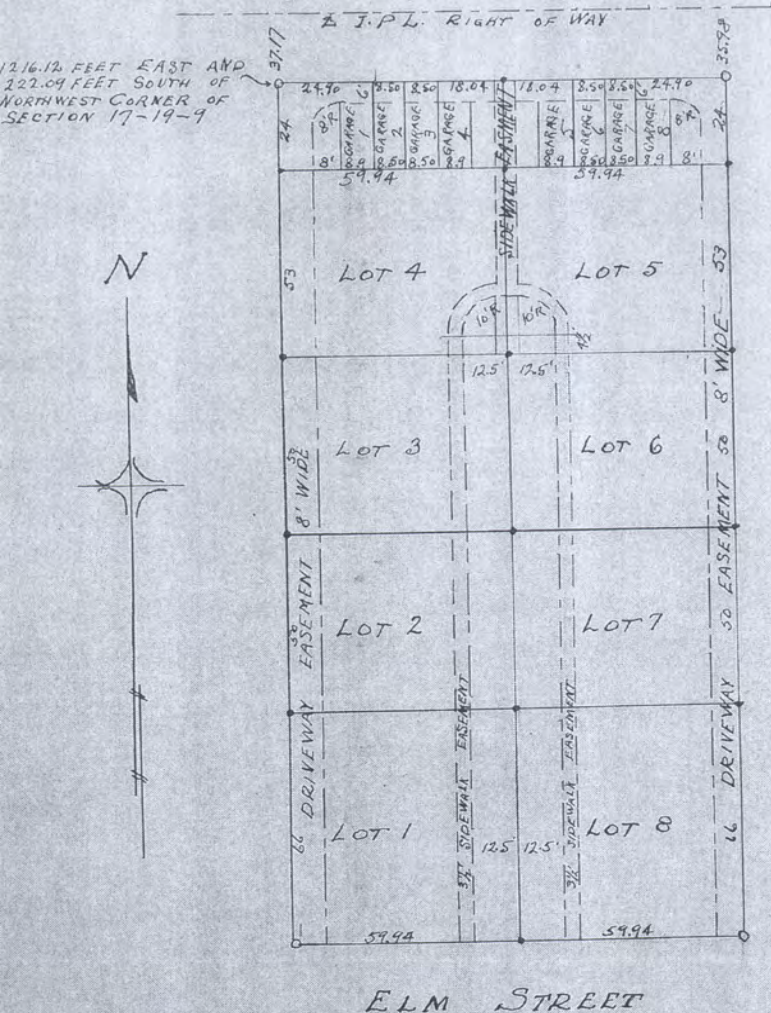
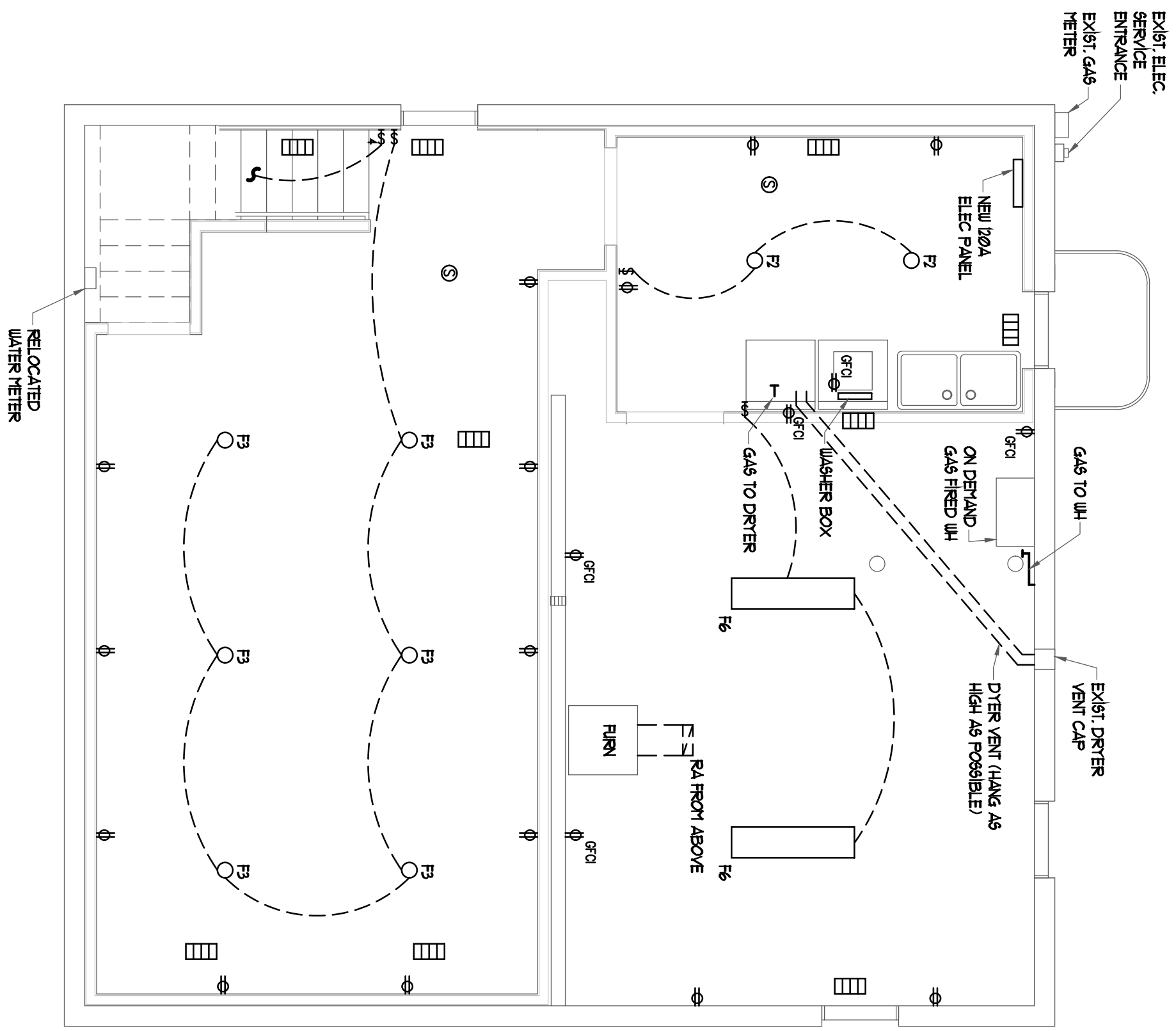
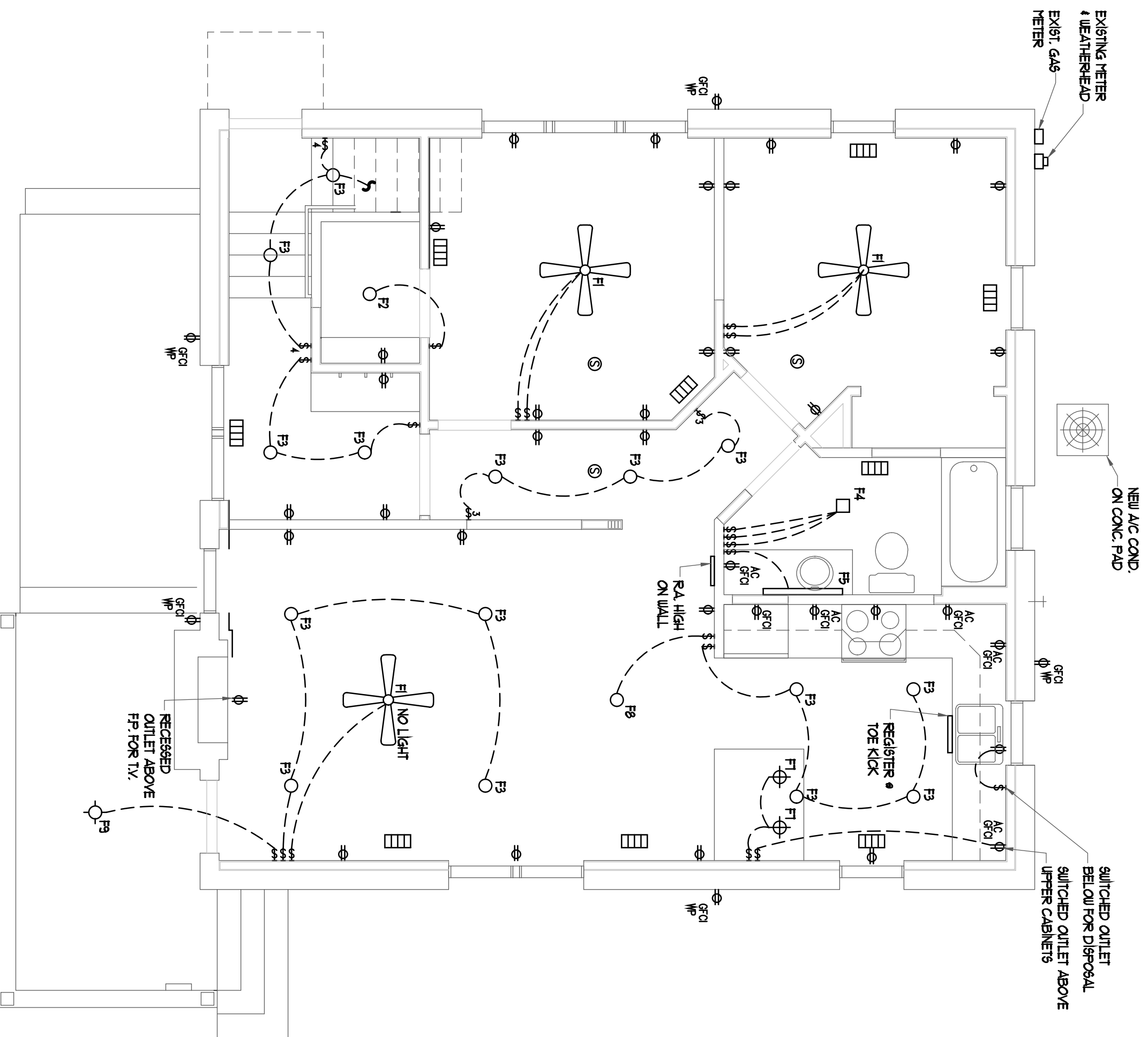


