



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

**m e m o r a n d u m**

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, Ph.D., FAICP, Community Development Director

**DATE:** January 28, 2016

**SUBJECT:** 611 W. Elm Street (Stephen S. Henson House): Historic Landmark Application, Case No. HP 2015-L-01

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**Introduction**

Historic Preservation Case No. HP 2015-L-01 is an application submitted on October 16, 2015 by Brian Adams to designate the house at 611 W. Elm Street (referred to as the Stephen S. Henson House) as a local historic landmark. Hunsinger Enterprises, Inc. is the property owner and has filed a valid protest against the application (attached).

The Historic Preservation Ordinance requires that the Historic Preservation Commission (HPC) hold a public hearing on the application within 60 days of receiving a complete application. The application was reviewed by staff and deemed complete on October 26, 2015, following the submission of additional information requested of the applicant. The HPC opened a public hearing on December 2, 2015 and continued the hearing to January 6, 2016 at the written request of the property owner. The HPC held a public hearing on January 6, 2016, and heard comments from the nominator, the owner, and other parties regarding the application. After a brief discussion, the HPC continued the public hearing to a special meeting on January 20, 2016 to give them time to review and consider additional information that was presented at the public hearing. On January 20, 2016, the HPC re-opened the public hearing and recommended approval of the application to City Council by a 4-2 vote.

Since the property owner has filed a valid protest with the City Clerk's office in accordance with Section XII-5.1 in the Urbana Zoning Ordinance, the application shall only be approved by a minimum two-thirds vote of the alderpersons holding office, excepting those who abstain for reason of a proclaimed conflict of interest. Should the application be approved, the owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property, including any proposed demolition.

Prior to the public hearing on January 20, 2016, staff received 10 letters in favor of the application and one letter objecting to the application. Staff also received a "*Memorandum in Opposition to Historic*

*Landmark Designation*<sup>1</sup> from the property owner's legal counsel. During the public hearings, eight people spoke in support of the application. One person spoke in opposition to the application.

## **Background**

*For additional background information, please see the attached "Memo to HPC 1/6/2016," which includes the landmark application and staff analysis.*

### ***Related Cases***

*DRB 2015-01:* 611 W. Elm Street is located in the Mixed-Office Residential (MOR) Zoning District, which has a Development Review Board that oversees site plan review. On August 17, 2015, an application for site plan approval was submitted for 611 W. Elm Street. The site plan proposed the demolition of the house at 611 W. Elm Street and the creation of a three-story, five-unit apartment building on the site. Because the property is adjacent to an Urbana landmark (the Ricker House), as per Section XII-3.F.10 of the Zoning Ordinance, the Historic Preservation Commission was asked to review and provide comment on the proposed development. On September 30, 2015, the MOR Development Review Board approved the proposed development subject to conditions designed to mitigate negative impacts on the Ricker House property.

*Demolition Delay List:* 611 W. Elm Street is on the City of Urbana's Demolition Delay list (Ord. 2007-10-118), which was established in 2007 to "encourage the identification and designation of additional historic landmarks within the City of Urbana." For properties on the demolition delay list, the ordinance prohibits demolition permits from being issued for a period of 45 days after a demolition permit is applied for. During the 45-day delay period, properties can be nominated for landmark designation. A demolition permit for 611 W. Elm Street was applied for on September 8, 2015. The application to nominate 611 W. Elm Street was received on October 16, 2015, within the 45-day demolition delay period. A demolition permit cannot be issued until the current case is resolved.

### ***Nearby Landmarks***

There are several local landmarks located near 611 W. Elm Street:

The *Ricker House* (612 W. Green Street) is located on the property adjacent to 611 W. Elm Street to the south. The Ricker House is a local Urbana landmark and is on the National Register of Historic Places.

*Buena Vista Court* is located at the opposite (east) end of the block from 611 W. Elm Street. It is an Urbana historic district and is on the National Register of Historic Places.

The *Bills House* (508 W. Elm Street), the *Freeman House* (504 W. Elm Street), and the *Sutton House* (502 W. Elm Street) are located one block east of 611 W. Elm Street. All are local Urbana landmarks.

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<sup>1</sup> See web link to this document at the end of this memorandum.

## ***Elm Street Historic District Proposal***

In 2010, the Urbana City Council Goal established a goal to “*Encourage creation of a historic district on Elm Street between Buena Vista and Cedar Street.*” The proposed district’s boundaries did not include 611 W. Elm Street. City staff conducted an informational meeting with property owners in early 2013 as an initial step toward this goal, and later that year sought additional input and support from property owners. While there did not appear to be sufficient support to initiate a case to establish a district in this portion of Elm Street at that time, City staff will continue to make efforts to complete the Council goal.

