



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Kevin Garcia, Planner II

DATE: October 6, 2017

SUBJECT: HP-2017-COA-01: A request by Pierre Moulin for a Certificate of Appropriateness at 1404 South Lincoln Avenue, including the repair and restoration of exterior architectural features, the removal of an enclosed porch addition from the 1980s, and other exterior work.

Introduction

Pierre Moulin has submitted an application for a Certificate of Appropriateness (COA) to repair and restore the Zeta Tau Alpha Sorority House, an Urbana historic landmark. The COA is requested as part of a redevelopment project that would turn the long vacant building into an 18-unit apartment building.¹ The plans include fixing or restoring the roof, windows, brick and stucco, and doors and frames. The plans also include removing a 1980s sunroom addition on the southeast corner of the house. No new additions are proposed. Changes to the site include adding parking areas, handicap accessible ramps, walkways, bike parking, gutters, fencing, and landscaping. In addition, the existing driveways on Vermont Avenue would be widened, and the existing driveway on Lincoln Avenue would be removed.

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 January 5, 2015, the Urbana City Council designated the house as a local historic landmark (Ordinance No. 2015-01-001). 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 and other exterior repairs; making changes to windows²; removing part of the building (the 1980s

¹ In related cases, Mr. Moulin is seeking concurrent approval for a Preliminary and Final Planned Unit Development (PUD) for this project. The PUD is necessary as the underlying R-7, University Residential Zoning District does not allow apartment buildings by right. (Case Nos. 2314-PUD-17 and 2318-PUD-17)

² While most windows will be restored, the plans include installing three reclaimed, original windows to the north side of the building. The windows were found stored inside the building.

addition); installing access ramps, gutters, access drives, parking lots, walkways, air conditioning condensers, and fences; and making other site modifications requires a COA.

Description of the Proposed Changes

As shown on the attached plans, the project will 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.

Repair of Existing Architectural Features: Most of the existing architectural features, such as the stucco, windows, and exterior door frames, will be restored or repaired with like materials.

Maintenance of Walkways: Some of the existing walkways will be repaired.

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.

Masonry, Repointing with Compatible Mortar: The exterior brick is in excellent condition, and overall the mortar is in good shape. Some tuck-pointing will be needed in certain areas. The color and composition of the new mortar will match the existing mortar as closely as possible.

Roof Cladding, using Like Materials: The slate roof has been inspected by Bash Pepper Roofing Company. While there are several leaks, overall the roof is in good condition. Tiles will be repaired or replaced as needed. The flat bitumen roof on the 1980s kitchen addition on the north side of the building will be replaced with a TPO roof.

Gutters and Downspouts: The existing gutters on the building are not original to the building. They will be repaired, and missing gutters will be installed, as needed.

Doors: A deteriorated door and door frame on the north (back) side of the 1928 building will be replaced. The replacement will match the existing door.

Access Ramps: Access ramps are proposed for the original entrance and the entrance to the addition. All units on the ground floor will be accessible. The ramp to the original entrance will connect to a new parking area in the southeast corner of the site, while the western ramp will connect to a new walkway that will extend to the sidewalk along Vermont Avenue. The ramp will also connect to a new parking area on the west side of the 1960s addition.

Walkways: In addition to the new walkways mentioned above, a new walkway is proposed that will connect from Lincoln Avenue to the western entrance to the building. Another walkway will go from the western entrance and parking area around the building to the north, and connect to the parking area on the east side

of the building. This walkway will provide access to the existing patio at the rear of the building. The patio will be repaired as needed.

Air Conditioner Condensing Units: Air conditioner condensers are proposed on the northwest corner of the 1960s addition, on the northeast and east sides of the original building, and in front of the original building in the space currently occupied by the 1980s sunroom.

Fences: A 6-foot tall wooden fence is proposed for the east side of the property, to screen the new parking area from the adjacent property.

All Other Exterior Building Maintenance and Repairs: Any other maintenance and repairs called for in the site plans and elevations, and not covered elsewhere in this section, should be reviewed.

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.

Demolition: The proposal calls for the removal of the 1988 sunroom addition that is attached to the southeast corner of the original building. The addition is compatible with the original in terms of materials, massing, and scale, but is not likely “historically significant.”³ Removing the addition would reveal the profile of the original house and two sets of original windows.

Parking Lots: Two new parking lots are proposed: one on the western side of the building (17 spaces), where the existing L-shaped drive – which was previously used as a parking area – exists; and one in the southeastern corner of the site (3 spaces), where the existing gravel driveway is, and also on part of the area occupied by the 1980s sunroom addition. One handicap accessible space is proposed for each parking area. New trees and shrubs will provide some screening of the parking areas.

Access Drives: The existing access drives off of Vermont Avenue will be widened to serve the new parking areas. The access drive off of Lincoln Avenue will be closed, and landscaping installed in its place.

Windows: The steel windows are in good condition and will be restored. Restoration will include removing any rust, reglazing, replacing missing or damaged glass, and repainting as needed. Three “new” windows will be installed on the north side of the building. While the window openings will be new, the windows are original steel windows that were found stored inside the house and will match the existing windows. The new windows will allow more light into the building on the north side.

