



## 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, 2019

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

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### **Introduction**

The Jakobssons have submitted an application for a Certificate of Appropriateness (COA) at 803 West Main Street, a contributing property in the West Main Street Historic District (Exhibit A). The COA would permit the replacement of an existing deck with an enclosed sunroom and the construction of a larger deck around the new sunroom (Exhibit B). The proposed deck and sunroom will provide additional living space for year-round enjoyment of the back yard.

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 November 5, 2007, the Urbana City Council designated a section of West Main Street as a local historic district (Ordinance No. 2007-10-119), comprised of fourteen houses along the north and south sides of West Main Street. Section XII-6 of the Urbana Zoning Ordinance requires a COA for any alteration that affects the exterior architectural appearance of locally-designated landmarks and buildings in local landmark districts. Table XII-1 specifies that adding porches or decks requires a COA.

### **Description of the Proposed Changes**

The proposed porch and deck qualifies as a “Major Work” and requires review by the Historic Preservation Commission (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.

The existing wood deck is 19’10” deep (east-west) by 14’6” wide (north-south). It is built off of the kitchen and has steps leading down to the north side of the back yard (Exhibit B: Site Plan Sheet S1). This deck would be removed, and a new enclosed sunroom would be built in its place, extending out from the kitchen (Exhibit B: Site Plan Sheet S2). The sunroom would be slightly smaller than the existing deck, 18’ deep by 14’ wide. It would have a new wraparound deck, with an overall footprint of 28’ deep by 26’6” wide. The deck would have steps down into the north and south sides of the back yard. The construction and materials of the addition are designed to match the existing house: roof slope and materials; wall siding colors, materials, and

patterns.<sup>1</sup> The majority of the sunroom's wall area would be doors and double-sashed, seven-lite windows which match those of the house: these will carry the eye's sight line along the existing window line of the house and around the new sunroom (Exhibit B: Renderings).

## **History and Architecture**

803 West Main Street was constructed in 1904 in the Swiss Revival Style. A prominent feature of the house's façade is the false half-timber detailing consisting of wood bands raised from the wall surface, with stucco infill (Exhibit C). The remaining (non-false-half-timbered) parts of the façade are clad with wood shingles. The house has a low-pitched, hipped roof with asphalt shingles. The overall form of the house is rectangular with a symmetrical main façade. The house has wide, squat, double-hung windows with decorative false-half-timber lintels. The main entrance to the house has an ornamental entry porch with decorative porch brackets supporting the porch roof. There is a large side porch with large square posts and stick brackets supporting the porch roof. The trees and other landscaping were installed by the original owners, from whom the applicants purchased the house in 1979.

## **Discussion**

As shown in the attached plans and elevations, described in the application, and detailed above, no changes are proposed to the original house itself. The proposed sunroom along the west side of the house will change the perceived outline of the house, providing balance to the existing porch on the east side of the house. The increased mass will remain compatible with neighboring houses. The sunroom's roof slope and materials will match the existing house, as will the walls' materials and colors: recent maintenance shows evidence of well-matched wood wall shingles. Doors and windows will also match, and carry sightlines seamlessly across the façade.

The existing deck is well obscured from views of neighbors and the general public by trees, shrubbery, and other landscaping, even in late fall and winter (Exhibit C). The proposed work will extend another 9' feet into the rear yard but still be almost 28' from the side property line and should not affect the neighbors.

## **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 will be maintained: painted trim; exterior stucco pattern; wood siding. The only exception is that an original window in the bathroom that would face the new sunroom is proposed to be replaced with a new window with frosted glass.

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:* The building's orientation to the property will remain unchanged and the original building footprint will be expanded by less than ten percent. No site features, spaces, or spatial relationships will be altered.

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<sup>1</sup>The stucco infills will be replicated with stucco-patterned HardiePanel®.

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:* No changes of this type are proposed.

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

*Staff Analysis:* No historically-significant changes 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 false half-timbering, stucco infill, wood shingling, and brickwork will 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 will match the old in design, color, texture, and, where possible, materials. Replacement of missing features must be substantiated by documentary and physical evidence.

*Staff Analysis:* No changes of this type are proposed.

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:* No treatments are proposed.

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 exterior sunroom and deck expansion will not affect the historic materials or features of the house or property. The west sunroom's mass will help balance that of the east porch, while maintaining ample buffer space from the neighboring properties.