### ***Property History***

The house at 611 W. Elm Street was built around 1902 for Stephen S. Henson.<sup>2</sup> According to the application, Mr. Henson moved to Urbana from Douglas County in 1903 after retiring from farming. Mr. Henson died the following year. The house remained in the family until sometime between 1910 and 1920. Since 1970 the house has been used as a rental property.<sup>3</sup>

The Henson House exhibits many intact characteristics of the Dutch Colonial Revival architectural style, which is a subtype of the Colonial Revival style, defined by the presence of a gambrel roof. Dutch Colonial Revival houses built between 1895 and 1915 typically have a front-facing gambrel, and occasionally have cross-gambrels to the rear.<sup>4</sup> 611 W. Elm Street is one such cross-gambrel variant, with the main gambrel facing north toward Elm Street and an east-west cross-gambrel to the rear. Also facing Elm Street is a second-story “shed”-style dormer, which is common in Dutch Colonial Revival homes. The first story of the house is clad in clapboard, with the second story gambrels and dormer clad in wooden shingles.

As with many older buildings, 611 W. Elm Street has undergone alterations over time. The most apparent changes made to the original exterior features include the removal of architectural features from and enclosure of the original porch,<sup>5</sup> the replacement of the wooden front steps with concrete steps, and the installation of an exterior staircase on the east side of the house to allow access and egress to the upstairs. The application notes that a small entry section at the rear of the house appears to have been a later addition. However, the earliest Sanborn maps (from 1909) depicting the house include this entry section, so it is almost certainly original. The remaining sections of the home appear to be intact.

## **Discussion**

*For additional information, please see the attached “Memo to HPC 1/6/2016,” which includes the landmark application and staff analysis.*

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more

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<sup>2</sup> *City of Urbana, Historic Resources Survey Form for 611 West Elm Street (see Exhibit D in memo to HPC 1/6/2016)*

<sup>3</sup> *(Ibid)*

<sup>4</sup> McAlester, V. & L. (2005). *A Field Guide to American Houses* (p. 322). New York, NY: Alfred A. Knopf.

<sup>5</sup> *In place of the original porch is now an entry vestibule and a small bedroom. The original form of the porch remains intact, but most of the original architectural features have been removed.*

of seven possible criteria in order to qualify for landmark designation. The application states that 611 W. Elm Street meets two of the seven criteria:

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- c) *Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, while retaining a high degree of integrity;*

Each of the seven designation criteria is stated in the next section, followed by a brief summary of what was stated in the application and a discussion of whether 611 W. Elm Street meets each of the criteria.

In evaluating individual landmark nominations, the landmark criteria should only be applied to the property in question, in this case 611 W. Elm Street. The historic significance of surrounding properties or of the neighborhood as a whole is only relevant insofar as the nominated property contributes to its surroundings by meeting the evaluation criteria for an individual landmark.

### ***Designation Criteria***

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.*

The application provides a thorough summary of the early social and economic development of the West Urbana Neighborhood and the important role that West Elm Street played in the early history of the City. The application also provides information about the home's original owner, Stephen S. Henson (see "*Historical Significance*" in Exhibit B of attached memo to HPC 1/6/2016).

In City staff's analysis<sup>6</sup>, it was noted that although the application provided information about the importance of West Elm Street in Urbana's history, it did not clearly explain the role that 611 W. Elm Street or Stephen S. Henson played in that history. The staff analysis concluded that 611 W. Elm Street did not meet this criterion.

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street has significant value as part of the architectural heritage of Urbana and meets this criterion. The HPC cited the house's significance to Urbana's architectural heritage as being one of the few remaining late-19<sup>th</sup> and early-20<sup>th</sup> Century homes along Elm Street.

- b) *Associated with an important person or event in national, state or local history.*

The application did not claim that 611 W. Elm Street met this criterion.

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street did not meet criterion b).

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<sup>6</sup> See attached "*Memo to HPC 1/6/2016*"

- c) *Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, while retaining a high degree of integrity.*

The application identifies 611 W. Elm Street as being a unique example of a Dutch Colonial Revival house that retains a high degree of integrity. The application describes many architectural features of the house in detail, which can be found in Exhibit B of the attached memo to HPC dated 1/6/2016.

In City staff's analysis<sup>7</sup>, it was noted that the house at 611 W. Elm Street exhibits and retains many characteristics of the Dutch Colonial Revival style. It also retains other original architectural details that, while not exclusive to the Dutch Colonial Revival style, contribute to its character. Staff does not believe that the house retains its historic integrity, due to the enclosure of the front porch and the replacement of most of the original windows with vinyl windows. The staff analysis concluded that 611 W. Elm Street did not meet this criterion.