Exhibit B: COA Application



3 BASEMENT FLOOR PLAN
MEP SCALE: 1/4" = 1'-0"
NORTH



4 FIRST FLOOR PLAN
MEP SCALE: 1/4" = 1'-0"
NORTH

- | | |
|--|---|
| EXHIBIT SCHEDULE | |
| F1 CEILING FAN / LIGHT - SWITCH | 3 SINGLE LIGHT |
| F2 SEPARATELY SWITCHED LED LIGHT FIXTURE | 3 SINGLE POLE SWITCH - 1/2" X 1/2" AFF. |
| F3 LED LIGHT FIXTURE | 3 THREE WAY SWITCH - 1/2" X 1/2" AFF. |
| F4 BATH FAN / LIGHT WITH NIGHT LIGHT | 3 GFCI - 3/4" GROUND FAULT CIRCUIT INTERRUPTER OUTLET |
| F5 BATH FAN / LIGHT WITH NIGHT LIGHT | 3 DUPLEX OUTLET |
| F6 BATHROOM VANITY LIGHT FIXTURE | AC - ABOVE COUNTER OUTLET |
| F7 KITCHEN FLOOR LIGHT | UP - WEATHERPROOF OUTLET |
| F8 CEILING FLOORED CHAIR | UP - WEATHERPROOF OUTLET |
| F9 DINING ROOM CHANDELIER FIXTURE | UP - WEATHERPROOF OUTLET |
| F10 WEATHERPROOF EXTERIOR RECESSED CAN LIGHT | UP - WEATHERPROOF OUTLET |

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Do not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

ANDREW FELL
ARCHITECTURE AND DESIGN

615 NORTH HICKORY STREET, SUITE 101
CHAMPAIGN, ILLINOIS 61820
PHONE: 217.363.2890
WWW.ANDREWFELL.COM
EMAIL: andrewfell@comcast.net

PROJECT # 19105
DATE: 2019/NOV/20
REVISIONS:

BUENA VISTA
REMODEL

2 BUENA VISTA COURT
URBANA, ILLINOIS

MEP1

Exhibit B: COA Application



Exhibit B: COA Application



Exhibit B: COA Application



Exhibit B: COA Application



EXHIBIT C: Certificate of Economic Hardship Application



Application for Certificate of Economic Hardship

**HISTORIC
PRESERVATION
COMMISSION**

Although there is no fee to file an application for Certificate of Economic Hardship, **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 Filed 1/15/2020 Case No. HP-2020-EH-01

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Andrew Fell** Phone: **217-363-2890**

Address (street/city/state/zip code): **1412 Raintree Woods Drive, Urbana, Illinois 61802**

Email Address: **andrew.fell@andrewfell.com**

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

2. OWNER INFORMATION

Name of Owner(s): **I.D.E.A. Properties (Andrew Fell - Manager)** Phone: **217-363-2890**

Address (street/city/state/zip code): **1412 Raintree Woods Drive, Urbana, Illinois 61802**

Email Address: **andrew.fell@andrewfell.com**

3. PROPERTY INFORMATION

Location of Subject Site: **#2 Buena Vista Court**

PIN # of Location: **92-21-17-110-009**

Lot Size: **50' x 59.95' (house) + 8.5' x 24' (parking)**

Current Zoning Designation: **R-2**

Current Land Use (vacant, residence, grocery, factory, etc): **Vacant single family residence**

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

**See Attached
ATTACHMENT #1**

EXHIBIT C: Certificate of Economic Hardship Application

Historic Designation (*check one*) - Landmark District

Describe the exterior features of the structure, building materials, construction method, and current condition of the structure. Include drawings or photographs to illustrate.

See Attached

ATTACHMENT 2

PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS WAS DENIED

Attach a copy of the Application for Certificate of Appropriateness which was denied, if applicable. (*Include all attachments, site plans, photographs, slides, etc. that were included with the original application.*)

PROPOSED WORK FOR WHICH CERTIFICATE OF ECONOMIC HARDSHIP IS BEING SOUGHT

Indicate the specific works for which the Certificate of Economic Hardship is being sought. Reference the application for Certificate of Appropriateness if applicable.

See Attached

ATTACHMENT 3

DEMONSTRATION OF ECONOMIC HARDSHIP

1. Describe why the property and improvements cannot be put to a reasonably beneficial use and/or why the owner cannot obtain a reasonable economic return from the property without the approval of the proposed work indicated above.

See Attached

ATTACHMENT 4

EXHIBIT C: Certificate of Economic Hardship Application

2. If you indicated in (a) that a reasonable economic return can not be obtained from the property without the approval of the proposed work, submit documentation in support of this claim. A suggested list is attached.

