



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: April 26, 2018

SUBJECT: HP-2018-COA-02: A request by Pierre Moulin for a Certificate of Appropriateness at 1404 South Lincoln Avenue, to modify approved plans regarding a small number of windows.

Introduction

This is a supplement to the staff memorandum dated March 29, 2018. The applicant, Pierre Moulin, has submitted more detailed plans regarding his request to replace the sub-grade windows in the window wells and has made an additional request to install an original, salvaged window on the west side of the 1980s kitchen addition.¹

Table XII-1 of the Urbana Zoning Ordinance requires a COA for making changes to windows on historic landmarks. 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.

Description of the Proposed Changes

The updated proposed changes now include installing three new basement windows in the existing window openings in the window wells; and, installing an original, salvaged window on the west elevation of the 1980s kitchen addition.

¹ Mr. Moulin received a COA for minor works to reopen the original window wells that had been covered over with concrete. The new windows would replace the damaged windows in the uncovered window wells.

Requirements for a Certificate of Appropriateness

The Historic Preservation Commission should consider the following criteria in making its determination to approve or deny a Certificate of Appropriateness²:

- 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: The three original windows that will be replaced are below-grade and were covered up when the window wells were filled in. The window proposed for the kitchen addition is an original, salvaged window.

- 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 proposal will not change the historic character of the property.

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

Staff Analysis: The proposal will not affect any parts of the building that have become historically significant in their own right. The 1980s kitchen addition is not historically significant.

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

Staff Analysis: Original, salvaged windows will be reused where possible.

- 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: The three replacement windows will match the style of existing windows. (*See Exhibit C*).

Overall, staff finds that this proposal meets all of the requirements for a Certificate of Appropriateness.

Attachments: Exhibit C: Proposed Changes, Elevations, and Window Details

cc: Pierre Moulin
Smith/Burgett Architects
Kennedy Hutson Associates

² Section XII-6.C of the Zoning Ordinance. Only criteria relevant to the request are presented here.

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 change in the scope of the approved renovation is to provide matching salvaged existing steel sash window in the west elevation of the 1980's kitchen addition in the north courtyard. The perimeter of the new window opening will be patched weathertight with materials which will match the adjacent surfaces.

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

The salvaged window to be located in the proposed opening on the west elevation of the 1980's addition will be comprised of two casement windows each flanking a fixed center window that is similar in size and with a muntin pattern to match the existing windows on the north east end of the first floor addition. It appears this salvaged window could be the window they removed in the kitchen during the 1980's kitchen remodel and addition.

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

The proposed work will allow for additional natural light into the living room of Apartment 1E to enhance the living space. The new window opening would only be visible from the courtyard occupants and not from Lincoln Ave., Vermont Street or from the parking lot to the north.

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.

← KITCHEN ADDITION | 1928 BUILDING →

PROVIDE NEW WINDOW
OPENING/ INFILL W/
EXISTING SALVAGED
WINDOWS/ PATCH CMU AT
NEW WINDOW & LINTEL
OPENING/ MATCH
ADJACENT SURFACES

NEW EXTERIOR INSULATION
FINISH SYSTEM ON EXISTING
CONCRETE MASONRY
WALLS/ COLOR TO MATCH
EXISTING STUCCO

PARTIAL WEST ELEVATION

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

NORTH COURTYARD

CHATEAU NORMAND
1404 SOUTH LINCOLN AVE URBANA, IL



ARCHITECTURE
ENGINEERING
PLANNING
INTERIOR DESIGN

smith/burgett architects inc.

102A WEST MAIN STREET
PHONE: 217.367.8409

URBANA, ILLINOIS 61801
FAX: 217.367.8725



SHEET

COA

JOB# 17.1410

DATE 4.20.18

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 change in the scope of the approved renovation is to replace 3 original damaged window well windows on the north and south sides of the original 1928 portion of the building for greater utility and energy efficiency for a basement apartment.

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

The proposed work will replace 3 large window well windows with stylistically similar metal clad wood windows comprised of 3 casement windows each with muntin pattern to match existing windows.

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

The proposed work will allow more functional and energy efficient windows on the basement level.

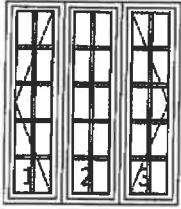
4. Attach a statement indicating how the proposed work meets each applicable criterion provided in “**EXHIBIT A**”, which is attached to this application form.