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street is representative of the distinguishing characteristics of the Dutch Colonial Revival architectural style and retains a high degree of integrity, and meets this criterion.

- d) *Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area.*

The application did not claim that 611 W. Elm Street met this criterion.

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street did not meet criterion d).

- e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

The application did not claim that 611 W. Elm Street met this criterion.

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street did not meet criterion e).

- f) *Character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level or integrity or architectural significance.*

The application did not claim that 611 W. Elm Street met this criterion.

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<sup>7</sup> See attached "Memo to HPC 1/6/2016"

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street did not meet criterion f).

- g) *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

The application did not claim that 611 W. Elm Street met this criterion.

After conducting a public hearing, the Historic Preservation Commission found that 611 W. Elm Street did not meet criterion g).

## **Historic Preservation Commission Findings**

After conducting a public hearing, the findings of the Historic Preservation Commission are as follows:

1. Article XII of the *Urbana Zoning Ordinance* provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose of promoting the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on October 16, 2015 received a landmark application to designate the property located at 611 W. Elm Street as a local landmark. The application was deemed complete by staff on October 26, 2015.
3. The Urbana Historic Preservation Commission opened a public hearing on December 2<sup>nd</sup>, 2015, which, pursuant to a written request from the property owner, was continued and held on January 6<sup>th</sup>, 2016. The hearing on January 6<sup>th</sup>, 2016 was continued and held again on January 20<sup>th</sup> to consider the landmark designation of the subject property.
4. The house located at 611 W. Elm Street was constructed circa 1902 in the Dutch Colonial Revival architectural style.
5. The house located at 611 W. Elm Street meets criterion a) having significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community. The house represents a continuum of houses built on one of the City's original streets by some of the City's prominent citizens.
6. The house located at 611 W. Elm Street meets criterion c) as it is representative of the distinguishing characteristics of the Dutch Colonial Revival architectural style and retains a high degree of integrity, retaining its original massing, footprint, wall material, cross-gambrel roof, fenestration pattern and architectural detailing including leaded glass windows, denticulated cornices, triple-course wood shingle arches surrounding fan lights with exaggerated wood keys, paired second story façade windows with shaped hood mold, and the unique application of wood shingle to the rake boards on all gambrels. The integrity issues of

the house located at 611 W. Elm Street, including an exterior wood staircase and enclosure of the front porch are outweighed by the numerous intact original features of the house.

7. The applicant did not nominate the house located at 611 W. Elm Street under any of the other criteria, including “b”, “d”, “e”, “f”, and “g”, thus the Commission did not consider the eligibility of the house under those criteria.

## Options

In Case No. HP 2015-L-01, the Urbana City Council shall find whether or not the nomination meets one or more of the criteria for designation as a local landmark and:


- 1) Approve the application by enacting an ordinance; or
- 2) Deny the application

## Recommendation

On January 20, 2016, the Historic Preservation Commission found that 611 W. Elm Street qualifies for designation as a local historic landmark based on criteria “a” and “c” of Section XII-5.C of the Urbana Zoning Ordinance. The Historic Preservation Commission voted four ayes and two nays to recommend that the Urbana City Council APPROVE the application for designation.

Staff recommends that the Urbana City Council deny the application based on the analysis provided in the staff memorandum to the Historic Preservation Commission dated December 31, 2015.

Prepared by



Kevin Garcia, AICP, Planner II

cc: Kevin Hunsinger, Owner  
Brian Adams, Applicant  
David Thies, Owner’s Legal Counsel  
Alice Novak, Historic Preservation Commission Chair

Attachments: Draft Ordinance  
Draft Minutes of Historic Preservation Commission meeting 1/20/2016 (for recording see web link)  
Approved Minutes of Historic Preservation Commission meeting 1/6/2016 (for recording see web link)  
Approved Minutes of Historic Preservation Commission meeting 12/2/2015  
Memo to HPC 1/6/2016  
Protest of Historic Landmark Designation  
Memorandum in Opposition to Historic Landmark Designation (not attached - see web link)

Web Links: <http://urbanaillinois.us/boards/historic-preservation-commission/meetings/2016-01-20>  
<http://urbanaillinois.us/boards/historic-preservation-commission/meetings/2016-01-06>  
<http://urbanaillinois.us/sites/default/files/attachments/memorandum-opposition-historic-landmark-designation-web.pdf>

ORDINANCE NO. 2016-02-007

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK**

(611 West Elm Street, "The Henson House"  
Historic Preservation Case No. HP-2015-L-01)

WHEREAS, the City of Urbana, a home rule municipality, is authorized to designate local landmarks and historic districts under 5 ILCS 5/11-48.2-2 et seq of the Illinois Municipal Code, and under Article XII (Historic Preservation) of the Urbana Zoning Ordinance; and

