



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: January 3, 2020

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

Introduction

Andrew Fell has submitted an application for a Certificate of Appropriateness (COA) to repair and restore #2 Buena Vista Court, a contributing property in the Buena Vista Court Historic District (Exhibit A). The request would allow the renovation of the structure to resume use as a residence. Repair plans include replacing the windows, repairing and replacing portions of the roof, repairing portions of the exterior walls, repairing and modifying the front porch, replacing exterior doors, and other activities that are exempt or approved administratively (Exhibit B: Application). New construction includes adding a deck and adding an overhang to the rear door. The only proposed site change is adding an air-conditioning condensing unit.

The Historic Preservation Commission makes the final decision on the Certificate of Appropriateness, subject to any appeal. Based on an analysis of the COA criteria, staff recommends that the Commission grant a Certificate of Appropriateness in this case.

Background

On July 19, 2004, the Urbana City Council designated Buena Vista Court as a local historic district (Ordinance No. 2004-07-082), and included all eight homes on Buena Vista Court, numbered 1 through 8. Section XII-6 of the Urbana Zoning Ordinance requires a COA for any alteration that affects the exterior architectural appearance of locally designated landmarks. Table XII-1 specifies that making roof repairs, building additions or changes, and other exterior repairs; changing windows; and installing air conditioning condensers requires a COA.

Description of the Proposed Changes

As shown on the attached plans, the project would include the following features, which are classified by the level of review required by the Zoning Ordinance.

Exempt Undertakings require no Certificate of Appropriateness (COA). They are presented here to provide a complete account of the work being proposed. They should not be considered by the Historic Preservation Commission (HPC) when making a final decision on whether or not to issue a COA..

Painting previously-painted surfaces: After the exterior walls are repaired, the house would be painted.

Interior renovations: Many of the interior walls would be renovated by removing the deteriorated finish wall, furring them out, insulating, and finishing. Ceilings and floors would be repaired or replaced as necessary. A new water heater, and HVAC appliances would be installed.

Minor Works do not require HPC approval for a COA; they are reviewed administratively. They are presented here to provide a complete account of the work being proposed. They should not be considered by the Historic Preservation Commission (HPC) when making a final decision on whether or not to issue a COA.

Roof Cladding, using Like Materials: The EPDM¹ roof membrane is deteriorated and leaking and must be replaced, as well as areas of sheathing and rafters which have been damaged due to water infiltration. The existing scupper and roof drainage pattern would be maintained. A COA was approved administratively for this repair work by HPC Chair Alice Novak and Acting Zoning Administrator Kevin Garcia on December 10, 2019.

All other exterior building maintenance and repairs: Many sections of the stucco layer are damaged or missing. The underlying structure appears to generally be in good condition. All masonry and stucco would be repaired and the unique stucco pattern would be restored. Any structural defects found would be repaired to minimize deviation from the original appearance. The existing metal window grilles would remain.

Doors: The two non-original service doors and their frames are deteriorated and would be replaced with similarly-patterned doors. Door frames would be re-used, if possible

Air Conditioner Condenser: A new air conditioner condenser is proposed on the north side of the house.

Major Works require review by the HPC. The final decision regarding a COA for the project must be made based upon whether or not the proposal meets the requirements for Major Works.

Windows: The applicant proposes installing new Pella *Impervia* vinyl or fiberglass casement windows. The new windows would replicate the original nine-lite pane design. One kitchen window would be two inches shorter than the original to accommodate interior renovations. One basement window would be replaced with an egress window for safety; it would not be visible from the courtyard or to the public. City staff recommended to the applicant to investigate restoration costs for the original windows, and for wood-sashed replacement windows.

Porches, decks, and attached steps: The front porch is in poor condition, especially the roof and the west wall. The proposed renovations include replacing the existing asphalt-shingled roof with a metal standing-seam roof of slightly larger dimensions (for protection from future water infiltration), with a slightly-increased slope (for better drainage), beadboard ceiling and exposed rafters. The deteriorated stucco-covered block columns and wood roof beams would be replaced with cedar beams with decorative bracing and strapping. According to the applicant, this construction method is consistent with the Spanish Colonial Revival Style, and is a better construction method than the original, which eventually led to water infiltration and significant damage. The south and east brick walls would be repaired. The west wall would be reconstructed and would include two steps down to a new wood deck, approximately the same dimensions as the porch (7' deep by 15'6" wide).

¹ Ethylene propylene diene monomer (EPDM), an extremely durable synthetic rubber used for roofing membranes, especially for flat and low-sloped roofs.

Roofs, including roof lines and materials: A new roof overhang is proposed over the rear service door, approximately three-feet deep by four-feet wide, to protect the doorway from water infiltration. It would mirror the front door roof, with a metal standing-seam covering, beadboard ceiling, and exposed rafters.

History and Architecture

#2 Buena Vista Court was constructed in 1926 in the Spanish Colonial Revival Style. The house retains its original stylistic characteristics, including the prominently-scalloped roof outlines, stuccoed exterior walls, and iron window grilles (Exhibit C: Site Photos). Due to the private courtyard configuration of the bungalow development, the house is mostly hidden from public view along Elm Street and is not visible from Springfield Avenue. There is no record of significant exterior changes being made to the house. Originally owned by the Carpenter family, the house has had seven owners. The most recent resident, Nancy Wehling, purchased it in 1988 and recently sold it to a property management company, who sold it to the applicant. It appears that the house has been in consistent use as a residence. Although it was recently occupied, the house has not been well-maintained: water infiltration has significantly damaged the roof and porch.

Discussion

As shown in the attached plans and elevations, described in the application, and detailed above, two significant changes are being proposed to the building itself: replacing the original wood casement windows, and replacing the porch columns and roof supports with cedar beams. Other existing architectural features would be restored or otherwise preserved. Other changes being proposed for the building are the addition of a front deck and the addition of a rear door overhang.

The windows would remain the same size and casement-style, and would replicate the nine-lite design of the originals. The porch design would remain generally intact, replacing the stuccoed columns and roof supports with cedar beams, and the asphalt shingle roof with a slightly larger metal roof. Although original house designs were not available, it appears that the original porch style for at least several of the Buena Vista Court bungalows was open to the elements. Later residents have modified porches in by either fully enclosing or screening them. The new proposed deck would be mostly obscured from view of the courtyard residents due to its location west of the front porch. The new rear door overhang would not be visible from the courtyard.

Requirements for a Certificate of Appropriateness

According to Section XII-6.C of the Urbana Zoning Ordinance, the Historic Preservation Commission should consider the following criteria in making its determination to approve or deny a Certificate of Appropriateness:

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

Staff Analysis: Most of the original qualities and character of the building would be maintained. One significant change would be replacing the original wood-sash, nine-lite casement windows with new windows replicating the nine-lite design, and the exchange of one of the basement windows with an egress window. Another significant change would be replacing the porch's stuccoed block columns and wood roof supports with cedar beams with decorative metal strapping. The exterior walls' unique stucco pattern would be restored, and the metal window grilles would be retained.

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

Staff Analysis: Other than adding the deck and the rear door overhang – both obscured by the house’s orientation – the overall building configuration, construction, and style of the property would be maintained. The front porch columns and roof supports would be changed from stuccoed block and wood to cedar beams, and the original wood windows would be replaced with vinyl or fiberglass windows. The brick trim and metal window grilles would not be altered.

3. Recognize each property as a physical record of its time, place, and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.

Staff Analysis: The proposed porch repair would replace the stucco-covered columns and beams with cedar beams. While the proposal is consistent with the Spanish Colonial Revival style, the most historically-appropriate treatment would be to replace the deteriorated porch columns in kind with new materials.

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

Staff Analysis: No historically-significant changes appear to have been made to the property.

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

Staff Analysis: The original wood casement windows would be replaced with vinyl or fiberglass windows of a similar casement, nine-lite design. The porch’s stucco-covered columns and roof supports would be replaced with cedar beams. The exterior walls’ stucco pattern, brick accent trim and the metal window grilles would be preserved.

6. Deteriorated historic features. Repair rather than replace deteriorated historic features. Where the severity of deterioration requires replacement of a distinctive feature, the new feature would match the old in design, color, texture, and, where possible, materials. Replacement of missing features must be substantiated by documentary and physical evidence.

Staff Analysis: Many of the historic architectural features would be repaired or restored, including the uniquely-patterned stucco. It appears that at least some of the original windows could be repaired, so their replacement is not recommended. If some of the windows are beyond repair and must be replaced, the proposed vinyl or fiberglass windows are acceptable, as they are casement style and match the nine-lite pane design (wood replacements would be more appropriate). The stucco-covered porch columns and roof supports are in very poor condition and need to be replaced. Rebuilt columns of the same size and mass, faced in stucco, would be an appropriate repair.