See Attached

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

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

EXHIBIT C: Certificate of Economic Hardship Application

Suggested Submissions to Supplement Application for Certificate of Economic Hardship:

1. The amount paid for the property, the date of purchase and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
2. The assessed value of the land and improvements thereon according to the two most recent assessments.
3. Real estate taxes for the previous two years.
4. Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.
5. All appraisals obtained within the previous two years by the owner or applicant in connection with this purchase, financing or ownership of the property.
6. Any listing of the property for sale or rent, price asked and offers received, if any.
7. Any consideration by the owner as to profitable adaptive uses for the property.
8. If the property is income-producing, the annual gross income from the property for the previous two years, itemized operating and maintenance expenses for the previous two years, and annual cash flow before and after debt service, if any during the same period.
9. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
10. The cost of the proposed work and the cost of alternatives.
11. Any other information, including the income tax bracket of the owner, applicant or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably used or yield a reasonable return to present or future owners.

EXHIBIT C: Certificate of Economic Hardship Application

ATTACHMENT 1

LEGAL DESCRIPTION

Lot 2 and garage Lot 2 of West Elm Court, a subdivision of Lot 5, 10, and 11 in Block 8 of J. W. Sim's Jr. addition to Urbana, as per Plat recorded September 28, 1925 as Document Number 194258, Plat Book "E", Pages 79-80, situated in the City of Urbana, in Champaign County, Illinois

EXHIBIT C: Certificate of Economic Hardship Application

ATTACHMENT 2

EXTERIOR FEATURES AND CONDITION

The current condition of the house is very poor.... To say the least. When purchased it was in literal danger of collapsing with a large hole in the roof and a corresponding (larger hole) from the first floor into the basement. The interior was in such bad shape that all plumbing, heating and electrical work had to be stripped out and the structure gutted to the studs and joists. Every exterior wall had serious water infiltration and extensive rotten framing. Emergency measures were undertaken to keep the roof in place on both the main house and the porch.

On the exterior, most of the stucco work is damaged with large cracks and missing hunks. Every exterior window head, jamb, and sill need to be repaired. One porch wall is leaning several inches, and the porch roof is rotted and detaching from the house. The roof leaks in several areas (besides the huge gaping hole). The basement leaks profusely

The existing windows were in place when the house was purchased. They are in varying degrees of condition. However, one was completely missing and one is damaged beyond reasonable repair. Of the thirteen original first floor storm windows, nine remain stored in the basement and four have vanished. The original storm windows were abandoned sometime in the past and replaced with aluminum double hung storm/screen combination units.

The front door is the original front door, however a poorly crafted 'cat door' was cut into it, so the door will be replaced. The replacement door will match the original door to the greatest extent practical. The rear door was replaced in the past with an insulated metal door. This door will also be replaced (the sill is rotten and sagging about 2") with a similar type door.

EXHIBIT C: Certificate of Economic Hardship Application

ATTACHMENT 3

PROPOSED WORK

The Certificate of Appropriateness was denied for replacing the windows. This Certificate of Economic Hardship is solely for replacement of the windows with those windows as approved by HPC for the required egress windows.

I have no copy yet of the Certificate of Appropriateness results from either the City or the HPC at this time.

EXHIBIT C: Certificate of Economic Hardship Application

ATTACHMENT 4

DEMONSTRATION OF ECONOMIC HARDSHIP

The economic hardship related to rebuilding the existing windows is not one simply of economics. It is one of time, and that economic affect as well.

To address the economic side of the issue, there is a standing estimate from what is generally considered the premier window restoration company regionally available. This cost comes in at an estimated \$23,400 (\$1,800 per opening) to rebuild only the first floor windows (all thirteen windows). This quote does not even consider the additional windows in the basement that also need to be dealt with.

It has been suggested by members of the HPC and City staff that I 'could' find a cheaper person or company to rebuild the windows, but if I am required to use the existing windows I will only use the best possible vendor I can find. Am at a loss as to why any members of the HPC or City would encourage me to use less than the best possible. Is doing an inferior job really what the HPC and City want me to do – because that is the advice I am being given.

I plan to do this project 'right' and do not understand at all why I am being encouraged to not to do so.

The time factor of the house being without windows for an extended period of time is also a very large detriment to completing the project.

If the windows are rebuilt, I have no way of securing the house from either vandals or weather while this process is taking place. The time frame as estimated by Restoration Works is a minimum of ten weeks. They need both the windows and storm windows, so there is nothing to install in the existing openings during that time, meaning work must stop – delaying the project an estimated three + months.

Additionally, the way the existing windows operate – with the hinge mechanism on the interior - means the entire window frame must be reconstructed uniquely for each window – only after they arrive back at the site. The windows do not all match precisely in size, so each one is a unique installation. The frames can only be reconstructed for an individual window after the window is returned from Restoration Works, causing additional delay.

The windows hinge and swing into the building, so the hinges are to the 'inside face' of the wall. There was no insulation in the exterior walls (a condition that I am not willing to retain) so a new 2 x 4 stud wall is to be constructed at the perimeter of the exterior walls (on the inside of the house). This means that the entire window jamb must also be reconstructed and the hinge mechanism must be moved approximately 4" inward. Again, this work cannot begin until the windows are on site.

This 'solution' is also a detriment to the energy savings aspect of the windows. This installation would create an air gap between the window and the storm window of approximately 7.75". The existing gap is 4". Testing procedures have demonstrated that an air gap of greater than 2" becomes increasingly less

EXHIBIT C: Certificate of Economic Hardship Application

efficient because of the stack effect generated in the air space. The larger the gap (exceeding 2") the worse the performance becomes.

"It has been found that with gaps broader than 50 mm, movement of trapped air due to temperature gradient starts that in turn increases the coefficient of heat transfer. This increase in heat transfer takes place due to convective heat transfer taking place in addition to conductive heat transfer. Therefore, cavities broader than 50 mm are normally not preferred. However, if more thickness of air cavity is required for getting heavy insulation, by putting partitions in the main broad cavity multiple cavities can be used as an alternative."

From Thermal Comfort Low Energy Architecture publication.

Replacement windows, in the style as approved by HPC for the egress windows, are able to be delivered to the site three weeks after measuring. Measuring can take place now (could have taken place January 9th). These are a better window, have far greater insulation properties, are infinitely safer than the existing windows, and would not delay the project.

Had new windows been approved at the initial HPC meeting, they could have been installed by the end of January.

A revision to wood clad replacement windows – in the exact style approved by the HPC, will save the project approximately \$17,745 and will decrease the completion of the project by approximately three months.

While it may not particularly directly relevant to this decision, having any building – let alone one that is historic – with different window styles is aesthetically unacceptable. This is especially evident on facades of the house which will have two different window types right next to each other in the same rough opening. As a design professional, this solution is idiotic, and requiring it is counter productive to what the Committee is trying to promote. Or at least what they should be trying to promote.

EXHIBIT C: Certificate of Economic Hardship Application

BUENA VISTA COURT URBANA, ILLINOIS

SALES HISTORY HOUSE NUMBER	YEAR SOLD	PURCHASE PRICE
ONE	2015	\$ 118,500
TWO	2019	\$ 29,000
THREE	2003	\$ 70,000
FOUR	2012	\$ 100,000
FIVE	2014	\$ 105,000
SIX	2020	\$ 124,900
SEVEN	2002	\$ 53,000
EIGHT	2016	\$ 88,500

DATA TAKEN FROM CHAMPAIGN COUNTY GIS INFORMATION WITH THE EXCEPTION OF NUMBER SIX WHICH WAS RECENTLY PURCHASED. SALES FLYER FOR NUMBER SIX IS ATTACHED.