All Other Site Modifications: Any other changes to the site proposed on the site plan should be reviewed, including:

Landscaping – Four existing trees on site will be retained. The tree on the southeastern part of the site will be removed to make room for a handicap parking space. Three new trees will be planted on the western side of the site. Bushes and shrubs will be installed in various locations to help screen parking, bike parking, air conditioner condensers, and the rear yard.

³ The staff memo from the landmark nomination case describes the addition as “not compromise[ing] the [original] house’s architectural integrity.” The memo does not claim the addition is significant itself.

Bike Parking – Parking for 20 bicycles will be installed on the southwest side of the 1963 addition. It will be screened by bushes.

Garbage and Recycling Enclosure – The collection area for garbage and recycling will be placed on the east side of the house, adjoining the driveway and parking area. It will be enclosed with a 6-foot tall wooden fence.

History and Architecture

The Zeta Tau Alpha Sorority House (ZTA House) was constructed in 1928 in the French Eclectic architectural style. It was built for the Zeta Tau Alpha Sorority as their chapter house, and was the home of the local chapter of ZTA from 1928 until the 1990s. The house was designed by Royer, Danelly, and Smith, the firm of prominent local architect Joseph W. Royer.



Fig. 1. Original 1928 House

In the 1960s, a large addition, designed by Berger, Kelly and Associates was added to the west side of the original building (Fig.2). The addition used many features that matched the style of the original, with decorative brick (including quoins), half-timbering and stucco façade, and multi-pane windows. In the late 1980s, a brick sunroom was added to the southeast corner of the original building. The sunroom's bricks and multi-pane casement windows are similar in style to the rest of the house (Fig. 3).



Fig. 2. 1960s addition

The ZTA House has been vacant since 2010. Prior to that, it was rented to a fraternity that left it in a state of disrepair. Being vacant for so many years left the house vulnerable to damage from exposure to heat and humidity and cold temperatures, and also to damage from vandals and trespassers. On several occasions people have broken windows or doors and entered the building. The Urbana Police Department has been called to check the property on numerous occasions and to remove intruders. False fire alarms are reported frequently by the Urbana Fire Department. The Building Safety Division receives regular complaints from the neighborhood due to the deterioration of the building and other nuisances. The exterior trim, windows, and doors continue to deteriorate without proper maintenance or adequate surface protection.



Fig 3. 1980s Addition

Discussion

As shown in the attached plans and elevations, described in the application, and detailed above, there are few changes being proposed to the building itself. Most of the existing architectural features will be restored or otherwise preserved. The most significant change being proposed for the building is the removal of the 1980s addition on the southeast corner of the building, which is not architecturally significant. Removing this addition will restore the footprint of the original 1928 building and make it visible again from Vermont Avenue. This includes uncovering two sets of original windows that have not been visible from the outside since 1988.

The other main changes are proposed for the site and not for the building. These include adding parking areas on the west and southeast sides of the building, adding ramps for accessibility, and adding a walkway around the north side of the building. All of these new features will help make the property more attractive to future tenants, ensuring the house's long-term viability. The changes will also help the redevelopment project meet zoning and building safety requirements.

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 Appropriateness⁴:

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, if not all, of the original qualities and character of the building – down to the original weather vane – will be maintained.

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 footprint of the building and the building's orientation to the property will remain as they have been since 1964. The site changes proposed are all ground-level changes (e.g. parking, walkways) and should not affect the character of the property to any great degree. Other changes are merely to the landscaping, which should not detract from the property's character.

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: The 1964 addition to the original building will be preserved. No other changes to the property appear to be historically significant.

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

Staff Analysis: Materials such as the slate roof, skintled brick, yellow stucco, and half-timbering 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.

⁴ These criteria are based on the Secretary of the Interior's Standards for Rehabilitation, which can be found in Exhibit C.

Staff Analysis: Nearly all of the historic architectural features will be repaired or restored. The resurfacing of the kitchen addition with synthetic stucco will be compatible in color and texture with the existing building.

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 proposed treatments to restore the exterior masonry, stucco, roof, doors, and windows will be gentle and should not cause damage to the historic materials. *For more information, see “Proposed Changes” section above.*

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: No new construction is proposed. The proposed exterior alteration, removing the 1980s sunroom, will restore the building’s original front façade, openings, and massing.

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 restore virtually all of the character-defining elements that make the Zeta Tau Alpha Sorority House an Urbana historic landmark – from the steel windows to the stucco and half-timbered façade to the slate roof topped with the original weather vane. Its reuse and restoration will ensure that this outstanding and important building remains so for decades to come.