7. Treatment methods. Use the gentlest means possible when using chemical or physical treatments. Do not use treatments that cause damage to historic materials.

Staff Analysis: The applicant has contracted an experience mason who is repairing the inside masonry and will repair or restore the outside masonry. Existing damage to the exterior wall coating is extensive in some areas and light in other areas. Repair methods have not been determined at this time.

8. Archaeology. Protect and preserve archeological resources in place. If such resources must be disturbed, mitigation measures should be undertaken.

Staff Analysis: No evidence exists of archeological resources on the site.

9. New construction. With new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property.

Staff Analysis: The proposed wood deck would be obscured from courtyard or public view, and would balance the original front porch in size and spatial orientation. The proposed rear door overhang would be hidden from view and reflect the front porch overhang in style and construction.

Overall, staff believes that this proposal meets most of the requirements for a Certificate of Appropriateness, with the following exceptions: if the original windows are beyond repair, it would be preferable for the replacement windows to be made of wood, rather than vinyl or fiberglass as proposed; and, it would be preferable for the porch columns to be repaired or replaced in kind and stuccoed to match the original character of the building.

In addition to meeting the necessary requirements for a COA, this proposal would restore the character-defining elements that make the Buena Vista Court bungalows Urbana historic landmarks: uniquely-patterned and -colored stucco exteriors, scalloped and brick-trimmed parapets, and quaint and functional front porches. The restoration of this house would allow it to become, once again, a lovely home in this historic courtyard community.

Options

The Historic Preservation Commission has the following options in this case:

1. Grant the requested Certificate of Appropriateness.
2. Grant the requested Certificate of Appropriateness, subject to certain conditions.
3. Deny the requested Certificate of Appropriateness. If the Commission finds the application is inconsistent with the criteria and denies the application, the Commission should provide the reasons for denial and may recommend to the applicant ways to comply with the criteria.

Should the Historic Preservation Commission choose to deny this application, the petitioner would have three options: (1) in case of a denial accompanied by a recommendation, amend the application, (2) apply for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible, or (3) appeal to City Council within 15 days of the notice (Articles XII-6.D through XII-6.E of the Urbana Zoning Ordinance).

Staff Recommendation

Based on the findings outlined herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Historic Preservation Commission **APPROVE** a Certificate of Appropriateness to allow the work described herein, 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.

Attachments: Exhibit A: Location Map
 Exhibit B: Application
 Exhibit C: Site Photos

cc: Andrew Fell, Applicant

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: 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: 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: 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: 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: 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: 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: Application

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 B: 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: 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: 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: 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: 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: 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: 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 ENRTY COVERING
6. COLOR SCHEME

Exhibit B: 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.

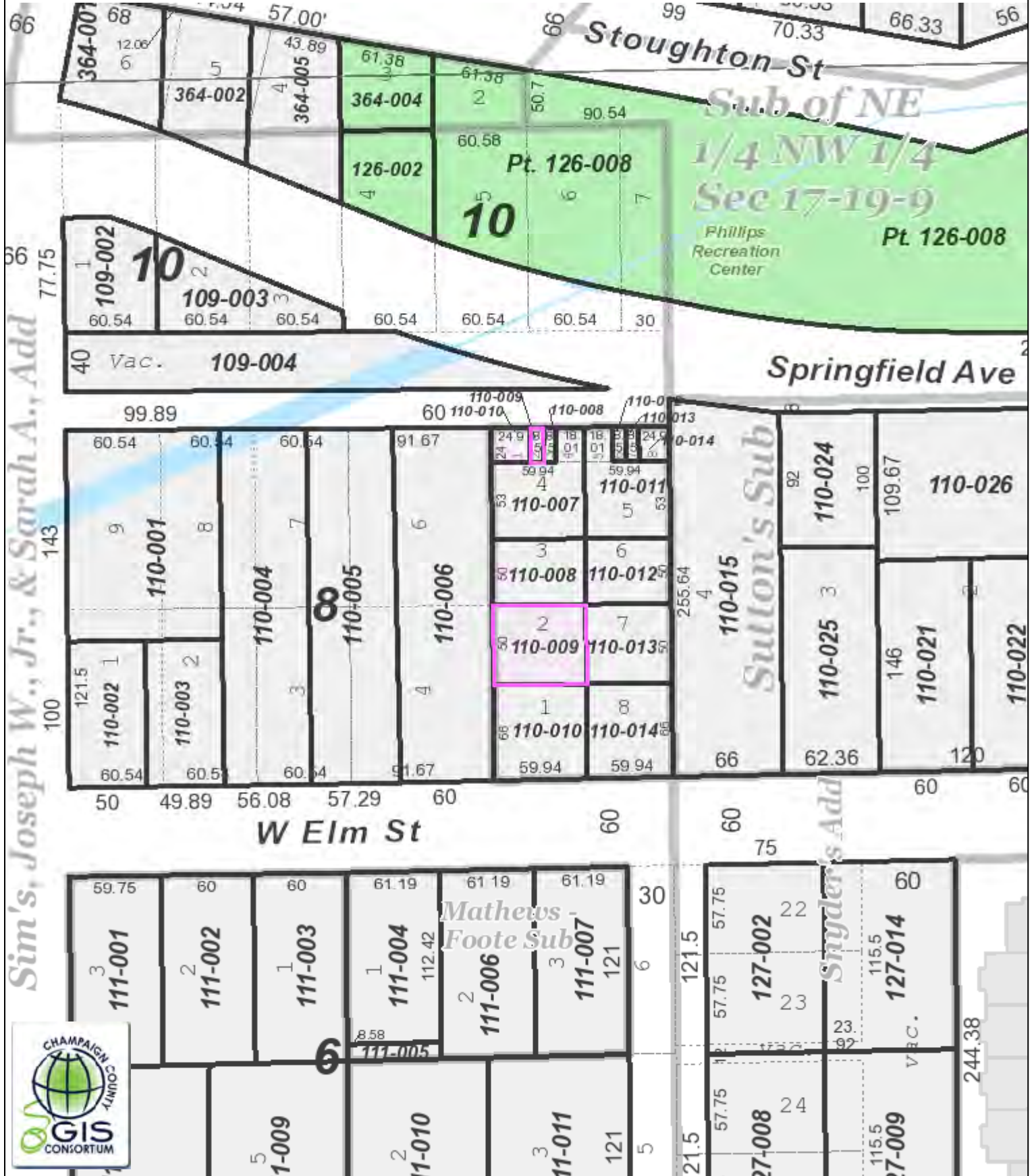
60

Feet



Exhibit B: Application

GIS Webmap Public Interface Champaign County, Illinois



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60

Feet from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.