#2 BUENA VISTA REAL ESTATE TAXES	
2018	\$ 2,599.28
2017	\$ 2,689.00

EXHIBIT C: Certificate of Economic Hardship Application



Detached Single MLS #: **10598557** List Price: **\$124,900**
 Status: **NEW** List Date: **01/03/2020** Orig List Price: **\$124,900**
 Area: **6008** List Dt Rec: **01/03/2020** Sold Price:
 Address: **6 Buena Vista Ct, Urbana, IL 61801**
 Directions: **From Lincoln and Springfield, East on Springfield, Buena Vista Ct off Springfield on South side of Springfield between Coler and McCullough**

Closed: Contract: Lst. Mkt. Time: **2**
 Off Market: Financing: Concessions:
 Year Built: **1923** Blt Before 78: **Yes** Contingency:
 Dimensions: **50X59.94** Fee Curr. Leased:
 Ownership: **Simple** Subdivision: Model:
 Corp Limits: **Urbana** Township: **Urbana** County: **Champaign**
 Coordinates: Grid #: **56** # Fireplaces: **1**
 Rooms: **6** Bathrooms (full/half): **1 / 0** Parking: **Exterior Space(s)**
 Bedrooms: **2** Master Bath: **Full** # Spaces: **Ext:1**
 Basement: **Full** Bsmnt. Bath: **No** Parking Incl. In Price: **Yes**

~ Mobility Score: **71 - Good Mobility!**

Remarks: **One of a kind! A rare opportunity to own a Spanish style bungalow in Buena Vista Court. Excellent location situated within a half mile to downtown Urbana, UIUC campus and Carle Hospital. The house has charming features throughout with hardwood floors, a screened in porch and a fireplace! The main floor includes a spacious kitchen, dining room, living room and two bedrooms with a jack and jill bathroom. Downstairs boasts a full basement with laundry and a large finished office or 2nd living room space. The house has recently been painted inside and outside, has updated windows and features central air and a forced air furnace. Do not miss out on this one!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Leal (116)	Amount:	Amount: \$2,358.54	Waterfront: No
Junior High: Urbana (116)	Frequency: Not Applicable	PIN: 922117110012	Appx SF: 1071**
High School: Urbana (116)	Special Assessments: Unknown	Mult PINs:	SF Source: Assessor
	Special Service Area: Included in Tax Bill	Tax Year: 2018	Bldg. Assess. SF:
	Master Association: No	Tax Exmps: Homeowner, Senior	Acreage:

Square Footage Comments:
 Level Square-Footage Details: **Upper Sq Ft: 0, Main Sq Ft: 960, Finished Lower Sq Ft: 0, Unfinished Lower Sq Ft: 0, Above Grade Total Sq Ft: 960, Finished Basement Sq Ft: 111, Unfinished Basement Sq Ft: 849, Total Basement Sq Ft: 960, Aprox. Total Finished Sq Ft: 1071, Total Finished/Unfinished Sq Ft: 1920

Legal Description: LOT 6 AND GARAGE LOT 6 OF WEST ELM									
Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	12X19	Main Level	Hardwood	Blinds	Master Bedroom	11X11	Main Level	Hardwood	Blinds
Dining Room	14X10	Main Level	Hardwood	Blinds	2nd Bedroom	9X11	Main Level	Hardwood	Blinds
Kitchen	11X8	Main Level	Vinyl		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									
Office	7X14	Basement	Vinyl		Screened Porch	8X15	Main Level		

Interior Property Features: **Hardwood Floors, 1st Floor Bedroom, 1st Floor Full Bath**
 Exterior Property Features:

Age: 91-100 Years, Rehab in 2019	Laundry Features: In Unit	Roof: Rubber
Type: 1 Story	Additional Rooms: Office, Screened Porch	Sewer: Sewer-Public
Style: Ranch	Garage Ownership:	Water: Public
Exterior: Stucco	Garage On Site:	Const Opts:
Air Cond: Central Air	Garage Type:	General Info: Commuter Bus
Heating: Gas, Forced Air	Garage Details:	Amenities:
Kitchen:	Parking Ownership: Owned	Asmt Incl: None
Appliances: Oven/Range, Dishwasher, Refrigerator, Washer, Dryer	Parking On Site: Yes	HERS Index Score:
Dining: Separate	Parking Details: Assigned Spaces, Off Street	Green Discl:
Attic:	Driveway:	Green Rating Source:
Basement Details: Partially Finished	Foundation:	Green Feats:
Bath Amn:	Ext Bas/Fnd:	Sale Terms:
Fireplace Details: Wood Burning	Disability Access: No	Possession: Closing
Fireplace Location: Living Room	Disability Details:	Occ Date:
Electricity:	Exposure: W (West)	Rural:
Equipment:	Lot Size: Less Than .25 Acre	Add. Sales Info.: None
Other Structures:	Lot Desc:	Broker Owned/Interest: No
		Relist:
		Zero Lot Line:

Broker: **KELLER WILLIAMS-TREC (95313) / (217) 356-6100**
 List Broker: **Mark Panno (952596) / (217) 356-6100 / mpanno1010@gmail.com**
 CoList Broker: **More Agent Contact Info:**
 Copyright 2019 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not

EXHIBIT C: Certificate of Economic Hardship Application

#2 BUENA VISTA URBANA, ILLINOIS

BUDGET

ITEM	COST	NOTES
PURCHASE	\$ 29,000.00	PURCHASED 13DEC19
CLEANING/DEMO	\$ 3,950.00	
INTERIOR PARGING	\$ 4,200.00	
ITEMS WITH HARD COSTS		
FRAMING	\$ 11,500.00	CURRENTLY UNDERWAY
ROOF	\$ 17,914.00	
ELECTRICAL	\$ 8,650.00	
PLUMBING	\$ 8,370.00	
HVAC	\$ 7,162.00	
DRYWALL/PAINTING	\$ 8,940.00	
ESTIMATED ITEMS		
REFURBISH WINDOWS	\$ 19,800.00	TOTAL OF 11 @ \$1,800
NEW EGRESS WINDOWS	\$ 1,500.00	TOTAL OF 3
INSULATION	\$ 4,200.00	CLOSED CELL SPRAY FOAM
EXTERIOR DOORS	\$ 1,000.00	
CABINETS/COUNTERS	\$ 6,500.00	
APPLIANCES	\$ 2,500.00	
FLOORING	\$ 7,300.00	\$8/S.F. INSTALLED
LIGHT FIXTURES	\$ 1,500.00	
TRIM	\$ 3,000.00	DOORS, WINDOW/DOOR TRIM, BASE, ETC
EXTERIOR REPAIR	\$ 7,500.00	STUCCO
REBUILD PORCH	\$ 2,000.00	
DECK/LANDSCAPING	\$ 2,500.00	
MISCELLANEOUS	\$ 5,000.00	REBUILD WINDOW FRAMES
TOTAL	\$ 163,986.00	

REPLACING THE 'REFURBISH WINDOW'S AND 'NEW EGRESS WINDOWS' ENTRIES WITH ALL NEW WINDOWS (IN THE STYLE APPROVED BY HPC) REDUCES THE BUDGET BY A TOTAL OF \$17,745, AND REDUCES THE TIME THE HOUSE IS WITHOUT ANY WINDOWS BY APPROXIMATELY THREE OR MORE MONTHS.