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: Secretary of the Interior's Standards for Rehabilitation
 Exhibit D: Site Plans and Elevations

cc: Pierre Moulin
 Smith/Burgett Architects
 Kennedy Hutson Associates

Exhibit A: Location Map



Case: HP-2017-COA-01
Subject: Certificate of Appropriateness
Location: 1404 South Lincoln Avenue
Petitioner: Pierre Moulin

 Subject Property



Application for Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION

APPLICATION AND REVIEW FEE – NO CHARGE

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Received 09-05-2017 Case No. HP-2017-COA-01

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **Pierre Moulin** Phone:
Address (street/city/state/zip code): **806 W. Nevada St., Urbana, IL 61801**
Email Address: **ChateauNormand@gmail.com**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **Owner**

2. OWNER INFORMATION

Name of Owner(s): **Pierre Moulin** Phone:
Address (street/city/state/zip code): **806 W. Nevada St., Urbana, IL 61801**
Email Address: **ChateauNormand@gmail.com**

3. PROPERTY INFORMATION

Location of Subject Site: **1404 S. Lincoln Ave.**
PIN # of Location: **93-21-17-352-005**
Lot Size: **28,175 sf**
Current Zoning Designation: **R7**
Current Land Use (vacant, residence, grocery, factory, etc): **vacant (former ZTA sorority)**
Legal Description (If additional space is needed, please submit on separate sheet of paper):

Lots 63,64,65 and 66 in University Heights Addition to Urbana, being part of the SW Quarter of the SW Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian in Champaign County, Illinois.

4. CONSULTANT INFORMATION

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

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

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

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

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

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

Email Address:

Historic Designation (Check One) - Landmark District

PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED

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

The proposed project is the renovation of the Zeta Tau Alpha Sorority House at 1404 S. Lincoln, Urbana, Illinois for re-use as multi-family housing consisting of apartments varying in size from Studios to 3-Bedrooms. Preliminary plans are attached for review and call for maintaining both the original 1928 Royer designed building and the 1961 Berger-Kelley addition while removing an enclosed porch addition from the late 1980's.

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

Proposed work includes retaining and the repair and restoration of the original architectural features such as the slate roofing, the brick and stucco wall materials, the steel windows and wooden doors and frames.

New work includes:

- replacement of a dilapidated exit door at the north exit stair
- resurfacing of a concrete block former Kitchen addition at the northeast corner of the building with a synthetic stucco system to match the existing stucco
- replacing two non-original fire escape doors on the north face of the original 1928 structure and the addition of two new window openings on the north face of the 1961 portion of the building, using historic windows and doors salvaged from past renovations/additions.
- the addition of parking to serve the tenants including two accessible spaces along with accessible pathways to both the south and west entrances

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

The proposed work will preserve the historic character of both the structure and the neighborhood. The restoration of the structure and its conversion into viable multi-family housing ensures the stabilization of the neighborhood in perpetuity.

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:

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

9/5/17

Date

FOR OFFICE USE ONLY:

ZONING ADMINSTRATOR AND CHAIR REPORT

Minor Works Determination:

- The proposed work described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application constitute minor works as defined by the Zoning Ordinance.
- The proposed work described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application do **not** constitute minor works as defined in the Zoning Ordinance. This application for Certificate of Appropriateness is hereby forwarded to the Urbana Historic Preservation Commission for review and determination.

Zoning Administrator (or designee) _____ Date _____

DESIGN REVIEW DETERMINATION FOR MINOR WORKS:

- The minor works described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application conform to the review criteria established in the Zoning Ordinance in the manner described.

A certificate of Appropriateness is hereby issued for work described in this application only.

- The minor works described in Section 3 of this application, and/or illustrated in drawings or plans attached as part of this application do not conform to the review criteria established in the Zoning Ordinance in the manner described.

A Certificate of Appropriateness is hereby denied. At the request of the applicant, this application may be forwarded to the Historic Preservation Commission for review and consideration.

Zoning Administrator (or designee) _____ Date _____

Commission Chair _____ Date _____

Exhibit "A"

(Please respond to the Criteria a through h, indicated by the underlined text)

Review Criteria for Certificate of Appropriateness.

In making a determination whether to issue or deny a Certificate of Appropriateness, if the proposed activities cannot be considered "minor works" as identified in Table XII-1 and Table XII-2, the Historic Preservation Commission shall consider, among other things, the effect of the proposed alteration, relocation, construction, removal or demolition upon the exterior architectural features and upon the historic value, characteristics and significance of the landmark or of the historic district.

The criteria to be used by the Preservation Commission in making its determination shall include, but not be limited to:

1. The maintenance of the significant original qualities or character of the buildings, structures, sites or objects including, if significant, its appurtenances. The removal or alteration of any historic or distinctive architectural features should be avoided whenever possible.
2. The compatibility of proposed new additions and new construction to the original architecture or the landmark or styles within the historic district shall be evaluated against the following general guidelines:
 - a. *Height*: The height of the proposed building or structure or additions or alterations should be compatible with surrounding buildings or structures.
 - b. *Proportions of structure's front façade*: The proportion between the width and height of the proposed building or structure should be compatible with nearby buildings or structures.
 - c. *Proportions of openings into the facility*: The proportions and relationships between doors and windows should be compatible with existing buildings and structures.
 - d. *Relationship of building masses and spaces*: The relationship of a building or structure to the open space between it and adjoining buildings or structures should be compatible.
 - e. *Roof shapes*: The design of the roof should be compatible with that of adjoining buildings and structures.
 - f. *Appurtenances*: Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs.
 - g. *Scale of building or structure*: The scale of the building or structure should be compatible with that of surrounding buildings or structures.
 - h. *Directional expression of front elevation*: Street façades should blend in with other buildings and structures with regard to directional expression when adjacent buildings or structures have a dominant horizontal or vertical expression.