WHEREAS, Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic, and general welfare of the community; and

WHEREAS, Brian Adams has nominated the property located at 611 West Elm Street, Urbana (referred to as the "Henson House") to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owner of the subject property, Hunsinger Enterprises, Inc., has been duly notified of the nomination and has submitted a valid protest against the nomination; and

WHEREAS, after due publication and notice to all parties as is required under the Historic Preservation Ordinance and the Illinois Municipal Code, public hearings were held by the Urbana Historic Preservation Commission on December 2, 2015, January 6, 2016 and January 20, 2016 concerning the subject historic landmark nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend to the Urbana City Council landmark designation for the subject parcel by a vote of 4 ayes and 2 nays; and

WHEREAS, the owner of the subject parcel was notified of the dates of the public hearings and the date of the City Council meeting at which the designation is to be considered.



NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

The Council does hereby find and determine, based upon the recommendation of the Historic Preservation Commission, that the subject parcel should be designated as a historic landmark on the basis of meeting the following criteria in Section XII-5.C.1:

- a) Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community. The house represents a continuum of houses built on one of the City's original streets by some of the City's prominent citizens;
  
  - c) Representative of the distinguishing characteristics of the Dutch Colonial Revival architectural style and retains a high degree of integrity, retaining its original massing, footprint, wall material, with narrow gauge clapboard on the first story and second story wood shingle, cross-gambrel roof, fenestration pattern and architectural detailing including rectangular leaded glass windows, denticulated cornice on the enclosed porch, the front east shed dormer, and the first story semi-hexagonal bay, triple-course wood shingle round arches surrounding fan lights with exaggerated wood keys, at the attic ends, east-west ends of the gambrel, paired second story façade windows with shaped hood mold which connects to an attic-level rectangular sash of leaded glass, and the very unique application of wood shingle to the rake boards on all gambrels;
- and

thus, the said structure at 611 West Elm Street, referred to as the "Henson House", is hereby designated as a historic landmark, pursuant to Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

LEGAL DESCRIPTION:

Lot 3 of N.C. Rickers Subdivision of Lot 1 in Block 6 of J.W. Sim's Addition to Urbana, as per plat recorded in Plat Book "B" at Page 45, in Champaign County, Illinois.

More commonly known as 611 W. Elm Street, Urbana, Illinois;  
Permanent Index Number: 92-21-17-111-001.

Section 2. The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the City Council of the City of Urbana. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Article 11, Division 13 (Zoning) of the Illinois Compiled Statutes (65 ILCS 5/11-13-14).

PASSED by a two-thirds majority of the Urbana City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2016, the City Council of the City of Urbana passed and approved Ordinance No. \_\_\_\_\_, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK (611 West Elm Street, "The Henson House" Historic Preservation Case No. HP-2015-L-01) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_ day of \_\_\_\_\_, 2016, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2016.

**MINUTES OF A SPECIAL MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**DATE:** January 20, 2016

**DRAFT**

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, Matt Metcalf, Alice Novak, Gina Pagliuso, David Seyler, Kim Smith

**MEMBERS EXCUSED:** Trent Shepard

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Teri Andel, Administrative Assistant II

**OTHERS PRESENT:** Brian Adams, Richard Cahill, Gary Cole, Andrea Decker, Andrew Fell, Kevin Hunsinger, Linda Lorenz, Ilona Matkovski, Dan Newman, Dennis Roberts, David Thies, Kara Wade, Karl Weingartner, Jonah Weisskopf

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

Chair Novak called the meeting to order at 7:00 p.m. Roll call was taken, and a quorum was declared present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes of the January 6, 2016 Historic Preservation Commission regular meeting were presented for approval.

Kevin Garcia, Planner II, requested the following changes to the minutes:

1. Page 3, Paragraph 1, Line 4 – change “two” to “one” so that it reads as such, “...the property must meet one of the seven criteria...”.
2. Page 8, Paragraph 3, Line 5 – change the sentence to read as such, “This ~~did not~~ reduced his revenue, ~~but it did~~ and it reduced his ability to make renovations to the house.”

3. Page 9, Paragraph 6, Line 5 – add language so that it reads as such, “...he addressed all seven criteria in his written report. At the request of the Commission, he only addressed Criteria A and C during his testimony.”

Mr. Dossett moved that the Historic Preservation Commission approve the minutes as corrected. Ms. Smith seconded the motion. The minutes were then approved by voice vote as corrected.

#### **4. WRITTEN COMMUNICATIONS**

There were none.

#### **5. AUDIENCE PARTICIPATION**

There was none.