Overall, staff believes that this proposal meets all of the requirements for a Certificate of Appropriateness. In addition to meeting the necessary requirements for a COA, this proposal will provide additional living space for the applicants while respecting the historic characteristics of this landmark. Staff also recommends that alternatives to replacing the bathroom window be considered.

## **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; and,
2. That additional Certificates of Appropriateness be obtained prior to:
  - a) Undertaking any minor or major works not contained in the attached Site Plan and Elevations; or,
  - b) Making substantial changes to minor or major works approved by this Certificate of Appropriateness.

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

cc: Eric & Naomi Jakobsson, Applicants  
     Andrew Fell, Architect



# 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 12/03/2019 Case No. HP-2019-COA-02

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Eric and Naomi Jakobsson** Phone: **217-390-7024 217-390-7030**

Address (*street/city/state/zip code*): **803 West Main Street**

Email Address: **ericnadnaomi63@gmail.com**

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

#### 2. OWNER INFORMATION

Name of Owner(s): **Eric and Naomi Jakobsson** Phone:

Address (*street/city/state/zip code*): **803 West Main Street**

Email Address: **ericandnaomi63@gmail.com**

#### 3. PROPERTY INFORMATION

Location of Subject Site: **803 West Main Steet**

PIN # of Location: **91-21-08-354-020**

Lot Size: **140' x 165' +/-**

Current Zoning Designation: **R-2**

Current Land Use (*vacant, residence, grocery, factory, etc.*): **Single Family Residence**

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

Email Address: Champaign, Illinois 61820

**Name of Engineers(s):**

Phone:

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

Email Address:

**Name of Surveyor(s):**

Phone:

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

Email Address:

**Name of Professional Site Planner(s):**

Phone:

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

Email Address:

**Name of Attorney(s):**

Phone:

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

Email Address:

Historic Designation (*Check One*) -  Landmark  District

## PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED

1. Describe and/or illustrate fully the proposed work to be done: (*Plans associated with building permit applications can be referenced. If approval of an addition or detached accessory building is requested, submit a site plan showing the measurements of the lot, the existing buildings and proposed changes and the front, back and side yard setbacks. If approval of a demolition is being requested, submit a site plan of the property and the structure(s) to be demolished.*)

**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?

**The proposed work will be both an economic and aesthetic enhancement.**

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

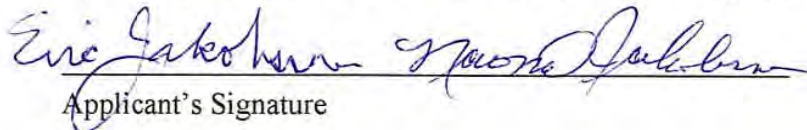
5. State any additional information which you feel the Zoning Administrator or the Historic Preservation Commission should consider in issuing a Certificate of Appropriateness for the proposed work:

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

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

### **CERTIFICATION BY THE APPLICANT**

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

  
Applicant's Signature

12-02-2019  
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

## 3. PROPERTY INFORMATION



### DEED IN TRUST

**THIS INDENTURE WITNESSETH** that the Grantors, **ERIC G. JAKOBSSON, SR. and NAOMI D. JAKOBSSON**, Individually and as Husband and Wife, of the City of Champaign, in the County of Champaign and State of Illinois, for and in consideration of Ten Dollars and Other Good and Valuable Considerations in hand paid, CONVEY and QUITCLAIM to **ERIC G. JAKOBSSON, SR. and NAOMI D. JAKOBSSON**, and their successors, as Trustees under a Trust Agreement dated September 9, 2016 and known as **THE JAKOBSSON FAMILY TRUST**, the following described real estate in the County of Champaign and State of Illinois, to-wit:

Lots 12 and 13, the East one-half of Lot 14 and the East one-half of Lot 21 except the South 95 feet of Lot 21, all a part of the Master in Chancery's Subdivision of the South part of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian together with the North one-half of the vacated alley adjoining said Lots 12 and 13 on the South and the entire vacated alley lying between the East one-half of Lot 14 and the East one-half of Lot 21, situated in the City of Urbana, County of Champaign and State of Illinois

Parcel I.D. No. 91-21-08-354-020  
Address: 803 W. Main St., Urbana, Illinois

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property, to contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration, to mortgage, pledge or otherwise encumber said property or any part thereof, to lease said property or any part thereof from time to time, upon any terms and for any period of time, and renew or extend leases upon any terms and for any period of time and to amend, change and modify leases and the terms and provisions thereof at any time hereafter, to grant options to lease and to purchase the whole or any part thereof, to exchange said property or any part thereof for other real or personal property, to grant easements, to release, convey or assign any right, title or interest in any easement appurtenant to said premises and to deal with said property and every part thereof in all other ways and for all other considerations as it would be lawful for any person owning the same to deal with same.