Exhibit "A" Continued

(Please feel free to respond to the Criteria a through j, if they are applicable)

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

- a. Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment.
- b. The distinguishing historic qualities or character of a building, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c. All buildings, structures, sites and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, site or object shall be treated with sensitivity.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, sites or objects.
- g. The surface cleaning of buildings, structures, sites or objects shall be undertaken utilizing the gentlest means possible. Sandblasting and other cleaning methods that may damage the historic building materials shall not be undertaken.
- h. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- j. Wherever possible, new additions or alterations to buildings or structures shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would remain unimpaired.

Zeta Tau Alpha/Chateau Normand – Certificate of Appropriateness Application

4. Exhibit "A"

Review Criteria

1. The project proposes the maintenance of the significant original qualities and character of the building and its site while retaining and restoring the historic and distinctive architectural features.

2. No additions are proposed as part of the project

Secretary of the Interior's "Standards for Historic Preservation Projects"

a. The proposed work provides a compatible use for the property and requires minimal alteration of the building exterior while highlighting historic interior features.

b. The distinguishing features of the building will not be destroyed and historic materials and architectural features will be restored.

c. The building will remain recognizable as products of the respective 1928 and 1961 construction dates, while the addition of stucco to a concrete block addition will be compatible but not historic in appearance.

d. The most significant alteration of the original 1928 structure is the large 1961 addition which complemented the original building and is in fact significant in its own right.

e. Distinctive features of the building, including both forms and materials are treated with sensitivity.

f. Deteriorated architectural features, including the slate roofing, the brick and stucco exterior cladding, gutters and downspouts, the steel windows and wooden door frames are being repaired and restored. The addition of two new window openings at the north face of the 1961 portion of the building will utilize original windows salvaged from the 1928 building. Replacement of two non-original fire escape doors on the north face will be replaced with salvaged French doors with French balcony railings.

g. No sandblasting or other damaging techniques will be utilized in the repair of the existing exterior materials.

h. In the unlikely event that we encounter archeological resources, care will be given to protect them.

i. While no additions are proposed for the project, the addition of an insulating stucco system to a concrete block addition on the northeast corner of the building will not copy the historic building but will be compatible in color and texture with the existing materials.

j. All alterations to the existing site such as parking areas and accessible walkways could be removed or altered in the future without impairing the essential form and integrity of the building.



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

standards for rehabilitation



1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. 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 will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

-GUIDELINES-

The Approach

Exterior Materials
[Masonry](#)
[Wood](#)
[Architectural Metals](#)

Exterior Features

[Roofs](#)
[Windows](#)
[Entrances + Porches](#)
[Storefronts](#)

Interior Features

[Structural System](#)
[Spaces/Features/Finishes](#)
[Mechanical Systems](#)

Site

Setting

Special Requirements
[Energy Efficiency](#)
[New Additions](#)
[Accessibility](#)
[Health + Safety](#)

THE STANDARDS

[Guidelines for Rehabilitation-->](#)

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [rehabilitating](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)