#### **6. CONTINUED PUBLIC HEARINGS**

##### **Case No. HP-2015-L-01 – A request by Brian Adams to designate the Stephen S. Henson House located at 611 West Elm Street as a local historic landmark.**

Chair Novak reopened the case and noted the procedure that was followed at the previous two meetings regarding this case and where in the procedure the Commission continued the public hearing to this meeting. She stated that although she had closed the public input portion of the hearing at the previous meeting, she would reopen it for anyone who did not already speak or anyone wishing to present new evidence.

#### **ADDITIONAL PROPONENTS TESTIMONIES**

Ilona Matkovski approached the Historic Preservation Commission to speak in favor of the landmark nomination. She said the house at 611 West Elm Street is an excellent example of the Dutch Colonial Revival style building and has historical merit. In addition, it retains a high degree of integrity. The fact that it needs paint and a new roof can easily be resolved. The footprint and roofline of the original porch were retained, so if someone wanted to restore the porch, it could be done. The building, as it currently is, contributes to the historical integrity of a near downtown Urbana neighborhood.

She talked about a historic hotel in Indianapolis. TWG Development, LLC purchased the property and restored it. The City of Urbana is now considering having TWG Development, LLC construct a new development at 200 South Vine Street.

She said the building at 611 West Elm Street retains high architectural integrity. All old buildings need work. She urged the current owner(s) to reconsider their plans for the property and think about restoring the existing building and use all of the financial incentives that are available.

The property is located next door to the Ricker House, which is a local and nationally registered landmark. She talked about Nathan Ricker. She said in order to retain the integrity in context of the

Ricker House, then the City needs to leave as many of the historic buildings that surround it in their place. The new development that the owner proposes to build will have newer materials and not be historic; and therefore, she encouraged the Historic Preservation Commission members to vote in favor of the landmark nomination. She asked that each member consider what they would like to have next to their historic house. Would they like to have a historic building preserved? Or would they like to have a four story, out of proportion, modern, plastic Disneyland apartment building with 15 or 20 new residents? She asked that they consider whether they would designate the existing structure as a historical landmark if there was not a plan to redevelop the site. She said that, yes, it is an excellent example of a Dutch Colonial Revival building and it should be landmarked.

#### CROSS EXAMINATION OF ADDITIONAL PROPONENTS BY OPPONENT OR OPPONENT'S REPRESENTATIVE

Mr. Thies stated that they had no questions for Ms. Matkovski.

Rich Cahill approached the Historic Preservation Commission to speak in favor of the proposed landmark nomination. He talked about his role in preserving the Ricker House. He mentioned that they used to call the 600 Block of Green Street "Ground Zero" because slowly everything, except the Ricker House, was demolished and the properties were redeveloped, and then the same thing started happening to the south side of the street. His point was that the historic context of 611 West Elm Street anchors the 600 Block of West Elm Street and holds the whole neighborhood together. He urged the Historic Preservation Commission to forward this case to the City Council with a recommendation for approval of the landmark designation by unanimous vote.

#### CROSS EXAMINATION OF ADDITIONAL PROPONENTS BY OPPONENT OR OPPONENT'S REPRESENTATIVE

Mr. Thies stated that they had no questions for Mr. Cahill.

Jonah Weisskopf approached the Historic Preservation Commission to speak in opposition of the proposed landmark nomination. He mentioned that 611 West Elm Street has been a party house for ten years or so. He stated that if the subject property is designated a historical landmark, then he would have trouble with why all the other 100-year-old homes are not landmarked.

#### CROSS EXAMINATION OF OPPONENTS BY THE PROPONENTS

Dr. Adams stated that he did not have any questions for Mr. Weisskopf.

Dan Newman approached the Historic Preservation Commission to speak in favor of the proposed landmark nomination. He mentioned that he lives next door to the subject property and stated that 611 W. Elm Street is not a party house. His family and he have never been disturbed by tenants that lived in the house. He added that the size of the future new development would be two to three times larger than the existing house and does not look residential.

#### CROSS EXAMINATION OF ADDITIONAL PROPONENTS BY OPPONENT OR OPPONENT'S REPRESENTATIVE

Mr. Thies stated that they had no questions for Mr. Newman.

#### OPPONENT'S SUMMARY

Mr. Thies approached the Historic Preservation to speak in opposition of the proposed landmark nomination. He mentioned that Kevin Hunsinger, Gary Cole and Andrew Fell were available to answer any questions that the Commission may have. He addressed the concerns mentioned in testimonies that were heard at this meeting.