Exhibit B: 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

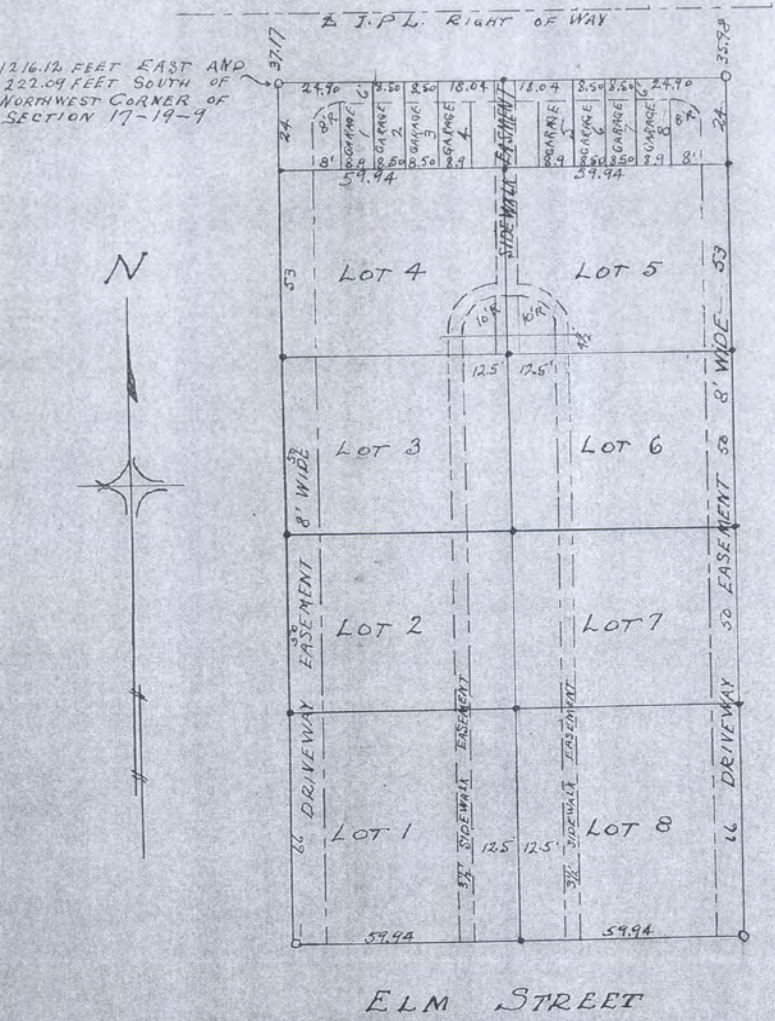


Exhibit B: Application

BUENA VISTA

REMODEL

2 BUENA VISTA COURT
URBANA, ILLINOIS 61801

CODE REVIEW

CODES AND STANDARDS W/ CITY OF URBANA AMENDMENTS
 2009 INTERNATIONAL RESIDENTIAL CODE
 2009 ILLINOIS ENERGY CONSERVATION CODE
 2009 INTERNATIONAL MECHANICAL CODE
 2009 ILLINOIS STATE PLUMBING CODE
 2009 INTERNATIONAL FIRE PREVENTION CODE
 STRUCTURAL DESIGN CRITERIA 15 PSF
 PRESTRESSING CRITERIA 15 PSF
 RESIDENTIAL OCCUPANCY 50 PSF
 STAIRS 100 PSF
 UNIFORM CODE 90 HP/L EXPOSURE C
 ILLINOIS STATE FIRE MARSHAL'S OFFICE
 DESIGN CATEGORY C
 ASSAULT SOIL BEARING CAPACITY = 1500 PSF

INSTALL REQUIRED INTERCONNECTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS. SEE PLAN FOR LOCATION.

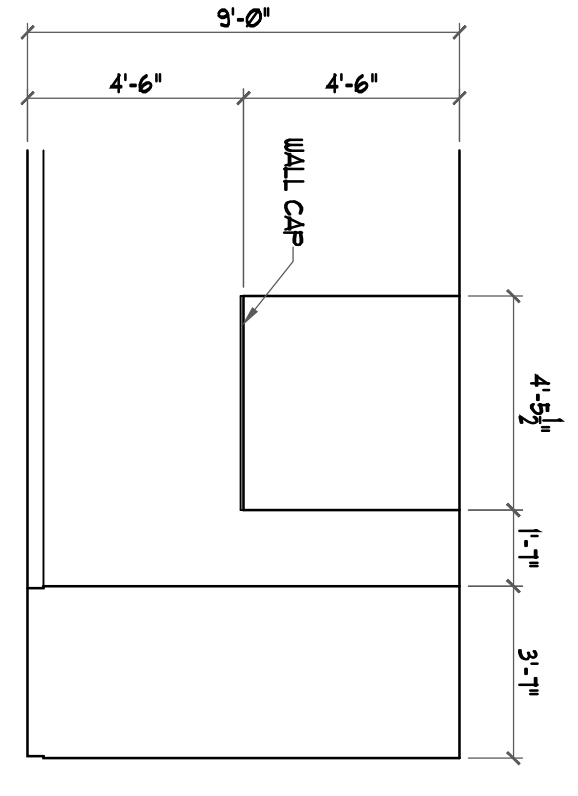
ZONING REVIEW

LOT ZONED R2 - SINGLE & TWO FAMILY RESIDENTIAL
 MINIMUM LOT SIZE - 6300 SQ FT
 MINIMUM FRONT YARD SETBACK - 5 FT
 ACTUAL LOT SIZE : 5371 SQ FT (NO CHANGE)
 SETBACKS:
 FRONT : 5'
 SIDE : 5'
 REAR : 5'
 NO CHANGE TO BUILDING HEIGHT OR AREA
 NOTE: PROPERTY IS LOCATED WITHIN THE BUENA VISTA COURT HISTORIC DISTRICT.

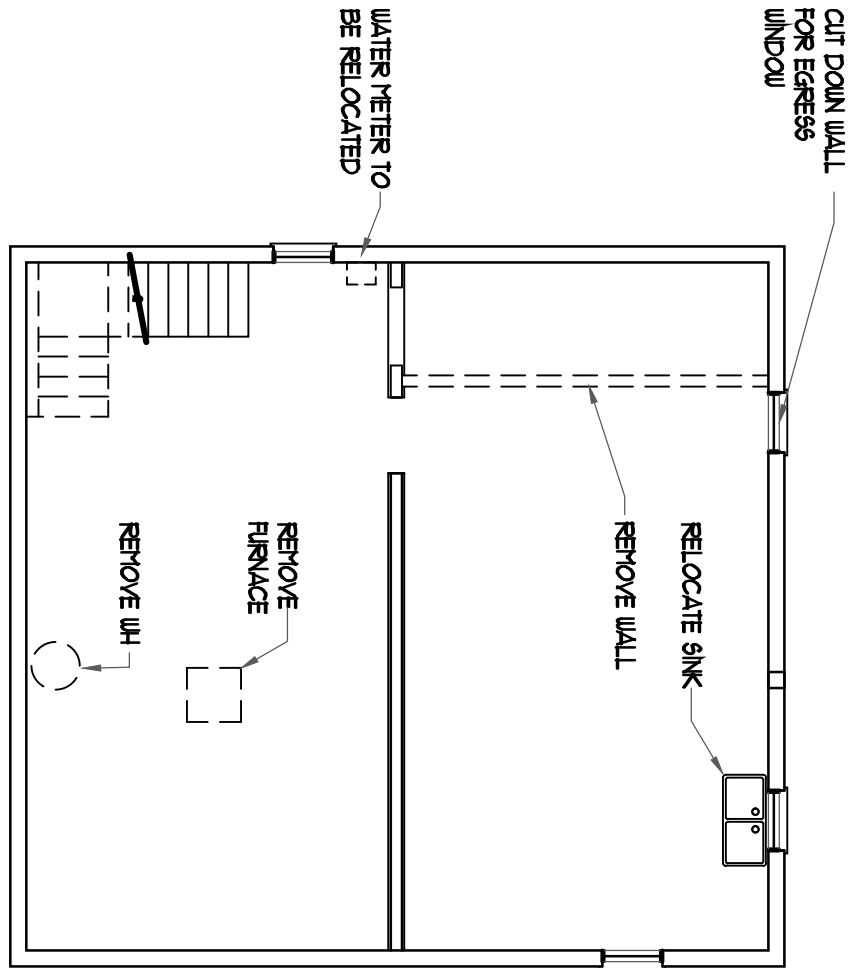
FOR PERMIT:
2019-DEC-02

ANDREW FELL
 ARCHITECTURE AND DESIGN
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 Champaign, Illinois 61820
 phone: 217.363.2890
 email: andrewfell@ccomcast.net