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:

Quote Name: chateau

Quote #: SQHQB000272_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		3	EA	Quaker Unit		\$1,401.11
						\$4,203.34



** Viewed From Exterior **

Series: Brighton

Exact Size: 50 5/8 X 59 3/4 Rough Opening: 51 5/8 X 60 1/4

Model : 3 Wide, Factory Mull - Vertical Mull-1: Wood C Mull , Mull Rating: DP-50, Vertical Mull-2: Wood C Mull , Mull Rating: DP-50, Color: Belge, Paint Type: 2604, Interior Finish: Natural Finish, Glass: EnergyBasic (Dual Silver), Argon Filled, Muntin: Custom SDL, Exterior: 13993 7/8" Raised 3/16" Thick (Brighton Std), Between Gl's: 3/8" Internal (Std. with 5/8 SDL Bars), Interior: 8222 5/8" Raised Contoured, Muntin Material:

Muntin Color: Exterior: Belge, Between Gl's: Metallic Grey (6F), Interior: Natural Finish, Hardware: Gold, Ship Hardware: With Product, Screen: Full Screen, Screen Color: Gold, Material: Better View (TM), Ship: Screen With Product, Install Acc: Hinged Nailing Fin, Depth: 4 9/16" Jamb Depth,

Unit: 1-Casement Hinge Left Exact Size: 16 7/8 X 59 3/4, NOT Egress,

NFRC - U-Factor: 0.32 SHGC: 0.26 VT: 0.43 AL: ≤ 0.3

Rating: LC-60

Left Glass: LowE (Dual Silver) - DSB - Std - Cardinal / Clear - DSB, Strength: Annealed Glass

Unit: 2-Casement Fixed Sash Set Exact Size: 16 3/4 X 59 3/4,

NFRC - U-Factor: 0.29 SHGC: 0.29 VT: 0.5 AL: ≤ 0.3

Rating: LC-50

Fixed Glass: LowE (Dual Silver) - DSB - Std - Cardinal / Clear - DSB, Strength: Annealed Glass

Unit: 3-Casement Hinge Right Exact Size: 16 7/8 X 59 3/4, NOT Egress,

NFRC - U-Factor: 0.32 SHGC: 0.26 VT: 0.43 AL: ≤ 0.3

Rating: LC-60

Right Glass: LowE (Dual Silver) - DSB - Std - Cardinal / Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-50

All Prices in USD	Quote Subtotal		\$4,203.34
	Tax	0.000 %	\$0.00
	Total Quote Value		\$4,203.34
	Quote Grand Total (may be subject to sales tax)		\$4,203.34

*Individual units greater than gateway size may have a reduced rating per Quaker Window Products simulation of AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products

*Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker Window Products simulation of AAMA 450-10 Voluntary Performance Rating Method for Mullied Fenestration Assemblies

*Thermal ratings based on NFRC test size

NOTE:
OWNER SHALL PROVIDE INTERIOR STORM
SCREENS UNDER SEPARATE CONTRACT. NEW
WINDOWS IN STAIR TOWERS SHALL BE TENER
GLASS.

REMOVE EXISTING WINDOW
& WALL CONSTRUCTION IN
ABANDONED FIRE ESCAPE
DOOR OPENINGS/ PROVIDE
NEW GLASS DOORS &
METAL RAILING/ REFER TO
DETAIL 1/A1.2

REMOVE EXISTING PLYWOOD
INFILL/ PROVIDE NEW METAL
SASH CASEMENT WINDOW IN
EXISTING OPENING (31"x44"-3)/
MATCH EXISTING WINDOWS

EXISTING
ROOF
AS R
MATC

EXISTING
DOWN
REPA
ANY
MISS
DOWN
MATC

EXISTING
REPA
REGU
MATC

EXISTING
TRIM
P IN

PROVIDE
OPENING
EXISTING
WINDOW
STUCCO
INDOOR
OPENING
MATCH

DECORATIVE 42" HIGH
GUARDRAIL AROUND WINDOW
WELLS TO BASEMENT

REPLACE DAMAGED BASEMENT WINDOWS W/
NEW METAL CLAD WOOD CASEMENT WINDOWS

INFILL OPENING W/ EXISTING SALVAGED WINDOW &
BRICK TO MATCH EXISTING/ PATCH STUCCO AS
REQ'D AT WINDOW REPLACEMENT/ MATCH EXISTING