With regard to the comparison of the hotel property in Indianapolis, he stated that Mr. Hunsinger's team presented evidence at the previous meeting to prove the economic viability of a new development. This does not mean that the developer would not be open to a different economically viable idea. When looking at the Urbana Zoning Ordinance, the current condition of the property, and the amount of money that would be needed to repair/restore the existing house to an economically viable condition, it does not work. The alternative would be to leave the property as is, but this is not an economically viable solution either, nor is a landmark designation of the property.

He said that one person suggested that the new development would house 15 to 20 residents. He assured the Commission that given the Zoning Ordinance and the design of the future development, there would be less than 15 residents.

He stated that one of the Council members, Eric Jakobsson, submitted an email to the Historic Preservation Commission members. He asked that the Commission not consider the email and to strike it from the record because Mr. Jakobsson is part of the decision-making body. He noted that when the case is forwarded to the City Council, he intends to ask that Mr. Jakobsson not vote as he basically declared his position without consideration of the evidence.

#### PROPONENT'S SUMMARY

There were no concluding comments from the applicant.

#### HISTORIC PRESERVATION COMMISSION DISCUSSION

With no further audience participation, Chair Novak closed the public input portion of the hearing and opened it up for discussion by the Historic Preservation Commission members.

Discussion ensued about the email from Mr. Jakobsson and how to proceed. Ms. Pearson stated that it was up to the Commission to judge whether or not they should remove the email from the record.

Mr. Dossett felt that the email was not different from a substantial amount of content that the Commission received that talked about neighborhood context. Ms. Pagliuso stated that the Commission received this email after the MOR Development Review Board meeting and prior to the landmark application. She believed that Mr. Jakobsson was voicing his opinion based on his

owning of a historic home and that the City should try to preserve the historic character of our neighborhoods. She felt the email should be included because of his strong opinion and because he addressed the email to all of the Commission members. However, she would be willing to remove the email from the record, so that it does not impede Mr. Jakobsson's ability to weigh in on the case at the City Council level.

Mr. Dossett moved to strike the email dated October 3, 2015 submitted by Eric Jakobsson from the Historic Preservation Commission's consideration in this public hearing. Ms. Pagliuso seconded the motion.

Mr. Metcalf commented that regardless of whether he is a member of City Council or not, Mr. Jakobsson is a citizen who has a right to voice his concerns. He did not want to set a precedent that a citizen's opinion or thoughts were not valued at the Historic Preservation Commission level.

Chair Novak stated that she would be okay with striking the email because Mr. Jakobsson did not know about the landmark application at the time he sent the email to the Commission. The email was not sent within the context of discussing evidence within this public hearing.

The motion carried by a majority vote and the email was removed from evidence. Mr. Metcalf voted against the motion.

Mr. Dossett pointed out for the record that the Historic Preservation Commission did not remove the email because they did not value Mr. Jakobsson's input. They only want to make the process clean and legal and to provide Mr. Jakobsson with as many options as possible.

#### DELIBERATION OF THE APPLICATION

Chair Novak stated that the applicant submitted a landmark nomination for 611 West Elm Street referencing Criteria A and C.

Ms. Smith began by talking about the integrity of the house. The extra time allowed her an opportunity to walk around the building. She noticed that the house retains some of its historical physical features of a Dutch Colonial Revival and Colonial Revival styles such as the cross gambrel roof with the front-bay facing gambrel and the front-facing shed dormer, the original clapboard siding and shingle siding, the denticulated-cornice molding and some of its decorative trim, the existing fan window openings on the east and west gables with keystone-like features above, and the original window pattern.

Although there are historic characteristics that remain, they are in deteriorated and degraded state and not completely intact. The fan window opening on the west gable was boarded up. Most of the windows have been replaced with vinyl windows, which do not have the characteristic original divided lights that were in some of the upper sashes. There were two window openings boarded up and one window opening that had been enlarged for an egress door. There are many areas in the siding where both clapboards and shingles that are damaged or missing. The wood soffits are severely deteriorated. The crown cornice molding at the second floor eave overhang and on the first floor fascia on part of the south and west elevations was covered with a pre-finished aluminum.



There appeared to be water damage and dry rot on many of the existing window frames, the sills and trim. Some of the windows are missing the trim. Part of the denticulated cornice molding is degraded and separating from the fascia. There is missing scroll work on the decorative trim above the upper north-facing gable window. The southeast brick chimney is crumbling and loose.

It was her opinion that the Henson House had been altered significantly by the inappropriate alteration of the enclosure of the porch. This has eliminated the original front porch entry with the decorative columns and brick piers. There is no evidence that these exist within the existing construction. Although the original roof remains and the addition utilizes clapboard siding that matches the original house siding, the fenestration is not in scale or character with the house. The windows are not in scale with the original first floor windows. The north pair of windows are double-hung. The east window is a sliding window, and the west window is a fixed window unit. The front door, screened door and trim are non-decorative and plain. There is no longer a front entry porch, only the concrete stairs.