PRELIMINARY
NOT FOR
CONSTRUCTION

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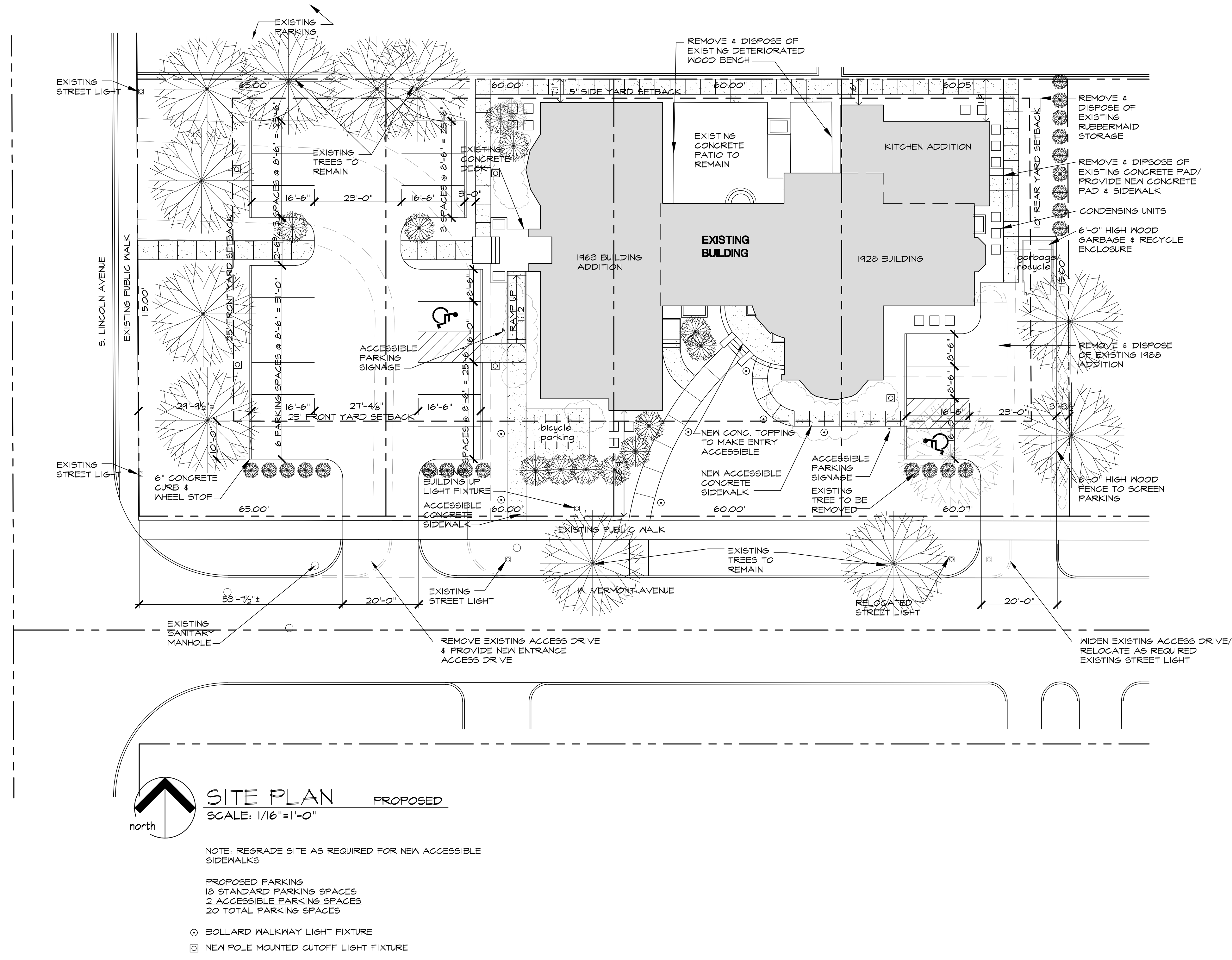
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PLANNING
INTERIOR DESIGN
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PHONE: 217.207.2400 FAX: 217.207.2720

MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
SITE DEVELOPMENT PLAN

DRAWN
KLS/MJM/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET

PROPOSED
SDI.1



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LICENSE NO. 194-001890

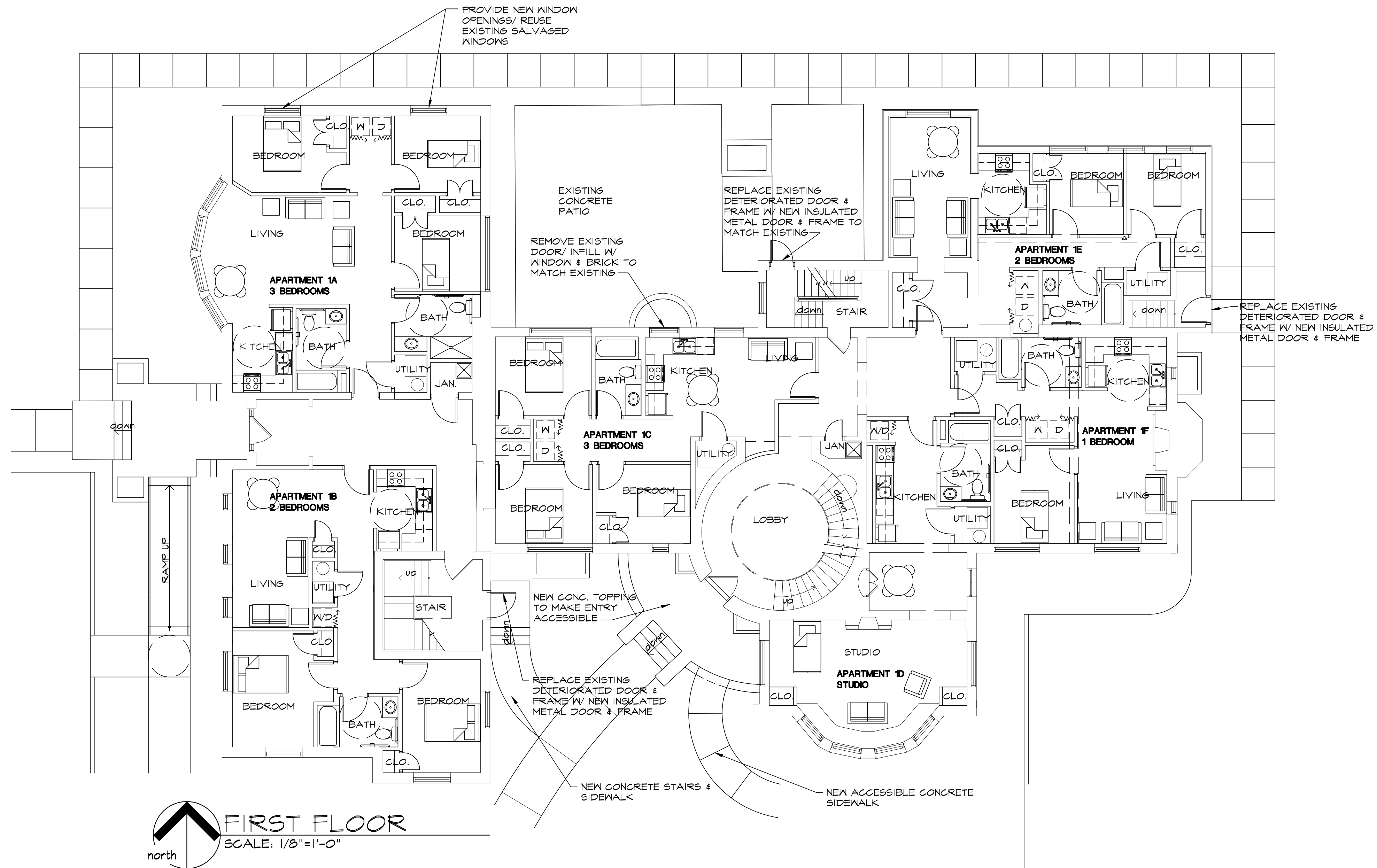
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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
FIRST FLOOR PLAN