LIVING ROOM WALL ELEVATION

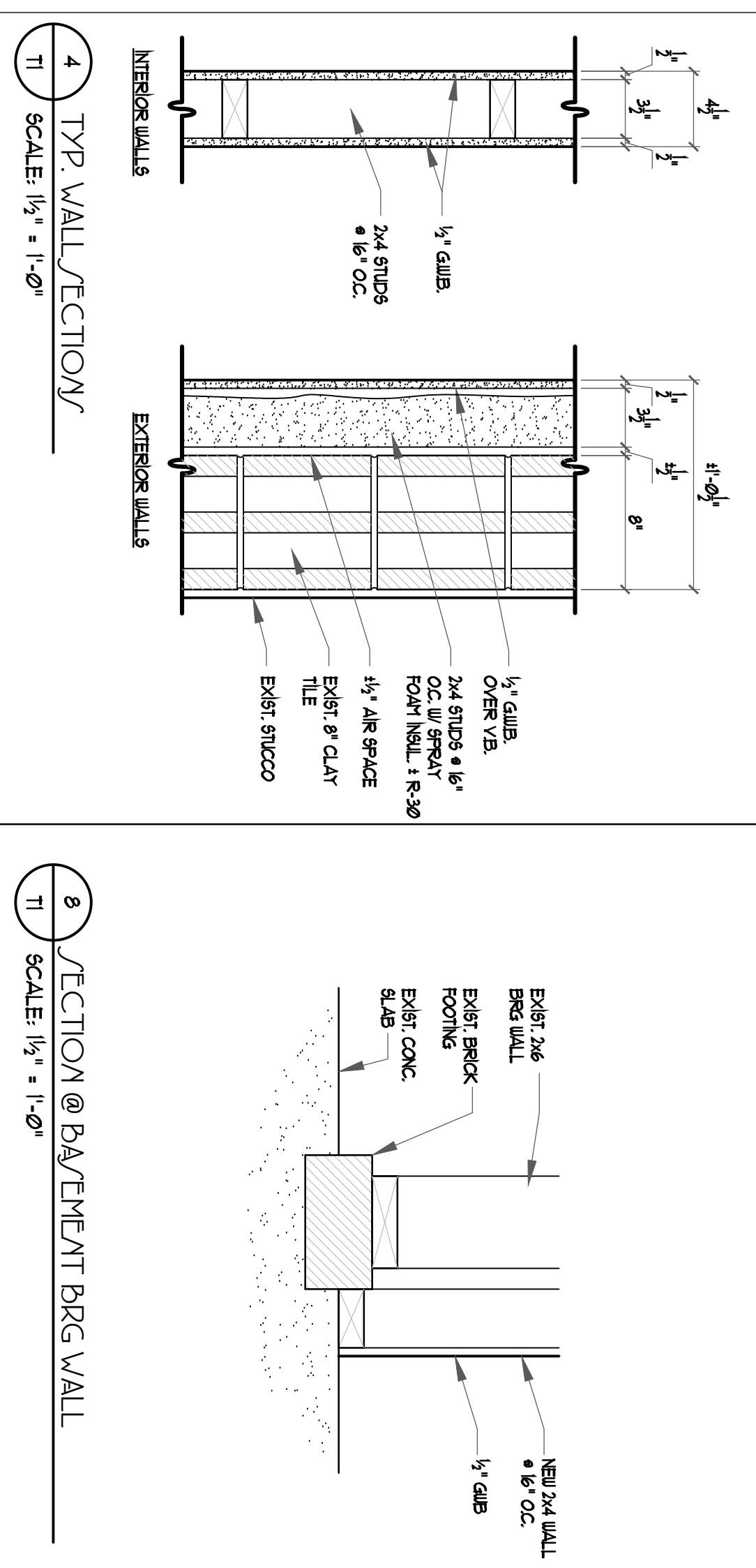
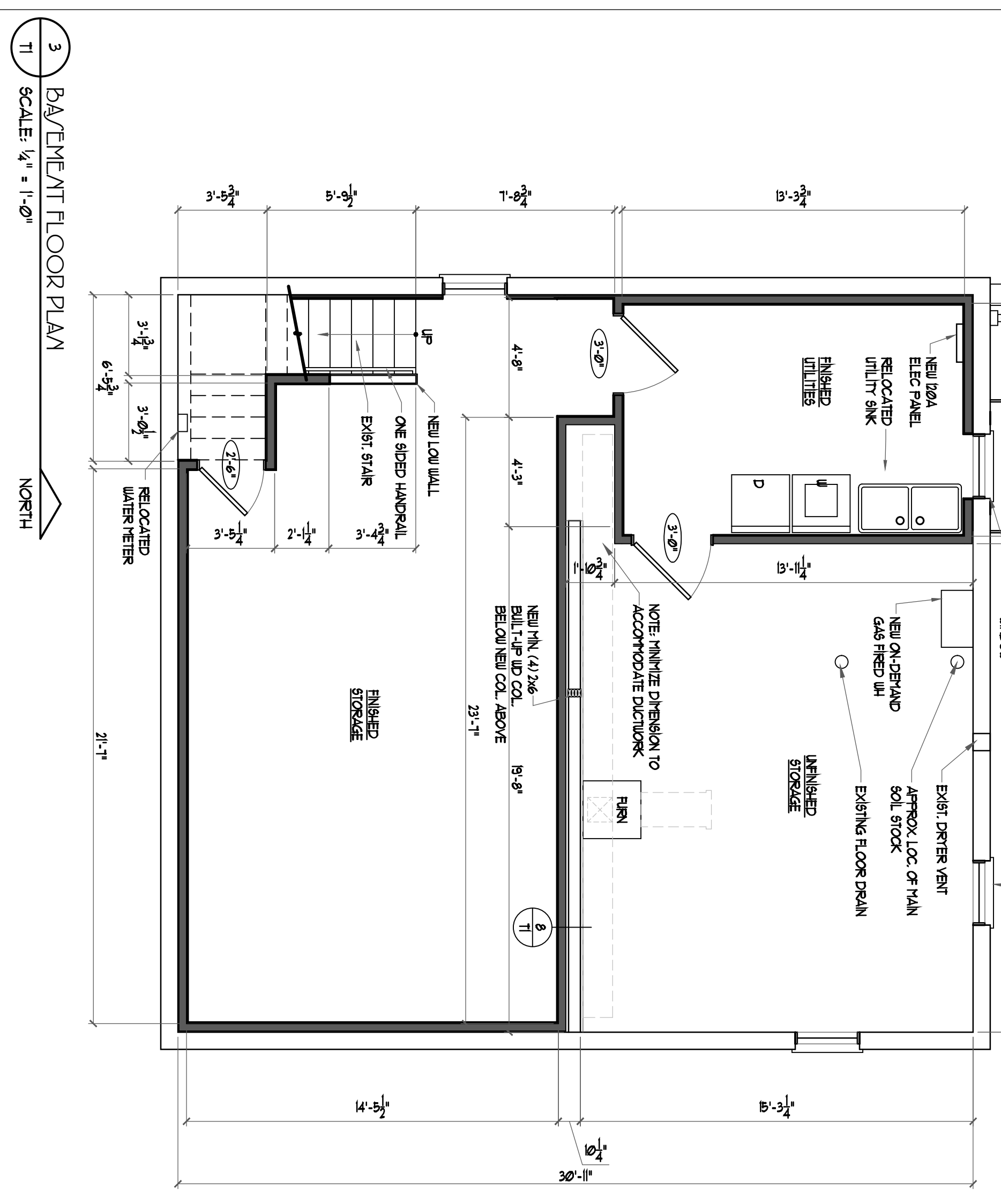
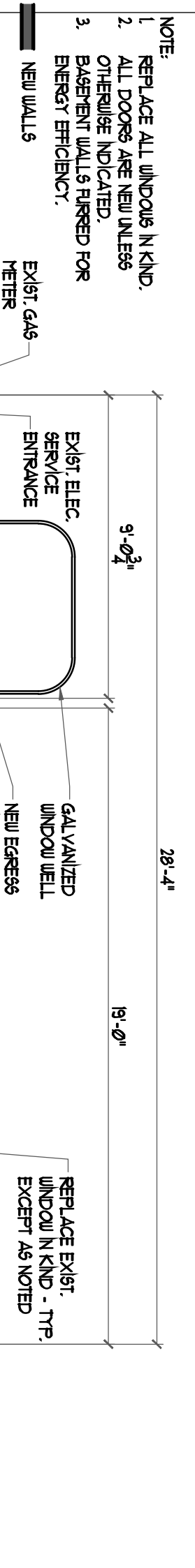


BAYMENT DEMO PLAN

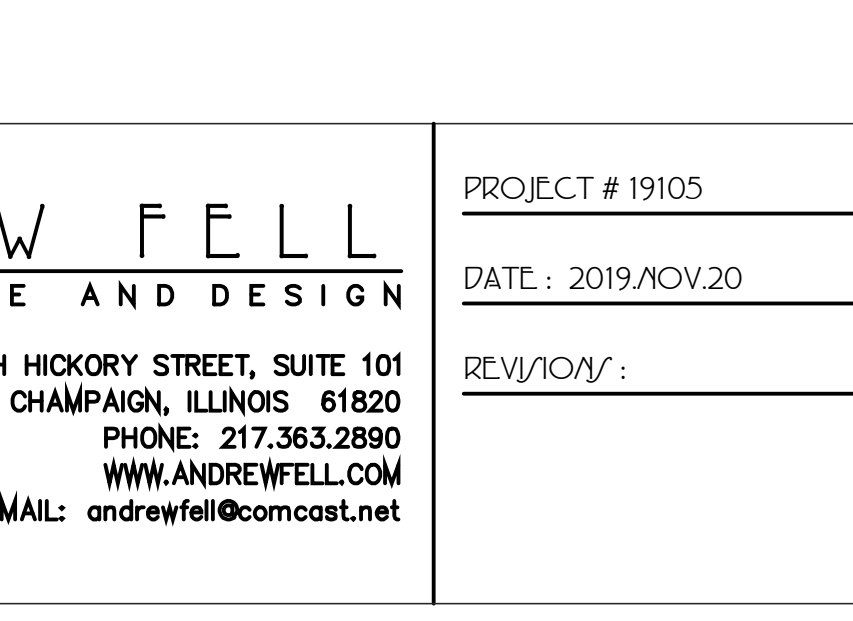


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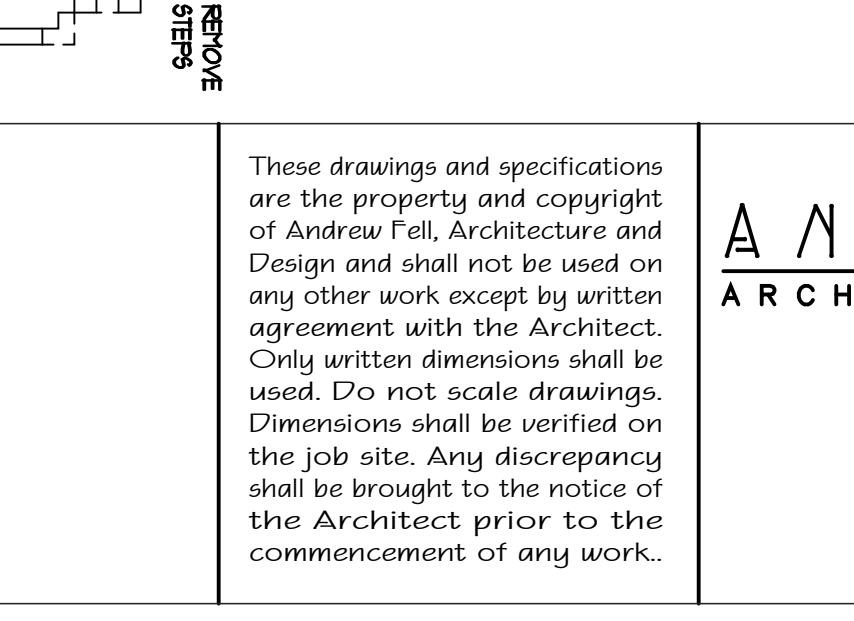
PROJECT # 19105
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ROOF PLAN