EXHIBIT C: Certificate of Economic Hardship Application

Wall detail after demolition



EXHIBIT C: Certificate of Economic Hardship Application
KITCHEN – AS PURCHASED



EXHIBIT C: Certificate of Economic Hardship Application

BATHROOM – AS PURCHASED



EXHIBIT C: Certificate of Economic Hardship Application

BASEMENT



EXHIBIT C: Certificate of Economic Hardship Application

DEMOLITION



EXHIBIT C: Certificate of Economic Hardship Application

DEMOLITION



EXHIBIT C: Certificate of Economic Hardship Application

DAMAGE TO ROOF AND FLOOR



EXHIBIT C: Certificate of Economic Hardship Application

AFTER INTERIOR DEMOLITION



EXHIBIT C: Certificate of Economic Hardship Application

INTERIOR PLASTER



EXHIBIT C: Certificate of Economic Hardship Application

INTERIOR PLASTER



EXHIBIT C: Certificate of Economic Hardship Application

PLASTER WORK BEDROOM 1



EXHIBIT C: Certificate of Economic Hardship Application

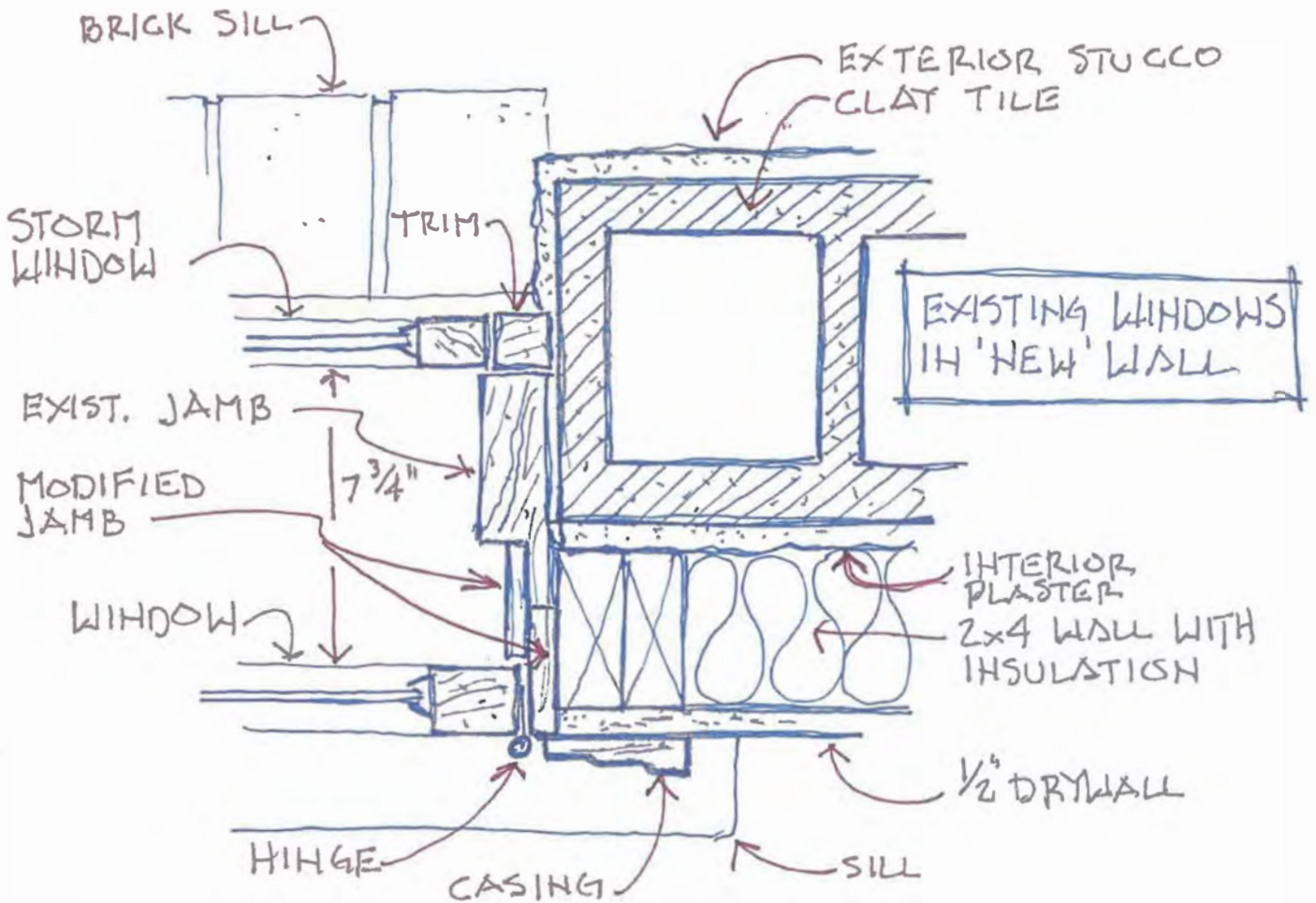
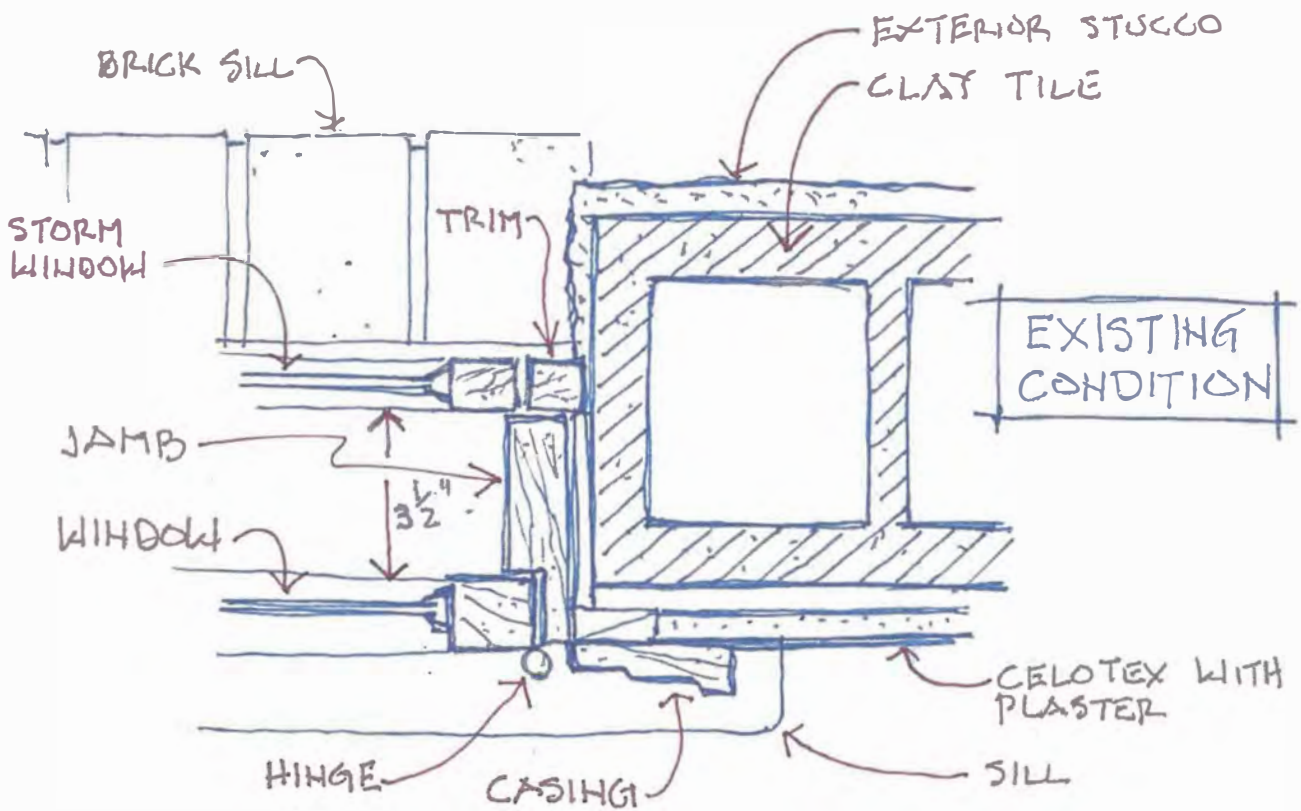


Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

MINUTES OF A RESCHEDULED MEETING

URBANA HISTORIC PRESERVATION COMMISSION

DATE: January 8, 2020

DRAFT

TIME: 7:00 p.m.