DRAWN
KLS/MLW/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET

PROPOSED
A.I.



FIRST FLOOR
SCALE: 1/8"=1'-0"
north

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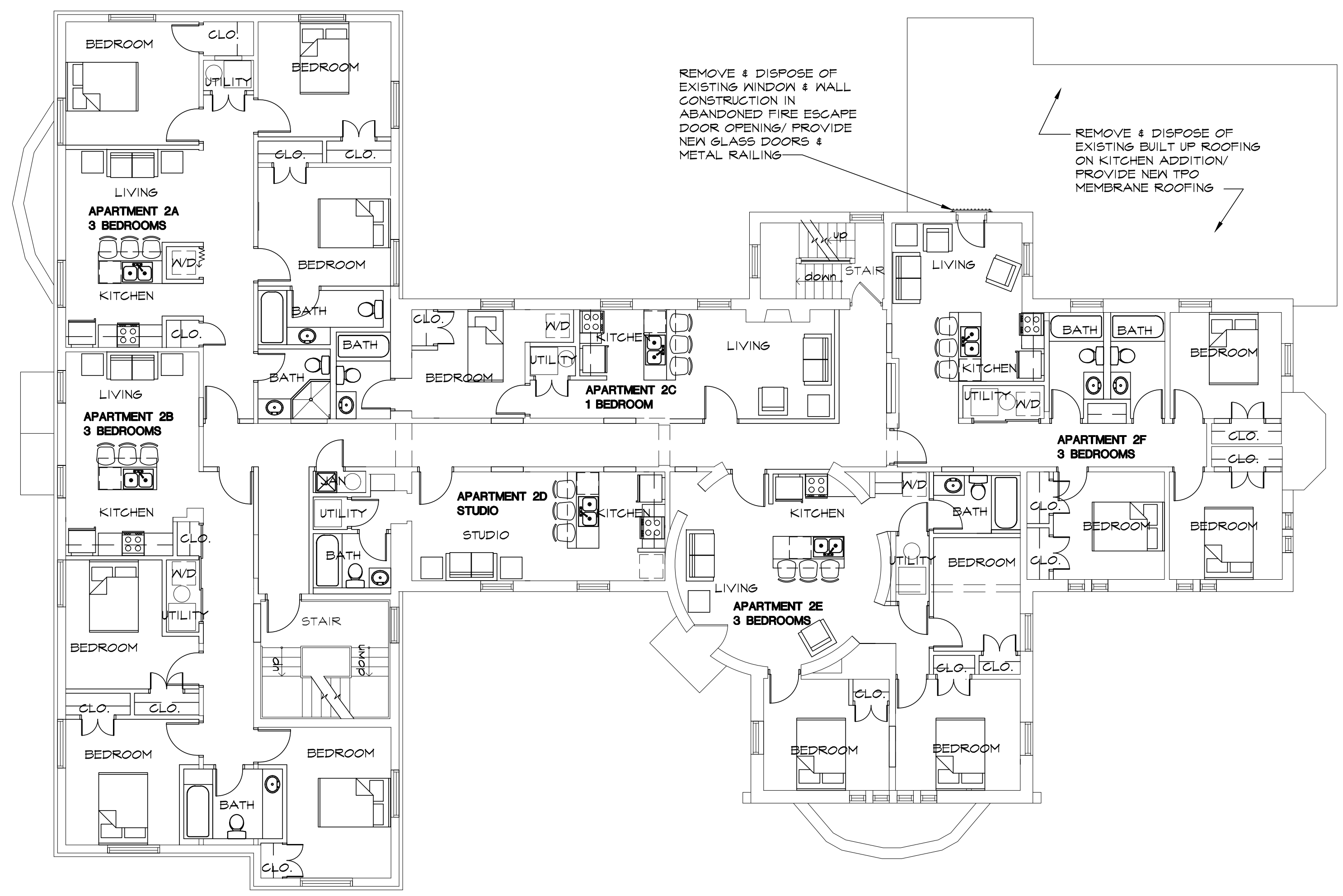
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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
SECOND FLOOR PLAN