BACK DOOR ROOF DETAIL



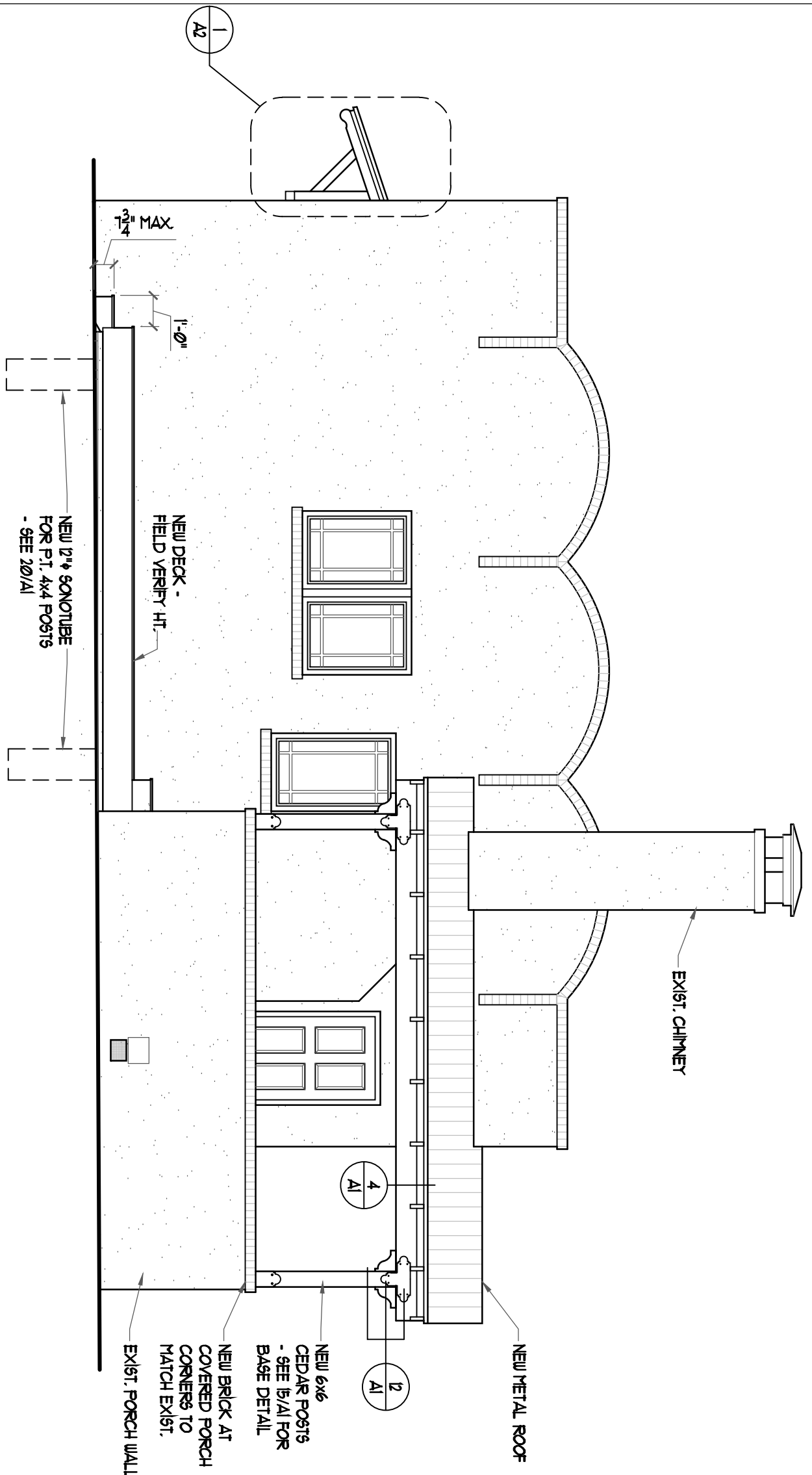
BUENA VISTA
 REMODEL
 2 BUENA VISTA COURT
 URBANA, ILLINOIS

T1

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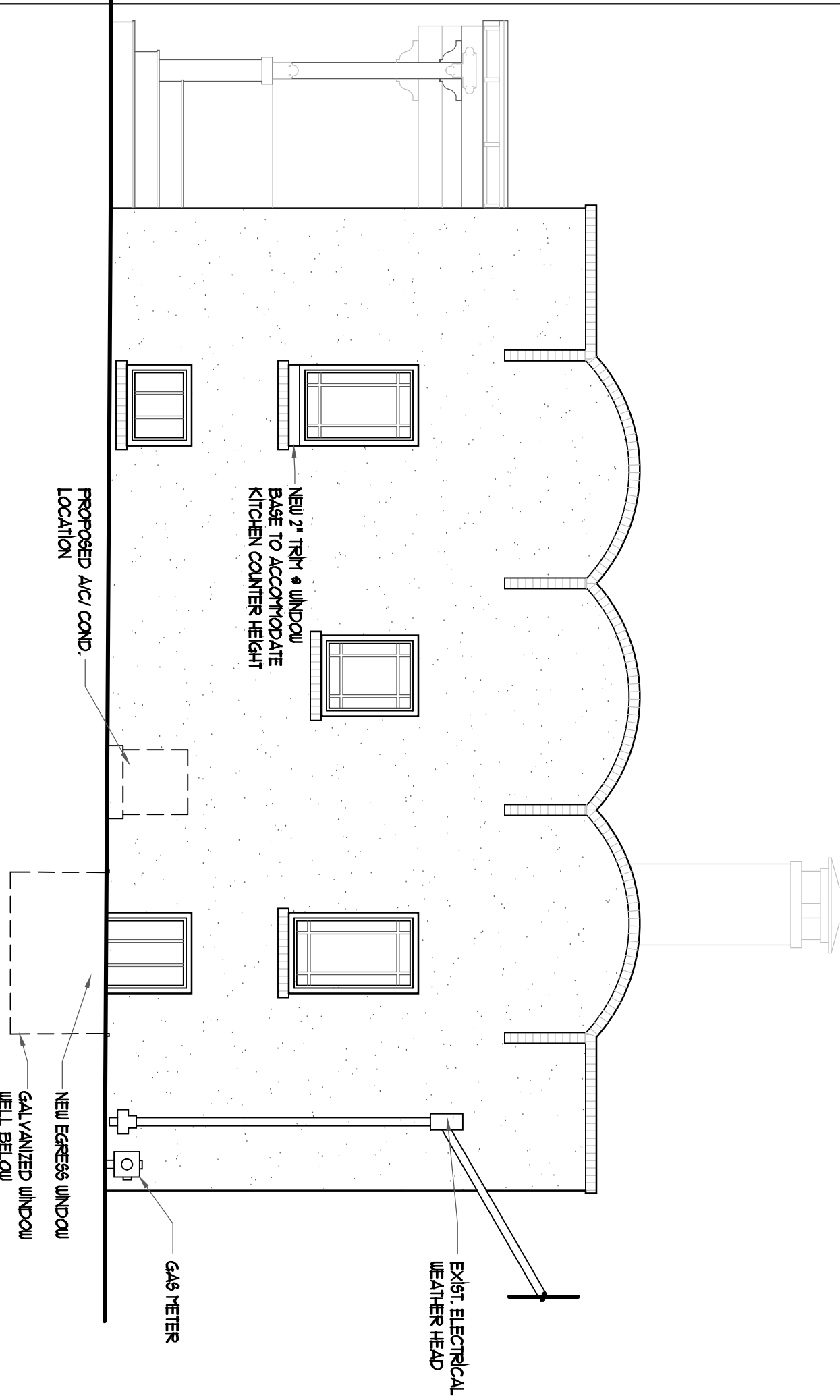
Exhibit B: Application

- NOTES:
1. PATCH & REPAIR ALL DAMAGED PLASTER & LIN. REFERENCE ALL WINDOWS N.K.N.D.
2. REFERENCE ALL WINDOWS N.K.N.D.