**2016R17818**  
REC ON: 09/12/2016 3:56:31 PM  
CHAMPAIGN COUNTY  
**BARBARA A. FRASCA, RECORDER**  
REC FEE: 49.00  
RHSPS Fee: 9.00  
PAGES 3  
PLAT ACT: OPLAT PAGE:

## Exhibit B: Application

### PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED: ANSWERS

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

The existing deck off the west side of the Kitchen extending into the yard is to be converted into a Sun Room – encompassing approximately an identical footprint. The Sun Room is to have an exterior expression to match the existing residence. Trim, windows, siding, roofing and roof pitch, etc. will match the existing structure.

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

The proposed work will enhance the existing structure of the house by balancing the original existing porch on the east side of the house. Mature trees and other landscaping will actually hide the majority of the new structure from the main street façade. From the street perspective, the presentation of the house will remain unchanged

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

This proposed work will be both an economic and aesthetic enhancement. The first floor of the existing residence is actually split into two separate residential units as it was originally constructed to allow for a 'Mother-in -Law' suite, This addition contributes to the much needed first floor area for the residence

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.*

The position and scale of the addition, along with the extensive front yard, make this addition nearly un-noticeable from the street. This will provide much needed first floor living area and be very unobtrusive to the public.

## Exhibit B: Application

### PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED: ANSWER TO QUESTION #4

#### Exhibit A

**Height:** The height of the proposed building or structure or additions or alterations should be compatible with surrounding buildings or structures. *The height is completely compatible with the rest of the structure, being almost exactly the same as the existing covered porch on the East side of the house.*

**b. Proportions of structure's front façade:** The proportion between the width and height of the proposed building or structure should be compatible with nearby buildings or structures. *The addition will not significantly change the relationship between the property and adjacent structures to the south and the west.*

**c. Proportions of openings into the facility:** The proportions and relationships between doors and windows should be compatible with existing buildings and structures. *The door/window proportions and relationships are designed to be compatible with the existing structure.*

**d. Relationship of building masses and spaces:** The relationship of a building or structure to the open space between it and adjoining buildings or structures should be compatible. *The footprint of the building is essentially unchanged, since the deck will be replaced by a room with almost exactly the same footprint.*

**e. Roof shapes:** The design of the roof should be compatible with that of adjoining buildings and structures. *The roof design is of the same style and material as the main body of the house.*

**f. Appurtenances:** Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs. *The addition will meet the needs of the occupants to enhance their enjoyment of the landscaping on the west side of the house.*

**g. Scale of building or structure:** The scale of the building or structure should be compatible with that of surrounding buildings or structures. *The scale of the addition is compatible with the both the home to which it is added and to surrounding buildings.*

**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. *In the summer the addition will be almost invisible from the street. In the winter from the Main Street side of the house the addition will somewhat balance the porch on east side of the house and give the overall house a bit more symmetrical appearance (which we note, was a value prized by the original architect).*

#### Exhibit A continued

- a. The property will continue to be used for its original purpose.
- b. The historical qualities of the original structure will be preserved.
- c. The addition will be done in the style of the original but does not attempt to pose as original.