PLACE: City Council Chambers, Urbana City Building, 400 South Vine Street, Urbana, Illinois

MEMBERS PRESENT David Hays, Alice Novak, Gina Pagliuso, Renee Pollock, David Seyler, Kim Smith

MEMBERS EXCUSED Trent Shepard

STAFF PRESENT Kevin Garcia, Planner II; Marcus Ricci, Planner II

OTHERS PRESENT Andrew Fell, Stephanie Henry, Eric Jakobsson, Naomi Jakobsson, Bill Reimer, Susan Reimer, Henry Strehlow, Joe Williams, Phyllis Williams

1. CALL TO ORDER, ROLL CALL AND DECLARATION OF QUORUM

Chair Novak called the meeting to order at 7:00 p.m. Roll call was taken, and a quorum was declared present. She welcomed Renee Pollock as the newest member of the Historic Preservation Commission.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the May 22, 2019 special meeting of the Historic Preservation Commission was presented for approval. Mr. Hays noted a correction on Page 4, last sentence should read as such, “*Mr. Hays felt it would be important not to delaminate the two lines but important enough to mark them so that bicyclists and pedestrians would know ~~understand~~ how to circulate there.*” Ms. Smith moved to approve the minutes as corrected. Ms. Pollock seconded the motion. The minutes were then approved as corrected by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

- Email from Judith Barracks regarding Case No. HP-2019-COA-02
- Property Listing for 6 Buena Vista Court submitted by Andrew Fell regarding Case No. HP-2019-COA-01

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

- Photos of the Interior of 2 Buena Vista Court submitted by Andrew Fell regarding Case No. HP-2019-COA-01

5. AUDIENCE PARTICIPATION

There was none.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARINGS

HP-2019-COA-01 – A request by Andrew Fell for a Certificate of Appropriateness to replace windows, repair exterior walls, replace the porch, add a deck and add a door overhang at 2 Buena Vista Court.

Chair Novak opened the public hearing for Case No. HP-2019-COA-01. Marcus Ricci, Planner II, presented the staff report for the case. He noted that the applicant, Andrew Fell, was available to answer questions after the staff presentation. He described the repairs that would be allowed with approval of the proposed Certificate of Appropriateness and the minor work repairs that would be allowed with administrative approval. Referring to Exhibit C, he showed photos of the current condition of the home. He reviewed the Site Plans, Exhibit B of the application and showed renderings of how the existing house would look after the improvements were completed. He summarized City staff's analysis of the requirements for a Certificate of Appropriateness according to Section XII-6.C of the Urbana Zoning Ordinance. He presented City staff's recommendation for approval with the following conditions:

1. *That construction be in general conformance with the attached Site Plan and Elevations, with the following exceptions:*
 - a. *That the original windows be repaired,*
 - b. *That the porch columns be repaired or replaced in kind and stuccoed;*
2. *That additional Certificates of Appropriateness be obtained prior to undertaking any minor or major works not contained in the attached Site Plan and Elevations; and*
3. *That any modifications needed to the Site Plan and Elevations regarding the major works approved in this Certificate of Appropriateness due to conditions discovered during construction activities may be reviewed and approved by the Historic Preservation Commission Chair and the Zoning Administrator, prior to their commencement, and reflected by amending the Certificate of Appropriateness.*

Chair Novak pointed out that the subject property is also on the National Register of Historic Properties. It was added as part of a historic district on June 15, 2000, under the name, West Elm Street Court. The National Register is a high threshold for integrity issues and importance in significance. The local historic district designation followed after.

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

She asked if the Historic Preservation Commission members had any questions for City staff.

Ms. Pagliuso noted a correction in that the application indicates the air conditioning unit would be located on the south; however, the Site Plan shows it to be on the north. Mr. Ricci said that is correct, and it was a typographical error on the application.

Chair Novak asked if the house was condemned as written on the application. Mr. Ricci said no, it is not condemned.

Ms. Pagliuso questioned whether the roof repair should be considered a major work. Mr. Ricci replied that because the applicant is proposing to change the existing Ethylene propylene diene monomer (EPDM) roof with the same type of roof, it was considered to be a minor work. Ms. Pagliuso asked about the replacement of the roof over the porch. Mr. Ricci said that would be considered a major work and is on the list of repairs that the Historic Preservation Commission would consider.

With there being no further questions for City staff, Chair Novak opened this item for public input.

Andrew Fell, applicant, approached the Historic Preservation Commission to speak on behalf of his application. Mr. Fell began by stating that they have removed everything on the interior of the house. They removed the plaster on the walls, the ceiling, insulation, the electrical, the plumbing and the ductwork. He explained how the house was originally built and the major issues they have encountered since beginning renovations. He mentioned the listing price for 6 Buena Vista Court and stated that the house is a mirror image of the floorplan in 2 Buena Vista Court. This helped them to gauge what the investment could be in the subject property, and have it still be economically viable.

Mr. Fell talked about the replacement of the windows. His reasons for replacing the windows are 1) safety; 2) energy conservation; 3) practicality of living in the house. He discussed each of these in more detail and their options for replacing them (vinyl, fiberglass or clad wood). He pointed out the cost for replacing all of the windows in the house ranged from \$5,200 for vinyl windows up to \$10,000 for wood clad windows. The cost for repairing the original windows would be \$26,000 and would take up a quarter of the budget for renovations. In addition, they would be without windows for several months, which is not an option. Safety is his main concern, and he would not want someone to die in the house because they do not have proper egress windows.

Mr. Fell explained how the porch was originally constructed. He mentioned that the beam supporting the porch was completely rotted away and missing. The design for the proposed new porch would not be out of character because most of the porches in Buena Vista Court have been rebuilt because of their original construction. He is proposing to build the porch differently so that it would last longer.

Chair Novak asked if the header bricks and the trim were painted. Mr. Fell said yes.

Ms. Smith inquired about reroofing the house. Mr. Fell explained that they have not reroofed the house as of yet. The parapet is fairly tall with stucco on the back of it. There are many holes in the roof, so they planned to strip it down to the sheeting and replace the roof.

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

Ms. Pagliuso questioned if Mr. Fell had gotten any quotes for repairing the original windows other than from Restoration Works in Kankakee. Mr. Fell said no. Ms. Pagliuso stated that she had gotten a quote from the same company for windows in her home, and the quote was astronomical. She found someone else who repaired her windows for a reasonable price.

Ms. Pagliuso asked if a future tenant could hang rods and have draperies/curtains that hang down. This way they could move the draperies/curtains out of their way to open the windows. Mr. Fell stated that when the tenant would open the window all of the way, they would not be able to close the drapery/curtain over it because the window would be in the opening.

Ms. Pagliuso asked how many windows are in the house. Mr. Fell stated that there are 13 windows on the main floor and 5 windows in the basement. The quote of \$26,000 was for the 13 windows on the main floor.

Chair Novak inquired if it was possible for him to get windows with true divided lites. Mr. Fell responded that Pella probably makes them; however, he did not get a quote for them. He explained the way the wood clad windows are constructed to appear to have true divided lites.

Chair Novak asked how he decided on a deck rather than a concrete terrace. Mr. Fell replied that the west wall of the porch leans about three or four inches out of plumb, so it has to be demolished. They wanted a little more space. The reason for the height of the deck is to avoid the need for handrails. It is impractical to pour concrete for the height, so they chose to construct a deck.