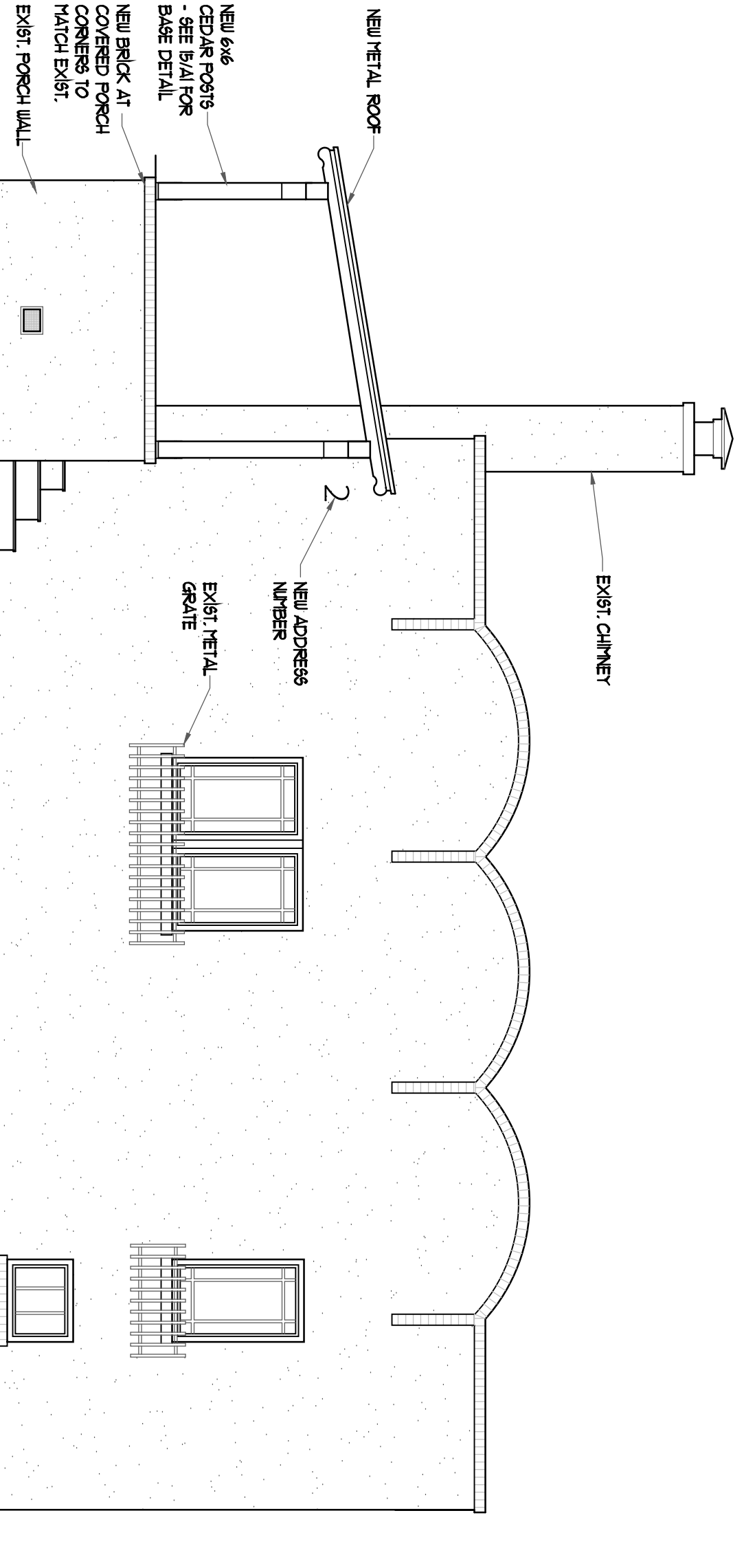
2 SOUTH ELEVATION
AI SCALE: 1/4" = 1'-0"

- NOTES:
1. PATCH & REPAIR ALL DAMAGED PLASTER & LIN. REFERENCE ALL WINDOWS N.K.N.D.
2. REFERENCE ALL WINDOWS N.K.N.D.



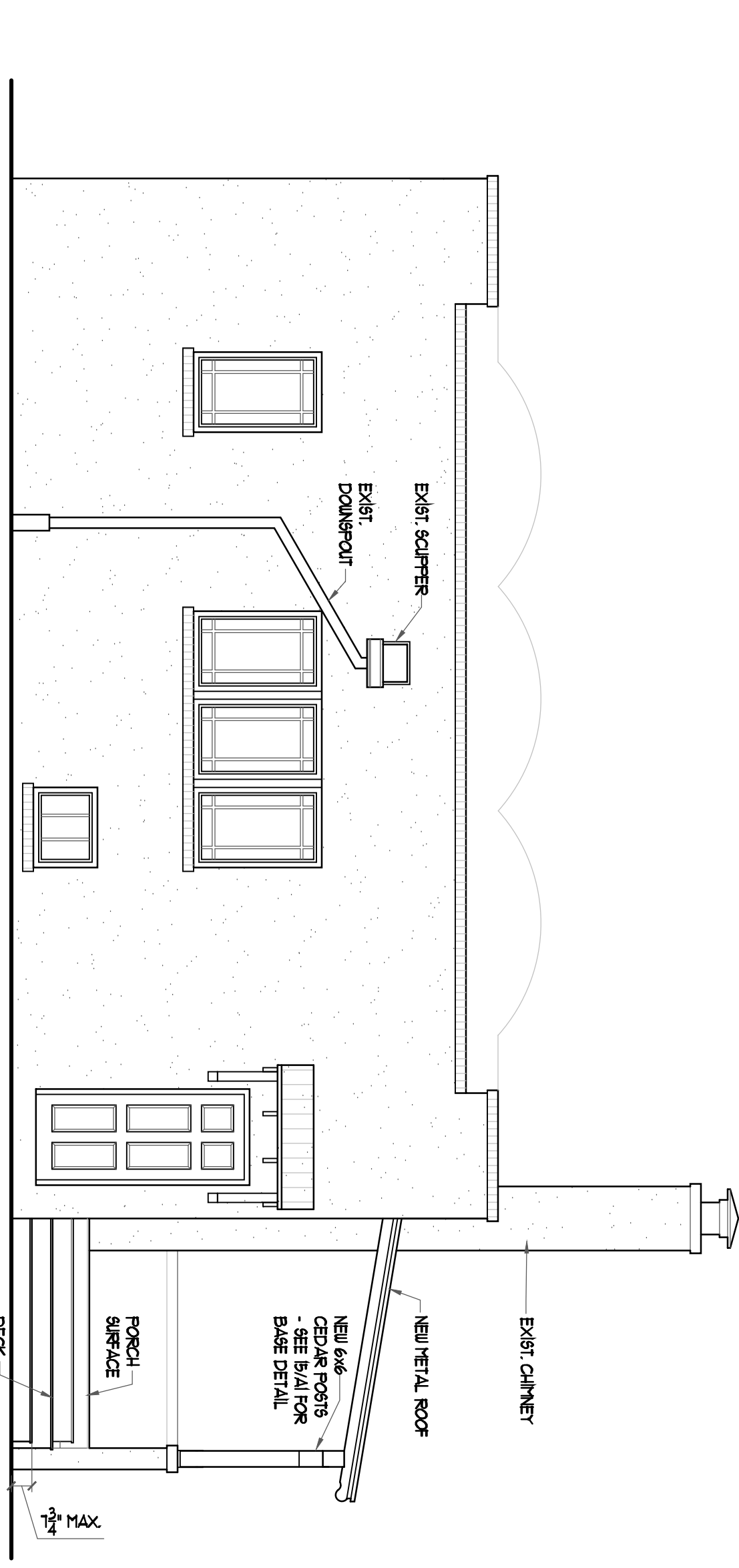
3 NORTH ELEVATION
AI SCALE: 1/4" = 1'-0"

- NOTES:
1. PATCH & REPAIR ALL DAMAGED PLASTER & LIN. REFERENCE ALL WINDOWS N.K.N.D.
2. REFERENCE ALL WINDOWS N.K.N.D.