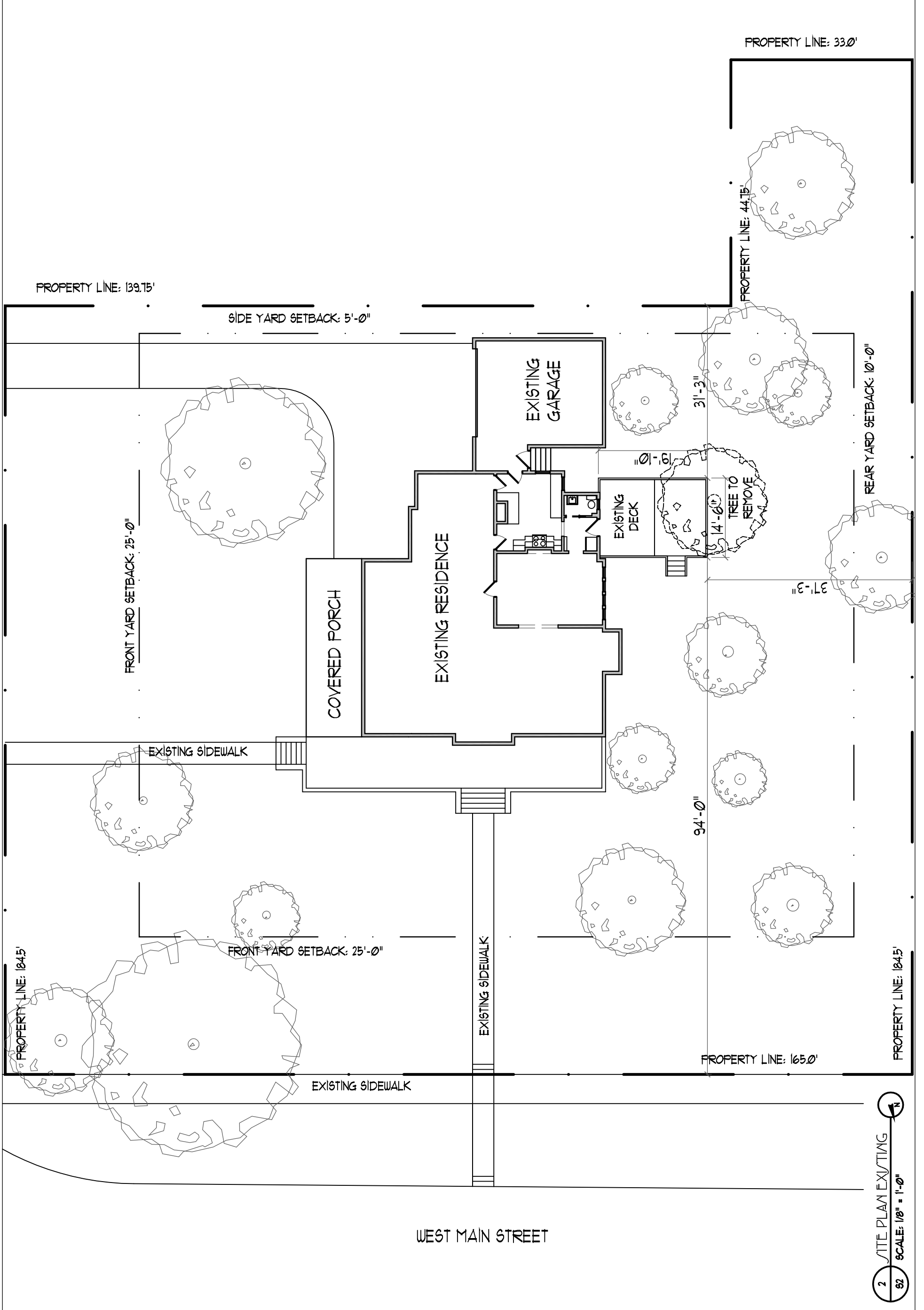
## Exhibit B: Application

### PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED: ANSWER TO QUESTION #4

- d. We believe that this addition, in future years beyond us, will be seen as part of the historical development of the property.
- e. No architectural features of the existing structure will be altered.
- f. No architectural features of the existing structure will be altered.
- g. This project does not involve any surface cleaning.
- h. To the best of our knowledge, the site is not of archeological significance.
- i. The style of the additional structure is traditional rather than contemporary.
- j. We honestly can not imagine why anybody would want to remove the addition we propose.