Chair Novak asked if he planned to replace the original door with another wood door. Mr. Fell said that they intend to get a door that matches as closely to the original as they can for the front door and an insulated metal door with no windows for the back door.

Ms. Pagliuso wondered why they chose a standing-seam metal roof versus any other material. Mr. Fell stated that he believed it would look better. He wants to increase the slope of the roof a little to allow it to drain better and to allow them to reattach the porch to the house. Ms. Pagliuso commented that a standing-seam metal roof would not reflect the Spanish Revival style of the house.

Ms. Smith asked if the standing-seam roof would be turquoise. Mr. Fell said yes.

Chair Novak noted that the replacement materials for the posts on the porch appear narrower than the current rail wall. She inquired if it is possible to have the new beams to have the same width so that it maintains the current historic look. Mr. Fell stated that it could be pretty close to its current size.

Susan Reimer approached the Historic Preservation Commission to speak in favor of the proposed Certificate of Appropriateness. She and her husband live in 3 Buena Vista Court. She stated that she is surprised that the bungalow is standing considering its current condition. About five years ago, she and her husband had thought about constructing a similar deck as to the one that Mr. Fell is proposing to build. The wooden posts are much more relevant to the Spanish Revival style. She pointed out that there are at least two other bungalows that have wood columns supporting porches.

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

Ms. Reimer mentioned that the bungalow across the courtyard is for sale for \$125,000 (6 Buena Vista Court) and has vinyl windows, which were installed prior to becoming part of a historic district, and yet the house was still considered historic enough to be included in the historic district. So, she did not see why Mr. Fell could not replace the original windows on the subject property with affordable vinyl windows.

While it would be nice to keep everything the way it was originally built, the cost is unreasonable. No one can afford to construct arched supports on porches and repair original windows.

Ms. Pagliuso asked Ms. Reimer how she felt about having the air conditioner unit in her sight line. Ms. Reimer stated that it was a shame that the previous owner did not have air conditioning. She did not feel that the air conditioner unit would ruin her view.

Henry Strehlow approached the Historic Preservation Commission to speak in favor of the proposed Certificate of Appropriateness. He has lived at 8 Buena Vista Court for five years and watched 2 Buena Vista Court fall apart. He felt that any improvement Mr. Fell proposes would be better than its current condition. It would be hard pressed to find someone else willing to invest into the subject property as Mr. Fell has already invested. He reiterated what Ms. Reimer said stating that every single bungalow in Buena Vista Court has something that is not original. He would like to refurbish his home; however, if there are too many restrictions, it makes him want to sell and leave instead. He stated that he supports Mr. Fell's proposed improvements.

Phyllis Winters-Williams approached the Historic Preservation Commission to speak in opposition of the proposed Certificate of Appropriateness. She stated that prior to their house becoming part of a historic district, she and her husband restored their windows, so it is possible for Mr. Fell to repair the windows of the subject property. If parts or pieces are missing, there are craftsmen around that can make them.

The rendering Mr. Fell proposes is cute but it is more of a Spanish style in California than in Illinois. Ms. Winters-Williams stated that any building would fall apart if you don't keep a roof on it. Her porch was not built right, but she paid to have someone reconstruct it the way it should have been built. She did not believe a wood deck is the answer. She expressed concern with the proposed overhangs. There are tax incentives that are available to a property owner in a historic landmark or district. Chair Novak added that there is the Illinois Property Tax Assessment Freeze if a property owner stays in their home long enough to benefit from it; however, it must be owner-occupied.

With no further input from the audience, Chair Novak closed the public input portion and opened it for discussion and/or motion(s) by the Commission.

Chair Novak began by stating that the elements Mr. Fell proposes for the porch would create a false sense of time, which goes against the Secretary of Interior's standards. It becomes a decoration that alters and diminishes the integrity of a Central Illinois Spanish Colonial bungalow. This includes the standing-seam metal roof.

Ms. Smith understood Chair Novak's point. However, without an overhang and with the way the roof is detailed, water runs off down the face of the columns and the face of the wall of the porch. A way to alleviate this would be to put an overhang on it, but this starts to diminish the look of the

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

porch. While she has a hard time substituting the materials, she felt the modification to the porch would not alter the space or the relationships of the space with the character of the property. She agreed that an overhang would be beneficial to the property. She commended Mr. Fell for purchasing the property and making a commitment to renovate it, because it is in really bad shape. She pointed out that the overhang over the back door could be removed in the future without disrupting the historic quality of the building.

Chair Novak added that the Historic Preservation Commission had previously expressed concern about this property and other bungalows in Buena Vista Court. The members are all aware of the current condition of the subject property.

Ms. Smith stated that while the windows were in the hallway prior to the start of the meeting, she stuck her fingernail in the top of the original window Mr. Fell had brought in, and her fingernail sunk in. When someone restores original windows, do they replace the wood rails? Ms. Pagliuso explained that you can apply hardener and a coat of epoxy.

Mr. Hays wondered about a middle ground regarding the porch. He understood that a 10-inch column could be fabricated. Is there a modification at the roofline that would be closer to the original look but would shed water runoff? Restoring the original porch with the same bad design that does not withstand weather well versus constructing a porch that is significantly different but withstands weather better: it seems that there would be a middle ground that would be cost effective and would also meet the standard mentioned by Ms. Novak.

In terms of the windows, Mr. Hays wondered if there were requirements in the Building Code that might present problems for the original windows to be used. The City of Urbana has some stringent requirements for rental properties. Kevin Garcia, Planner II, responded that the City would not require new windows to provide egress; however, he could check with the Building Safety Division staff to find out what requirements are for rental properties. Mr. Hays and Ms. Pollock expressed interest in finding out more. Mr. Fell approached the Historic Preservation Commission and stated that the original windows do not meet City code; however, he was not sure how being part of a historic district measured into requiring the windows to comply with City code. As a property owner planning to rent the house out, he does not feel comfortable risking his tenants' lives with windows that open into the house and storm windows that are locked in place.

There was discussion about how to proceed with the case. Mr. Garcia recommended that the Commission proceed as normal, reviewing the case to determine if it meets the criteria required for a Certificate of Appropriateness. They can craft a condition about the windows meeting Building Code if the Commission determines that the applicant must reuse the existing windows. Chair Novak suggested that the applicant get quotes from other companies in restoring the original windows. He may find a company that would restore them more economically than the company in Kankakee. Ms. Pagliuso added that applying for a Certificate of Economic Hardship would be the next step and should not play into their decision for the Certificate of Appropriateness.

Ms. Pagliuso stated that her main concern is with the roof on the porch, the windows, and the porch. The Commission called Mr. Fell up to speak about other materials that could be used for the roof on the porch. Mr. Fell stated that he was not able to get a warranty on shingle roofing, so the practical options are to install an extremely durable synthetic rubber (EPDM) roof or a standing-seam metal roof.

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

Chair Novak stated that she was concerned with the exposed rafter tails and the capitals at the top of the piers on the proposed porch. They are not part of the original element and make a different design statement than the original porches on the other bungalows. She also is concerned with the exposed rafter tails on the proposed rear door overhang. Part of what was significant in this being a National Register district was the way the design was expressed by the builder and how non-descript the porches are. Chair Novak acknowledged that there seemed to be no alternative to the metal roof, so she was willing to accept it. She mentioned that she was fine with the removal of the west wall on the porch to allow access to the proposed wood deck because the wall is not that visible from the front.