DRAWN
KLS/MLW/RJS
REVIEWED
DATE
9.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
A1.2



SECOND FLOOR
SCALE: 1/8"=1'-0"
north

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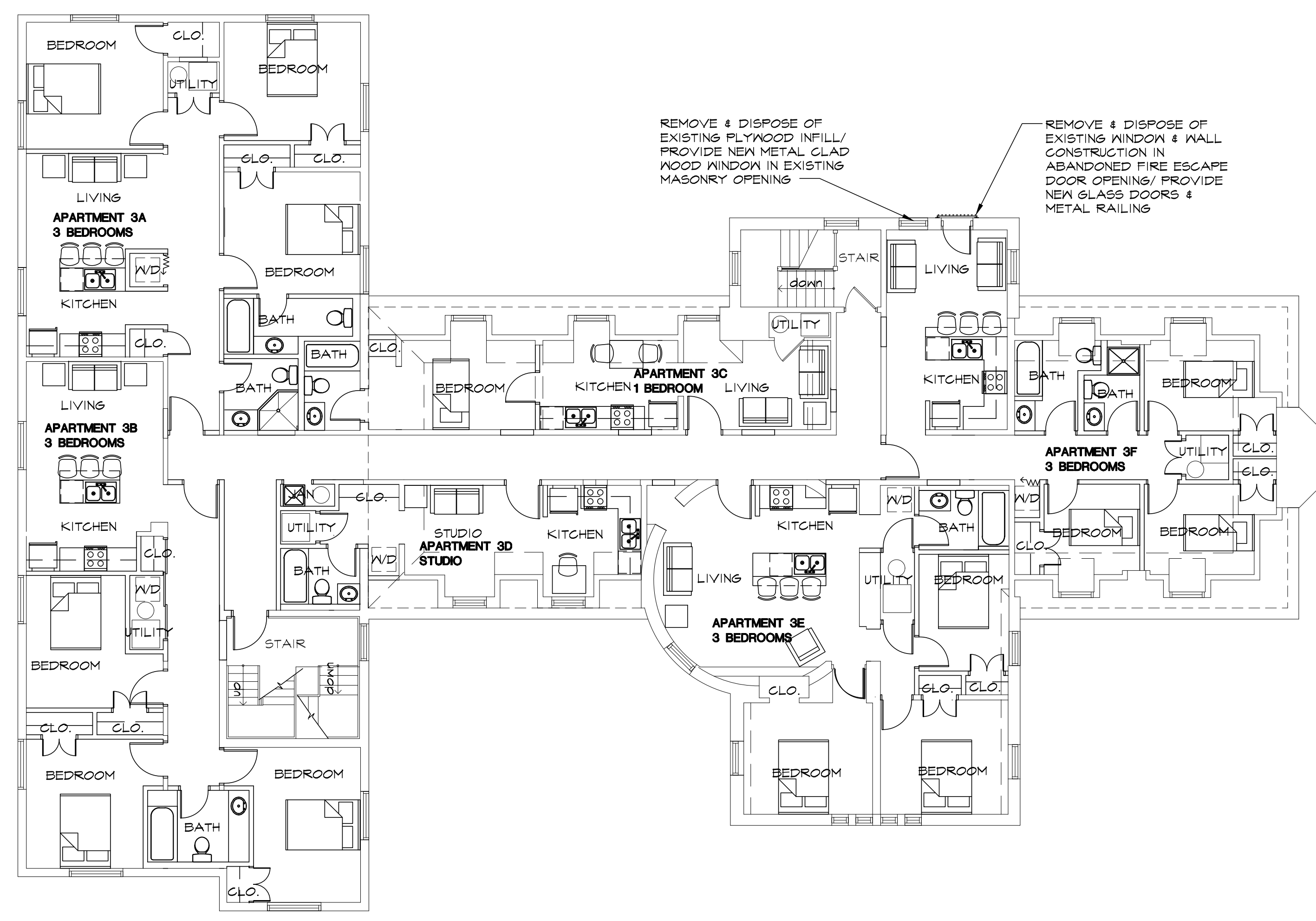
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MOULIN APARTMENTS
1404 SOUTH LINCOLN AVENUE
URBANA, ILLINOIS
THIRD FLOOR PLAN