She felt that the scale of the entire house has been altered with the porch enclosure, which detracts from the character of the house and diminishes its historic integrity. She agreed with the staff recommendation that it did not meet Criterion C.

Mr. Seyler talked about the enclosed porch/addition. He has seen porches filled in and porches opened back up. Since the roofline of the original porch is intact, the space below could be turned back into a porch and the house would be given its Dutch Colonial look again. There are a lot of maintenance issues that could be addressed with enough money. The vinyl replacement windows could be swapped out with wood windows as long as the interior trim is in place. Therefore, it seemed to him that there was still plenty of integrity left with the existing house.

Mr. Dossett stated that he had a motion prepared to deny the proposed landmark nomination, and the integrity issues of the existing house were a major reason why. The house lost a great deal of its architectural style when the porch was enclosed. This enclosure makes his reading of the Historic Preservation Ordinance clearer to understand. The Ordinance states that the current condition of the existing house applies to whether it is inherently valuable for the study of the style. He did not feel that the existing house in its current condition met the integrity test. In addition, he did not feel that it met Criterion A as well.

Mr. Metcalf stated that the key issues that were presented and discussed at the previous meeting on January 6, 2016 were as follows:

- 1. How much of the property should the Historic Preservation Commission take into account?*

He said it would be unrealistic to consider only the house itself and not the context of its location. Houses, like people, exist in context. Therefore, historic preservation, which seeks to preserve and reinvigorate existing structures that give residents a “sense of place,” must also consider context. He added that this is not specific to this case, but is inherent to all preservation considerations everywhere.

2. *Is our Historic Preservation Ordinance valid?*

He agreed that some parts of the Ordinance are flimsy. He felt that we need a stronger, broader ordinance that commits more strongly and more thoroughly to the values implied in the City ordinances. While he liked Mr. Cole's idea of a "plain language" document, some of the testimony that was heard makes him doubt whether that would be the best route for historic preservation in the City of Urbana. However, this is for the future and for now we have the current Historic Preservation Ordinance and the Commission has to move forward presuming that it is representative to the minds and hearts of the residents of Urbana.

3. *What does the Historic Preservation Commission serve to do, broadly and specifically?*

He did not agree with Mr. Cole's comment at the previous meeting that "economic sustainability" was the Commission's primary responsibility. Economic considerations are on the City's radar per the 1998 Urbana Historic Preservation Ordinance, which guides the policies of the city and by extension what they do on the Historic Preservation Commission. However, that is one of the several historic preservation goals outlined by the City, and it also comes after "promote preservation of Urbana's historic resources."

Mr. Metcalf pointed out that the Commission members were instructed to focus on the application. So, his focus was on whether the property met Criterion A or Criterion C.

With regards to Criterion A, while Mr. Adams did a fine job of presenting what he found to be special about the home, it was Mr. Metcalf's opinion that 611 West Elm Street did not qualify as a local landmark under Criterion A.

Concerning Criterion C, Mr. Metcalf found that the existing house at 611 West Elm Street does have the following:

- Integrity of Location – The house has not been moved.
- Integrity of Setting – While diminished by the construction of large apartment complexes nearby, he believed that in connection with the Ricker House, the existing house has historic merit.
- Integrity of Materials and Design – These do not seem to have been altered other than the porch. He believes an addition constitutes a new structure that was not part of the original construction. The original porch appears to still be there because the dentil-moldings are in the same place as in the 1909 and the 2015 photographs. To him, this is evidence that the intent was NOT to build an entirely new structure onto the home, but rather to enclose an already existing part of it.

Mr. Metcalf discussed the Dutch Colonial style. He noted that during this period, builders sought to emulate styles of the past. Colonial Revival structures of all forms celebrate the past, but do not attempt to directly recreate it. Today, we use technology of the period just as those at the turn of the 20<sup>th</sup> century did, to construct homes that are popular in the period. A strict interpretation of Virginia McAlester's "Field Guide" fails to consider local styles and personal tastes that were so prevalent in this mix-and-match architectural period. Its lack of precision to the "typical" style as outlined by

McAlester typifies the Colonial Revival, which was all about choosing what worked best for the person who constructed it.

Therefore, he found that the existing house, even in its current imperfect state, met both the spirit and letter of the claims made by Mr. Adams in his application under Criterion C. As a result, he planned to vote in favor of the landmark nomination.