Mr. Hays stated that he is sensitive to energy efficiency and that there is nothing in the Commission's design guidelines to allow the Commission to make decisions based on it. Chair Novak noted that historic windows that are properly glazed and caulked with storm windows have the same R factor as replacement windows.

Chair Novak moved that the Historic Preservation Commission approve Case No. HP-2019-COA-01 with the following restrictions:

1. Eliminate the rafter tails and decorative column capitals on the porch;
2. The porch posts shall be larger to be compatible with the thickness of the porch wall;
3. The original windows must be repaired unless required to be replaced by the Building Safety Code.

Eric Jakobsson approached the Historic Preservation Commission to speak. He stated the City's existing ordinances and codes may never have anticipated a conflict between a historic preservation decision and a safety need in rental properties. So, if there is a gap, then it is something that the City Attorney could present a resolution to the City Council.

There was discussion amongst the Commission and the applicant about the design of the porch. Mr. Fell stated that he would replace the porch in kind but he would need to have a larger overhang to allow for water runoff. Mr. Garcia recommended the following amendment to the condition on the porch, "*The porch columns be repaired or replaced in kind. The porch roof be replaced similar to the original but allowing for a greater roof overhang and standing-seam metal roofing.*"

There was further discussion about the windows. Mr. Garcia recommended the following amendment to the condition on the windows, "*The original windows, except the kitchen window, be repaired except those windows that may need to be replaced to meet Building Safety Code for rental properties. Acceptable replacements may be all wood or metal clad wood to match the existing 9 Lite windows.*"

Chair Novak withdrew her original motion. She moved that the Historic Preservation Commission approve the Certificate of Appropriateness in Case No. HP-2019-COA-05 with the following conditions:

1. *That construction be in general conformance with the attached Site Plan and Elevations, with the following exceptions:*
 - a. *The original windows, except the kitchen window, be repaired except those windows that may need to be replaced to meet Building Safety Code for rental properties.*

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

- Acceptable replacements may be all wood or metal clad wood to match the existing 9 Lite windows,*
- b. The porch columns be repaired or replaced in kind. The porch roof be replaced similar to the original but allowing for a greater roof overhang and standing-seam metal roofing;*
 - 2. That additional Certificates of Appropriateness be obtained prior to undertaking any minor or major works not contained in the attached Site Plan and Elevations; and*
 - 3. That any modifications needed to the Site Plan and Elevations regarding the major works approved in this Certificate of Appropriateness due to conditions discovered during construction activities may be reviewed and approved by the Historic Preservation Commission Chair and the Zoning Administrator, prior to their commencement, and reflected by amending the Certificate of Appropriateness.*

Ms. Pagliuso seconded the motion. Roll call on the motion was as follows:

Mr. Seyler	-	Yes	Ms. Smith	-	Yes
Mr. Hays	-	Yes	Ms. Pollock	-	Yes
Ms. Novak	-	Yes	Ms. Pagliuso	-	Yes

The motion passed by unanimous vote.

HP-2019-COA-02 – A request by Eric and Naomi Jakobsson, Trustees of The Jakobsson Family Trust, for a Certificate of Appropriateness to replace an existing deck with an enclosed sunroom and a larger deck at 803 West Main Street.

Chair Novak opened the public hearing for Case No. HP-2019-COA-02. Marcus Ricci, Planner II, presented the staff report for the case. He noted the purpose for the proposed Certificate of Appropriateness. He gave a brief history and showed photos (Exhibit C) of the proposed site. Referring to the Site Plan and renderings, he showed where the existing deck is located and what it would look like once the sunroom was constructed and the deck was expanded. He presented the staff recommendation for approval with the following conditions:

- 1. That construction be in general conformance with the Site Plan and Elevations;*
- 2. That additional Certificate of Appropriateness be obtained prior to:*
 - a. Undertaking any minor or major works not contained in the Site Plan and Elevations;*
 - b. Making substantial changes to minor or major works approved by this Certificate of Appropriateness.*

Mr. Ricci noted that the applicant and their architect are available to answer questions.

Chair Novak asked if the Historic Preservation Commission members had any questions for City staff. There were none. Chair Novak opened the hearing for public input. She invited the applicants to approach the Commission to speak.

Eric and Naomi Jakobsson approached the Historic Preservation Commission to speak. Mr. Jakobsson stated that they had purchased the property from the family who built the existing home. He talked about the mature trees that provide a wooded character to the back yard. Projecting the house into this area seemed like a natural thing to do.

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

Ms. Pagliuso stated that from the Site Photos, it appears that the pitch of the roof over the back door is higher than the window on the second floor. The rendering shows that this roofline would be lower. Mr. Jakobsson replied that they believe it will be okay as they would now be able to look out the window.

Phyllis Winters-Williams approached the Historic Preservation Commission to speak in favor of the proposed Certificate of Appropriateness. She felt that the Commission should approve the request as submitted because the back yard is very open and there would still be a generous amount of setback from the neighbors and it is in a wooded area.

Stephanie Henry, of Andrew Fell Architecture and Design, approached the Historic Preservation Commission to speak in favor of the proposed Certificate of Appropriateness. She responded to Ms. Pagliuso's comment about the window by clarifying that the angle of the photo makes it appear the hip of the roof covers the window on the second floor. The roof actually would come below the window where the cricket attaches.

Chair Novak closed the public input portion of the hearing. She, then, opened the hearing for discussion and/or motion(s) by the Historic Preservation Commission.

Mr. Hays moved that the Historic Preservation Commission approve the Certificate of Appropriateness in Case No. HP-2019-COA-02 with the following conditions:

1. *That construction be in general conformance with the Site Plan and Elevations;*
2. *That additional Certificate of Appropriateness be obtained prior to:*
 - a. *Undertaking any minor or major works not contained in the Site Plan and Elevations;*
 - b. *Making substantial changes to minor or major works approved by this Certificate of Appropriateness.*

Ms. Smith seconded the motion.

Ms. Pagliuso stated that the proposed plans look nice.

Roll call on the motion was as follows:

Mr. Hayes	-	Yes	Ms. Pollock	-	Yes
Ms. Novak	-	Yes	Ms. Pagliuso	-	Yes
Mr. Seyler	-	Yes	Ms. Smith	-	Yes

The motion was approved by unanimous vote.

9. NEW BUSINESS

There was none.

Exhibit D: Minutes of 1/8/2020 HPC Meeting – DRAFT

January 8, 2020

10. MONITORING OF HISTORIC PROPERTIES

- Freeman House and Sutton House – Ms. Pagliuso stated that it appears pressure-treated wood hand railings were added to each house on the west sides. Mr. Garcia said that Planning staff would look into this.
- ZTA House – Ms. Smith inquired about the signs that were posted. Mr. Garcia said that Planning staff would look into this.
- Manager’s House at the Dairy Farm – Chair Novak mentioned that the grass is overgrown. Ms. Pagliuso added that there is a window missing. Chair Novak said she would write a letter to the University of Illinois to call attention to it.

11. STAFF REPORT

Mr. Ricci reported on the following:

- New Certified Local Government (CLG) Coordinator at Illinois Historic Preservation Agency, Jeff Pressley. The Commission has until June 30, 2020 to meet the required number of meetings, so the Historic Preservation Commission will hold meetings to plan activities for Historic Preservation Month.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

Chair Novak announced that the Downtown Historic District listed with the National Register on August 30, 2019.

14. ADJOURNMENT

Ms. Pagliuso moved to adjourn the meeting at 9:41 p.m. Ms. Smith seconded the motion. The meeting was adjourned by unanimous voice vote.

Submitted,

Marcus Ricci, AICP
Historic Preservation Commission Recording Secretary