Replace

REPLACE DAMAGED
BASEMENT WINDOW W/
EXISTING SALVAGED WINDOW
PROVIDE NEW EXTERIOR
LIGHT FIXTURE

REPLACE EXISTING
DETERIORATED DOOR & FRAME
W/ NEW INSULATED METAL DOOR
& FRAME TO MATCH EXISTING

REMOVE EXISTING
KITCHEN EXHAUST/ INFILL
WALL OPENING TO MATCH
ADJACENT

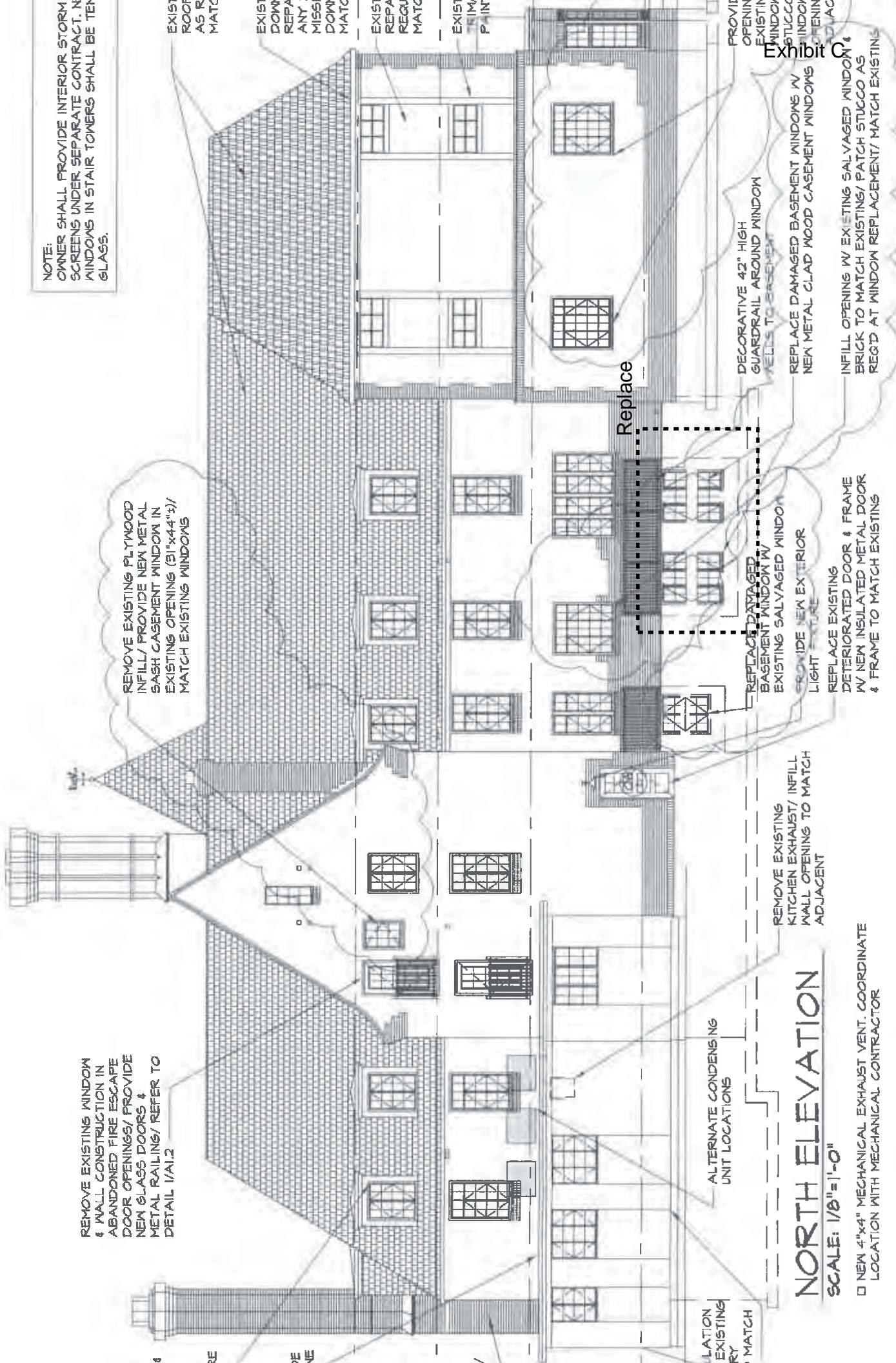
ALTERNATE CONDENSING
UNIT LOCATIONS

NORTH ELEVATION

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

□ NEW 4"x4" MECHANICAL EXHAUST VENT. COORDINATE
LOCATION WITH MECHANICAL CONTRACTOR

LOCATION
EXISTING
RY
MATCH



NOTE:
OWNER SHALL PROVIDE INTERIOR STORM WINDOWS &
SCREENS UNDER SEPARATE CONTRACT. NEW STORM
WINDOWS IN STAIR TOWERS SHALL BE TEMPERED
GLASS.