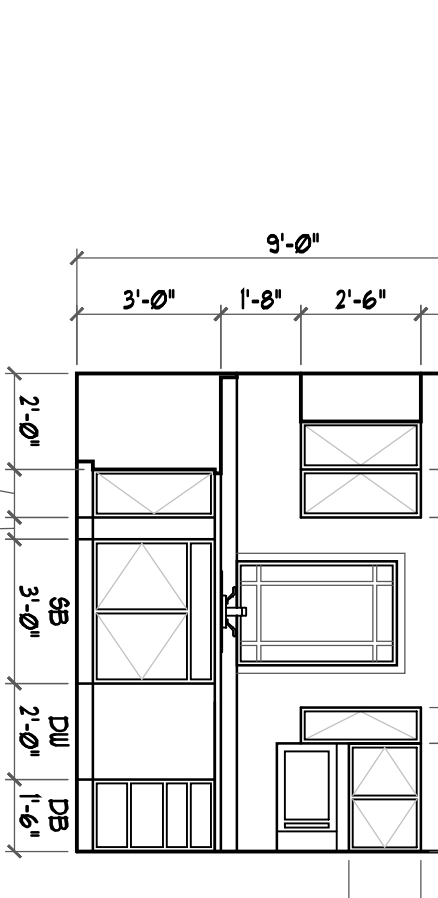
9 EAST ELEVATION
AI SCALE: 1/4" = 1'-0"

- NOTES:
1. PATCH & REPAIR ALL DAMAGED PLASTER & LIN. REFERENCE ALL WINDOWS N.K.N.D.
2. REFERENCE ALL WINDOWS N.K.N.D.



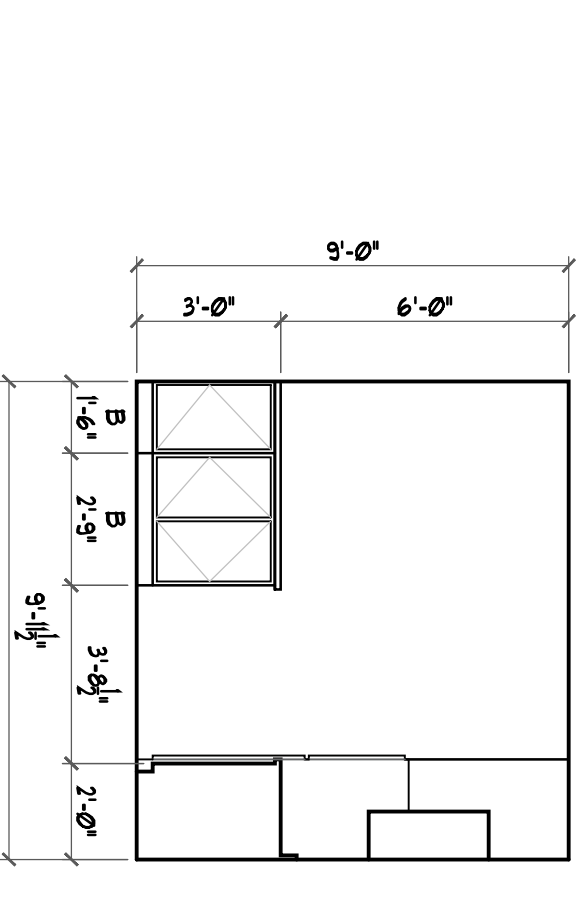
11 WEST ELEVATION
AI SCALE: 1/4" = 1'-0"

- NOTES:
1. PATCH & REPAIR ALL DAMAGED PLASTER & LIN. REFERENCE ALL WINDOWS N.K.N.D.
2. REFERENCE ALL WINDOWS N.K.N.D.

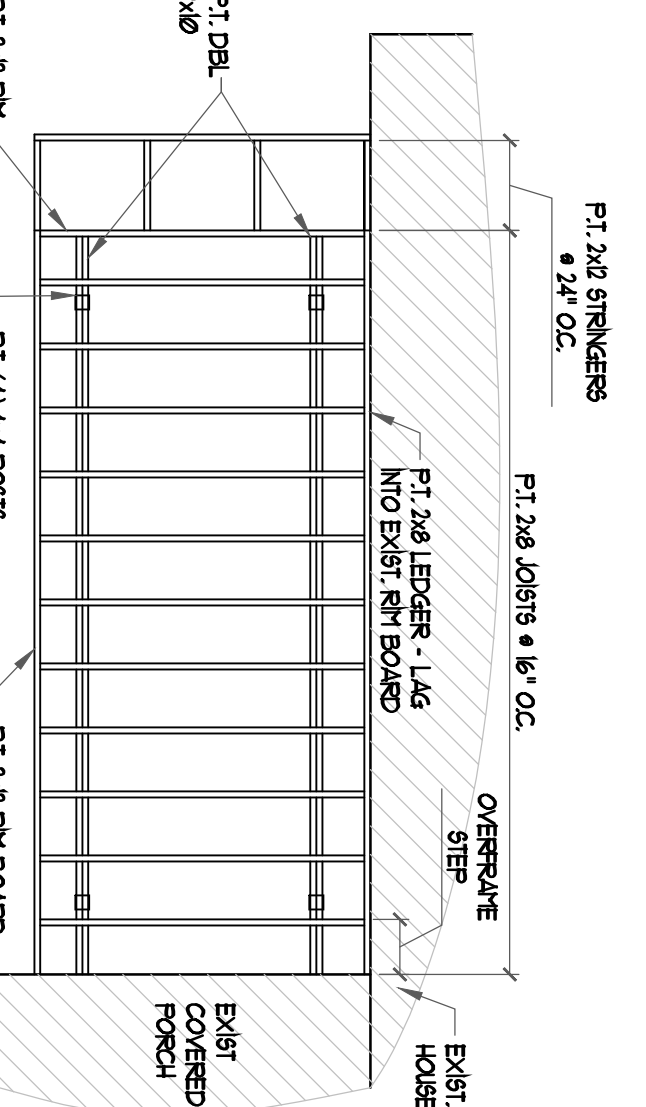


16 KITCHEN ELEVATION
AI SCALE: 1/4" = 1'-0"

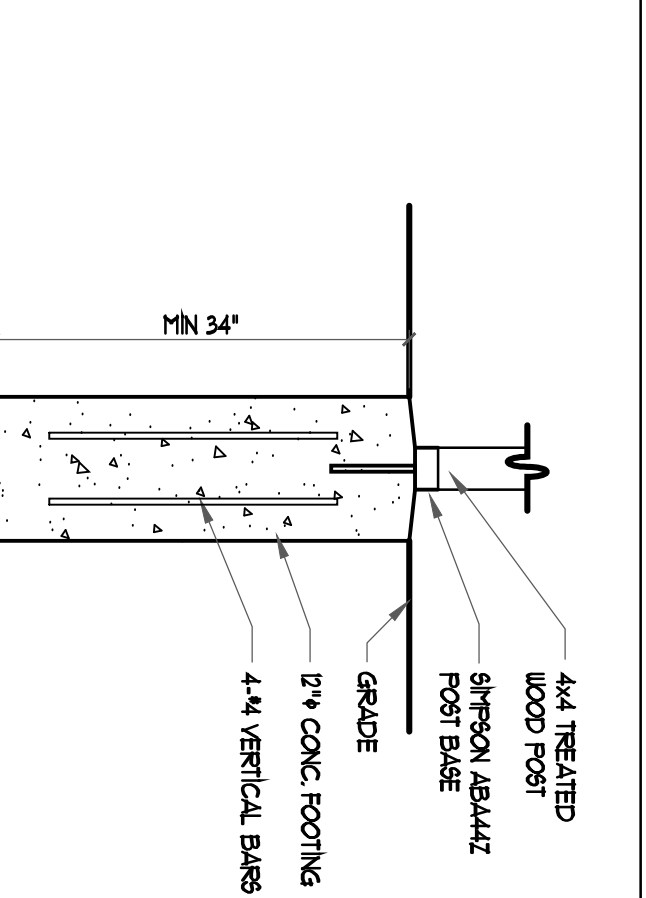
17 KITCHEN ELEVATION
AI SCALE: 1/4" = 1'-0"