DRAWN
KLS/MLN/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
A13



THIRD FLOOR
SCALE: 1/8"=1'-0"
north

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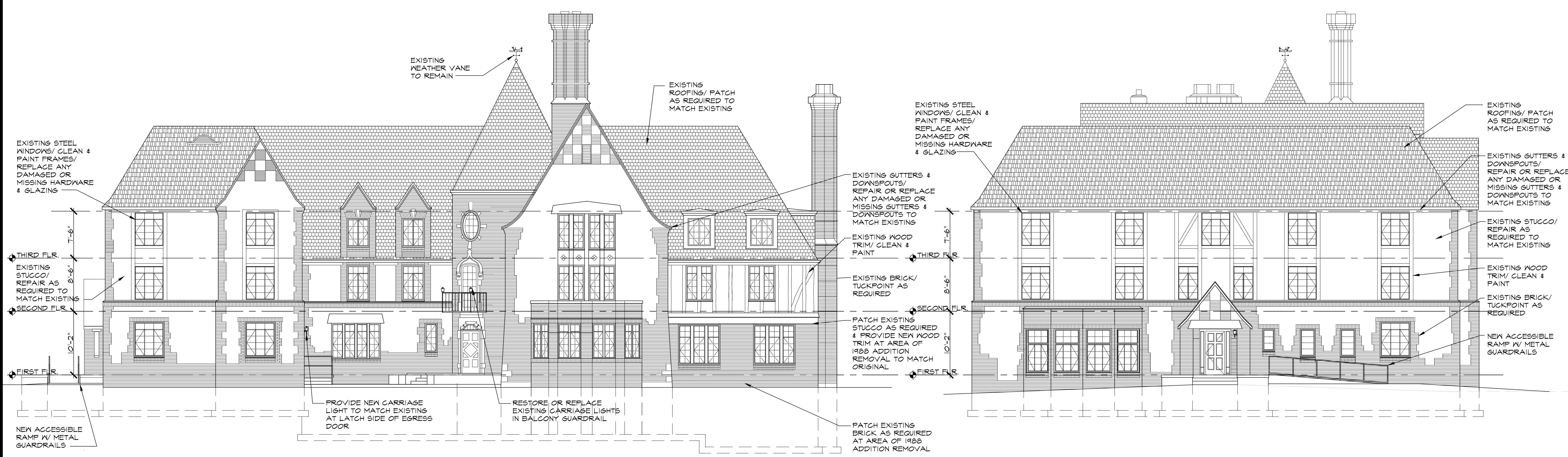
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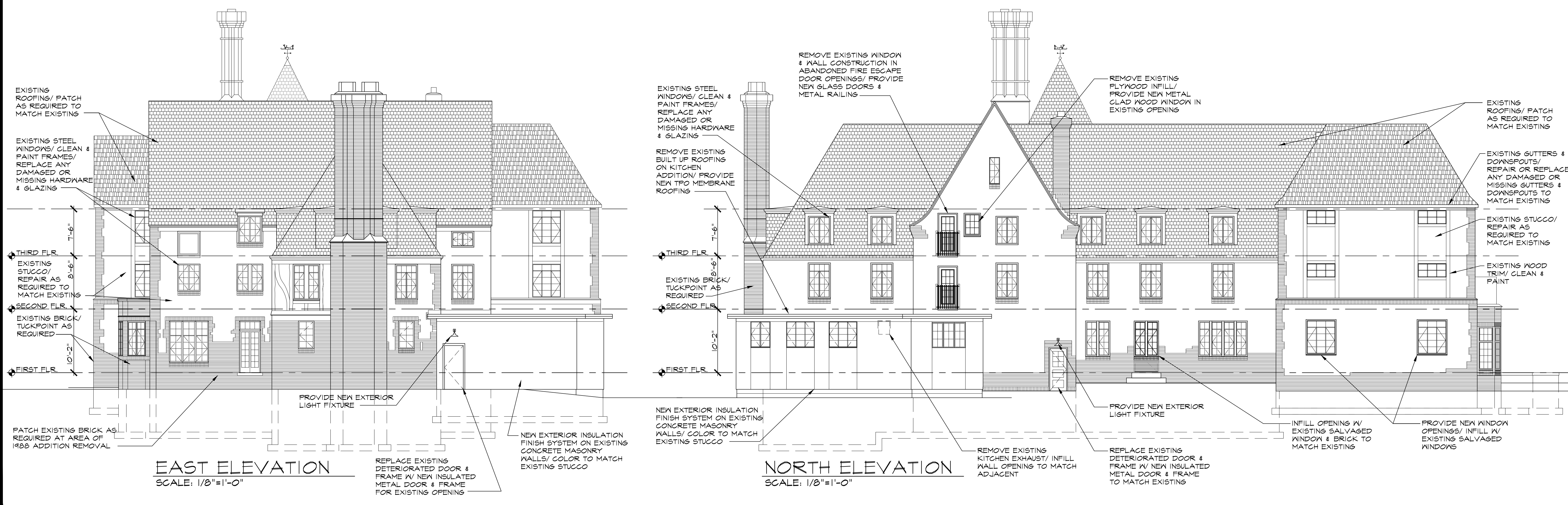
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1404 SOUTH LINCOLN AVENUE
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KLS/MLM/RJS
REVIEWED
DATE
4.5.17
SCALE
AS NOTED
PROJECT NO.
17.1410
SHEET
PROPOSED
A1.4



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

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



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

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