# Exhibit B: Application

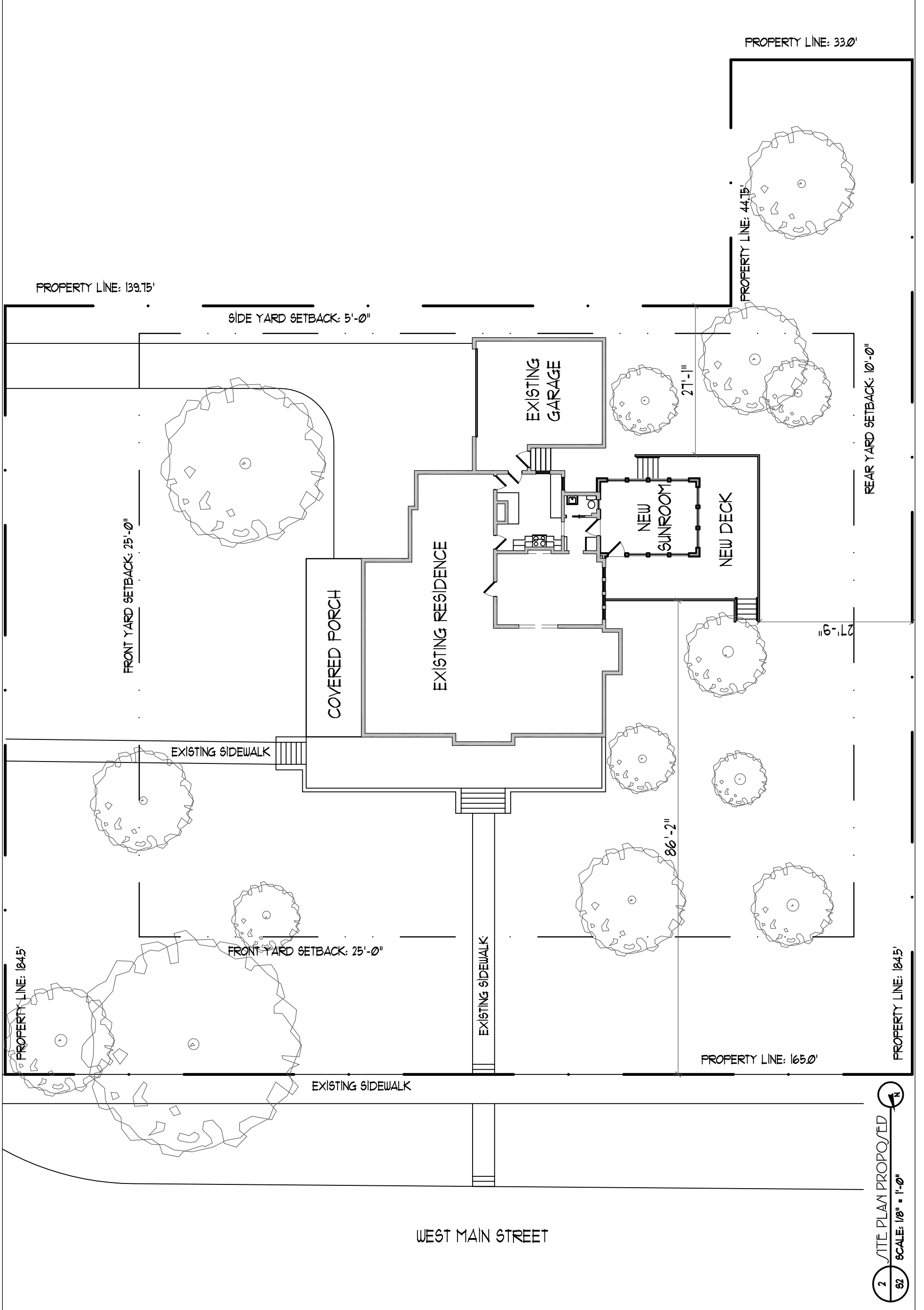
PROJECT #: 19095 DATE: 2019.OCT.18 REVIEW:	<b>ANDREW FELL</b> <b>ARCHITECTURE AND DESIGN</b> 615 NORTH HICKORY STREET, SUITE 101 CHAMPAIGN, ILLINOIS 61820 PHONE: 217.263.2890 WWW.ANDREWPELL.COM EMAIL: andrewfell@comcast.net	These drawings and specifications are the property and copyright of Andrew Fell, 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.	<b>JAKOBSSON RESIDENCE</b> SUNROOM ADDITION 803 W/T MAIN STREET URBANA, ILLINOIS 61801	S1
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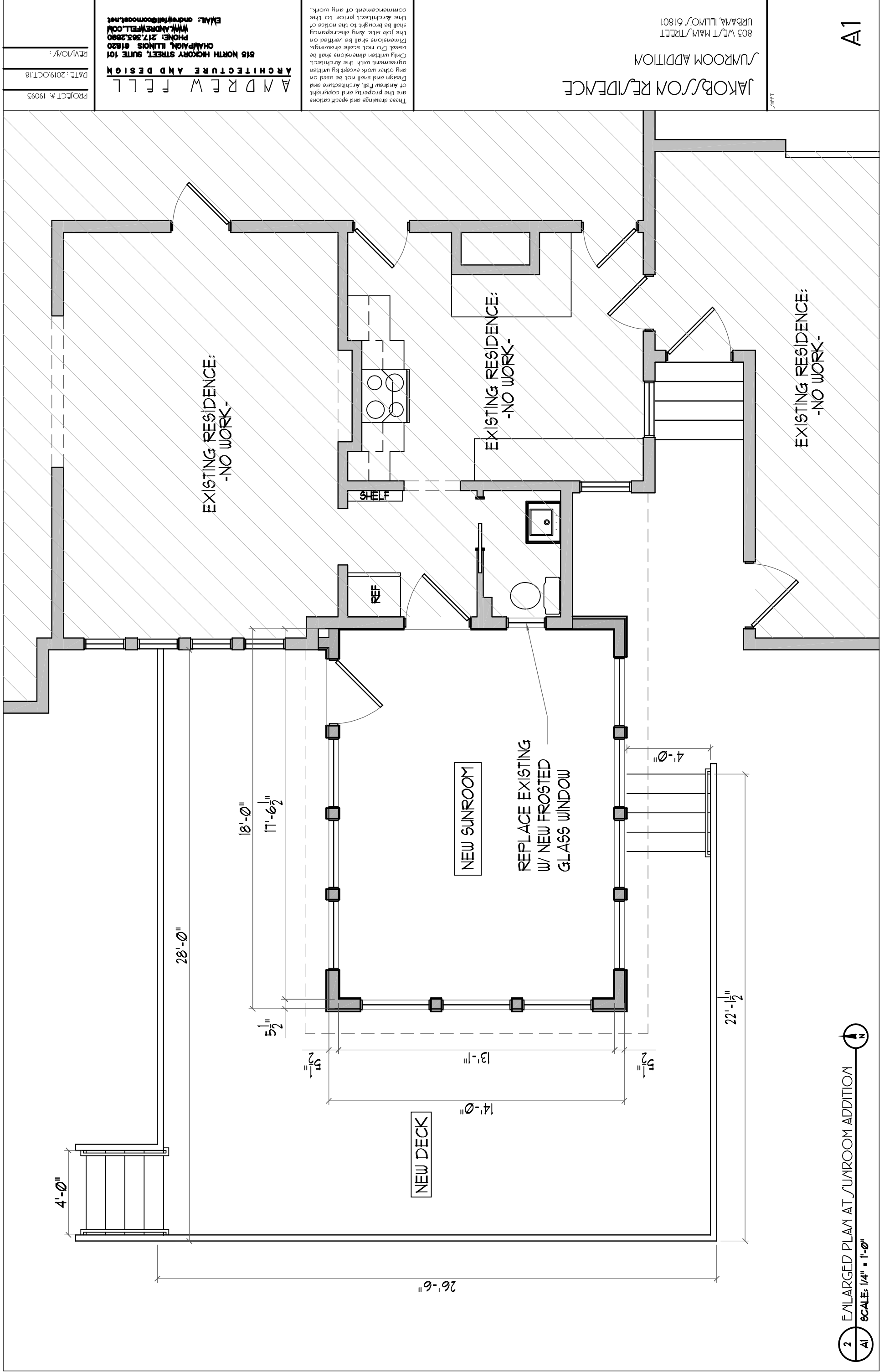


# Exhibit B: Application

PROJECT #: 19095 DATE: 2019.OCT.18 REVIEW:	<b>ANDREW FELL</b> <b>ARCHITECTURE AND DESIGN</b> 615 NORTH HICKORY STREET, SUITE 101 CHAMPAIGN, ILLINOIS 61820 PHONE: 217.263.2890 WWW.ANDREWPELL.COM EMAIL: andrewfell@comcast.net	These drawings and specifications are the property and copyright of Andrew Fell, Architect and any other work except by written agreement with the Architect. Design and shall not be used on any other project without the Architect's written consent. 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.	<b>JAKOBSSON RESIDENCE</b> SUNROOM ADDITION 803 W/T MAIN STREET URBANA, ILLINOIS 61801	S2
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# Exhibit B: Application



# Exhibit B: Application



# Exhibit B: Application



# Exhibit B: Application



# Exhibit B: Application



## Exhibit C: Site Photos



Looking southwest from intersection



Looking south onto east porch



Looking southeast to deck



Looking southeast to deck

## Exhibit C: Site Photos



Looking east to deck



Looking northeast to deck



Looking south towards deck from sidewalk



Looking southeast towards deck from sidewalk