18 KITCHEN ISLAND ELEVATION
AI SCALE: 1/4" = 1'-0"



19 DECK FRAMING PLAN
AI SCALE: 1/4" = 1'-0"



20 TYPICAL POST FOOTING AT DECK
AI SCALE: 3/4" = 1'-0"

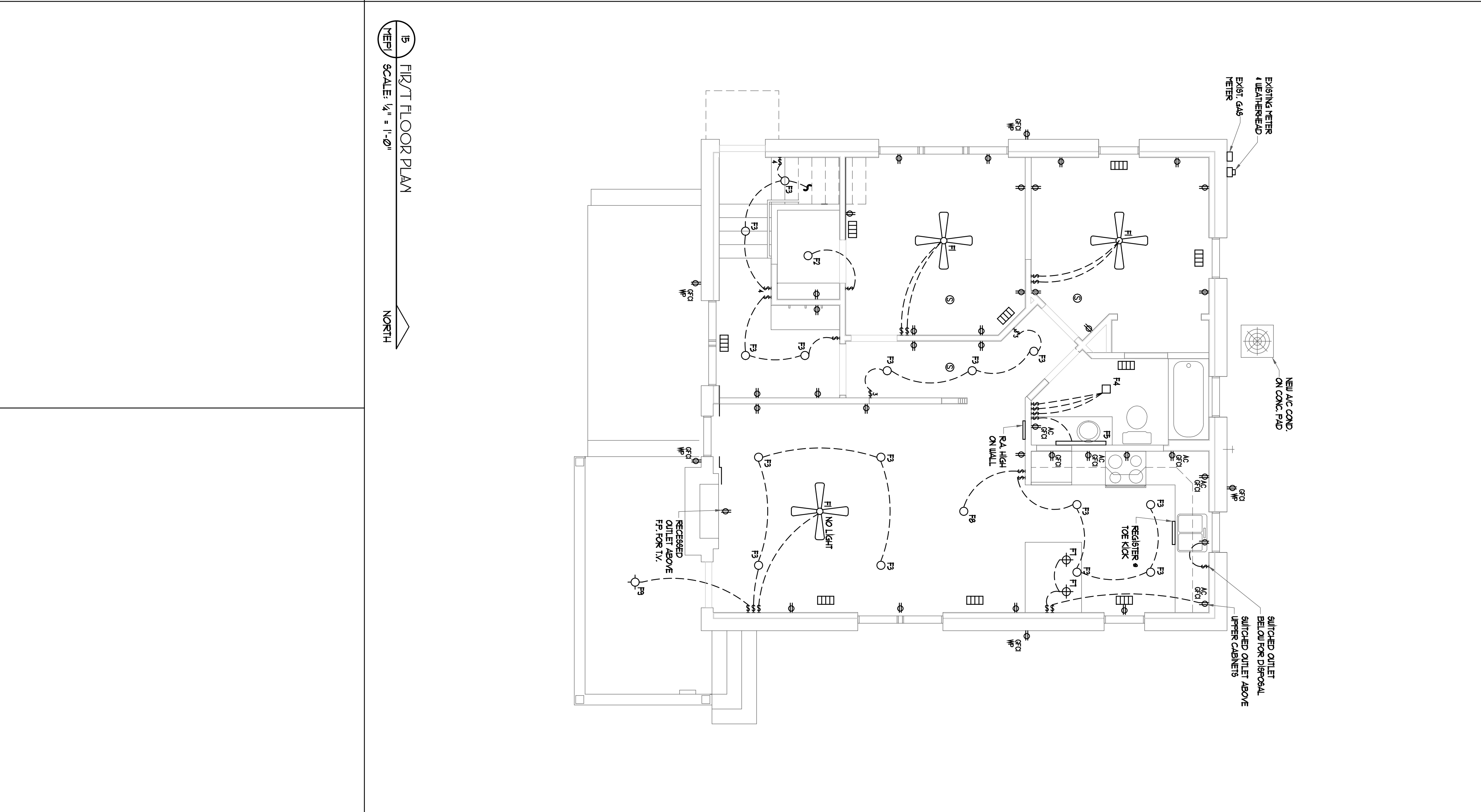
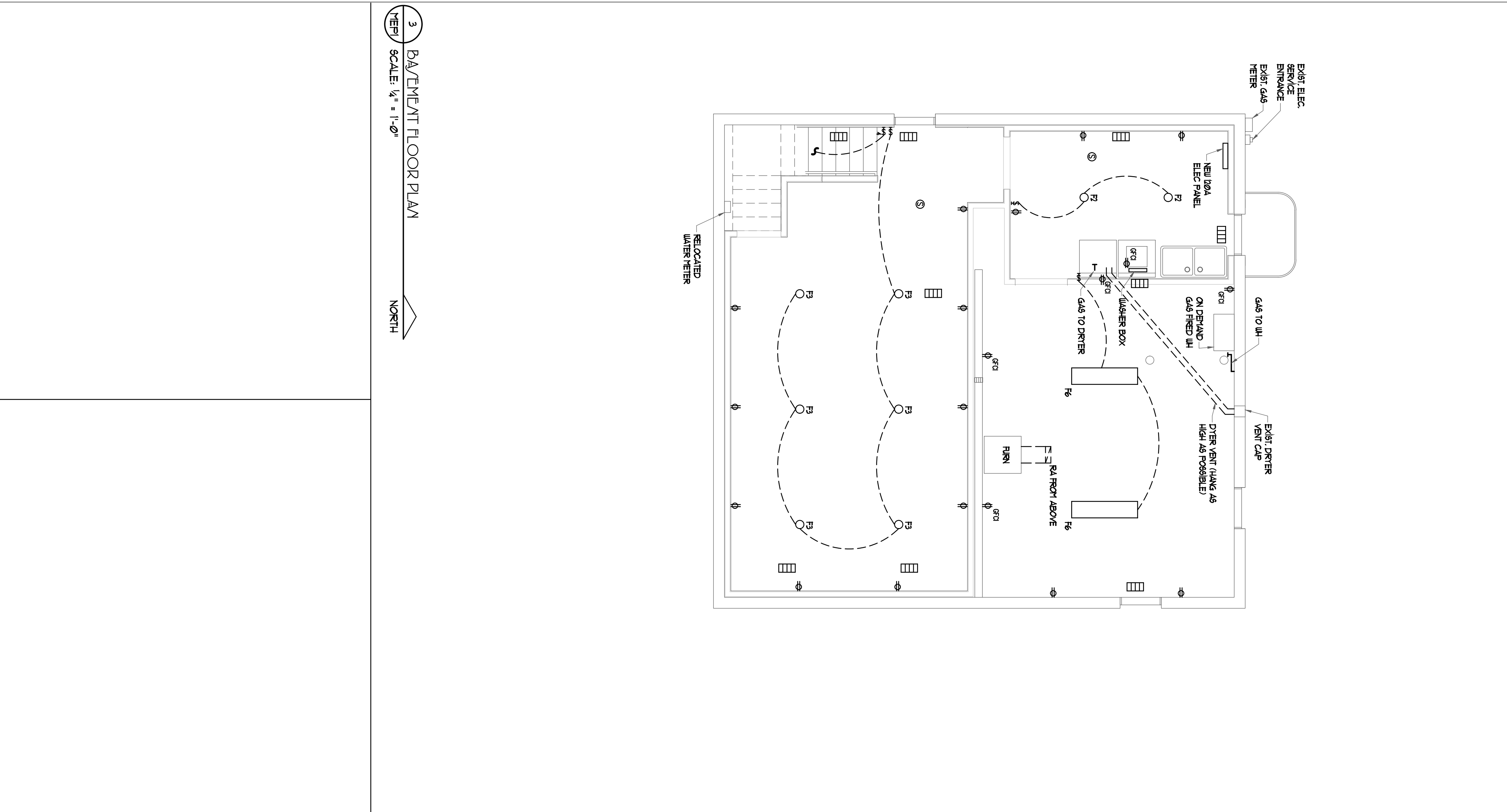
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PROJECT # 19105
DATE: 2019.NOV.20
REV/NO/NT:

BUENA VISTA
REMODEL
2 BUENA VISTA COURT
URBANA, ILLINOIS

Exhibit B: Application



- | | |
|-------------------------|---|
| EXHIBIT SCHEDULE | |
| F1 | CEILING FAN / LIGHT - SWITCH |
| F2 | SEPARATELY CONTROLLED LED DOWN LIGHT |
| F3 | BATH FAN / LIGHT |
| F4 | BATH FAN / LIGHT W/ NIGHT LIGHT - SEPARATELY CONTROLLED |
| F5 | BATHROOM VANITY LIGHT FIXTURE |
| F6 | KITCHEN FLOOR RECESSED, SINGLE LAMP |
| F7 | CEILING FLOORED CHAIR |
| F8 | DINING ROOM CHANDELIER FIXTURE |
| F9 | WEATHERPROOF EXTERIOR RECESSED CAN LIGHT |
-
- | | |
|------|--|
| 3 | SINGLE POLE SWITCH - 120V 1W & 4P AFF. |
| 3/4 | THREE WAY SWITCH - 120V 1W & 4P AFF. |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER OUTLET |
| ⊖ | DUPLEX OUTLET |
| AC ⊖ | ABOVE COUNTER OUTLET |
| ⊖ | WEATHERPROOF OUTLET |
| ⊖ | SUPPLY RESISTOR |
| ⊖ | COMBINATION SMOKE / CARBON MONOXIDE DETECTOR |

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MEP1

DATE

Exhibit B: Application



Exhibit B: Application



Exhibit B: Application



Exhibit B: Application



Exhibit C: Site Photos



South and east sides



West side



North and west sides



North and east sides

Exhibit C: Site Photos



Southeast side (c. 2007)



East side (c. 2011)



Northeast side (c. 2011)



Interior: windows and block wall (A. Fell)