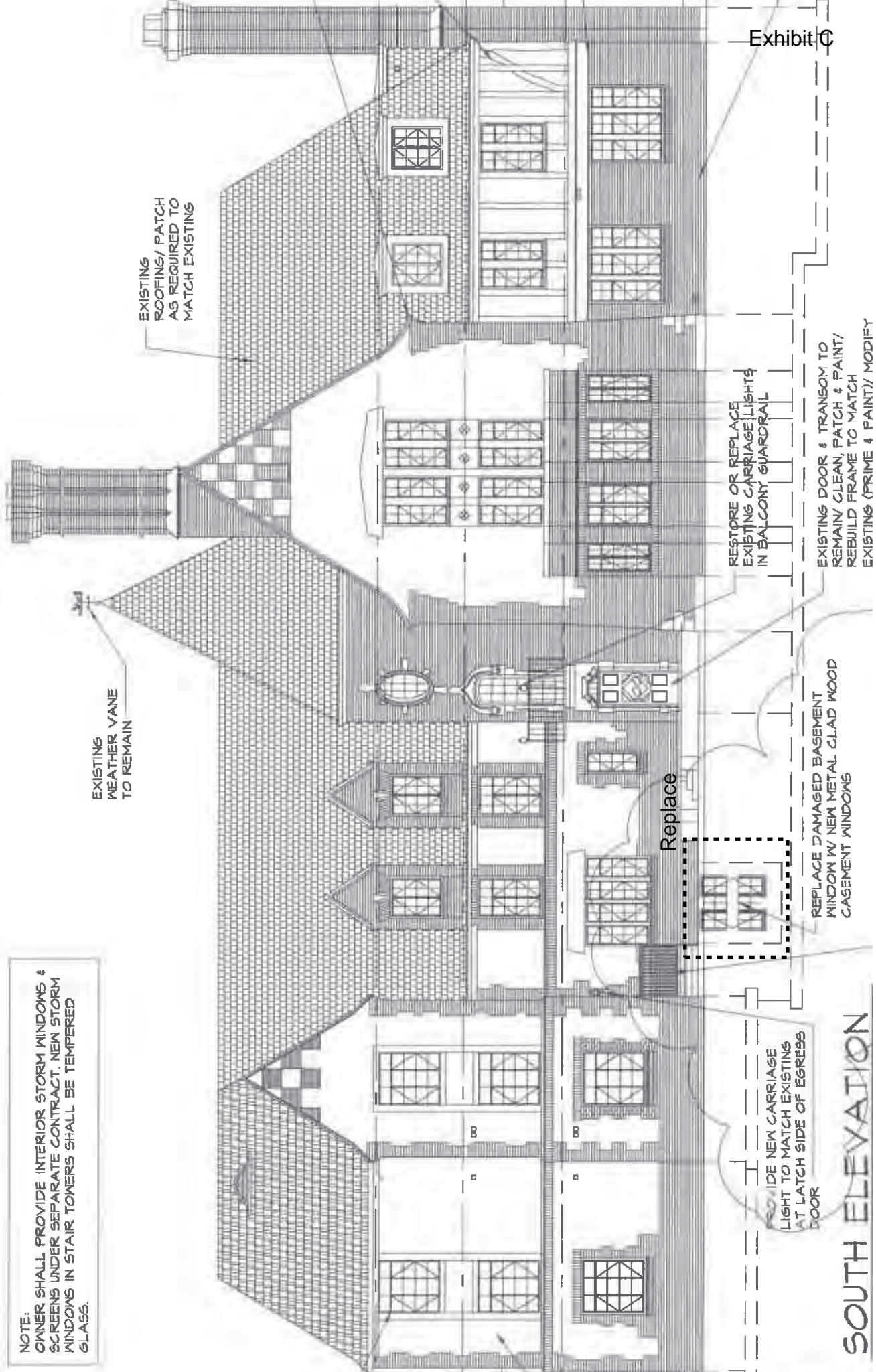


Exhibit C

SOUTH ELEVATION