As to the degradation of the property, Mr. Metcalf stated that he was disappointed the existing house was allowed to get in its current condition. It is entirely unacceptable for property owners to allow their properties to slowly degrade and then say “Oops! Now I have to tear it down and build new.” As far as he is concerned, the passivity of demolition by neglect actively subverts the will of the residents of this City in creating a historic preservation ordinance in the first place. He stated that he did not know if that was the intent in this case; however, Mr. Hunsinger knew when he bought the property that it was located in the MOR Zoning District and that a structure of this age could very likely end up at the some point in the jurisdiction of the Historic Preservation Commission.

He is empathetic to the challenges of creating properties of value, but he believed that historic preservation could do that. There is a wealth of research that shows that proper, well-timed, consistent investment in historic neighborhoods revitalizes them and makes them jewels of the city.

Ms. Pagliuso stated that she walked around the house three or four times. She has a soft spot in her heart because her house is about 115 years old. When she purchased her home, it was in the same condition as the existing house at 611 West Elm Street. She talked about her home and pointed out that much of the materials on her home are 110 years old.

She said other people are buying and renovating older homes and turning them into student housing or rooming houses. They had to put money into the houses, but they are also making money off of them. You can rent to more than four unrelated people if you own a rooming house.

She researched building permits for the property at 611 West Elm Street. She found a building permit from 1975 to remove the front porch. While the original porch was demolished, the house still retains the original footprint, and it retains the original dentil work and roofline.

She said everyone who owns an older home is a steward of the property and of the history of the City of Urbana. It is the history of where we have been and brings us to the present and into the future.

She recognized that there are many stumbling blocks in the way of turning the property into a profitable entity. If the City Council decides to landmark the house, the economics will come in down the road through an Economic Hardship and/or Certificate of Appropriateness requests.

She does not believe in demolition by neglect. It happens a lot in the City of Urbana. This house is not too far gone. From the pictures in the written staff report, the interior craftsmanship is incredible. She agreed that the integrity of the house is there. The original footprint is intact. The windows are one-over-ones even though they are now vinyl. Many times when windows are

replaced, the new windows run smaller, but not in this case. The vinyl windows were constructed to fit the size of the openings.

Therefore, she agreed that Criterion C has been met through the nomination.

Ms. Novak stated that she found the house to have a high degree of integrity. She expressed appreciation for the testimony of Mr. Otto and Mr. Newman in highlighting the Section VIII, *How to Evaluate the Integrity of a Property*” in the National Register Bulletin 15 (How to Apply the National Register Criteria for Evaluation), which City staff had also partially addressed.

On Page 46, Criterion C, the Bulletin notes, “*A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms on the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.*”

The intact features of the house at 611 West Elm Street include:

- Massing
- Footprint – Including what some people call a small rear addition, which is not as evidenced on the Sanborn Maps.
- Wall Material – Including 1<sup>st</sup> story narrow gauge clapboard and 2<sup>nd</sup> story wood shingle
- Roof Shape – Cross Gambrel
- Fenestration Pattern – The window openings are unchanged, except for the addition of an exterior staircase where a door was inserted into a window space on the east elevation.
- Architectural Detailing:
  - Rectangular leaded glass windows;
  - Denticulated cornice on the enclosed porch, the front-yeast shed roof dormer, and the first story semi-hexagonal bay;
  - Triple course wood shingle round arch surrounds above a fanlight with an exaggerated wooden key at the attic ends of the east/west gambrels;
  - Paired 2<sup>nd</sup> story façade windows with a shaped hoodmold which connects to an attic-level rectangular sash which appears to be leaded glass; and
  - Very unique application of wood shingle to the rake boards on all gambrels.

She felt that the seven degrees of integrity as defined by the National Registry have been met including the location, design, setting, materials workmanship, feeling and association. The integrity issues of the house located at 611 West Elm Street, including an east elevation wood staircase and the enclosure of the front porch, are outweighed by the numerous intact original features of the house.

Ms. Novak also believed that the architectural value of the existing house met Criterion A. While the application establishes the architectural context for the house, we can easily picture that Elm Street was an original street of the City. It was a major street leading to the downtown and became one of the two most prestigious streets (with Green Street) to live on. There were five mayors, two State of Illinois senators, Champaign County judges, and Urbana industrialists who once lived on Elm Street. Mr. Adams discussed in his landmark application how it served as a park or garden-like setting on the west edge of town. McCullough Street to Lincoln Avenue in the 1800’s had larger

estates, occupied by the wealthiest and most outstanding people of the city who built large and elegant residences on the estates.

611 West Elm Street is one of the very few remaining structures of the elegant buildings built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Its significance is architectural heritage in the context of this elegant near-downtown street, a continuum of the “aristocratic” development that had begun in the late 19<sup>th</sup> century.

Under Criterion C, Ms. Novak found that the building is “representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, while retaining a high degree of integrity.” At a very minimum, the house is a well-detailed example of the Dutch Colonial Revival style. Baroque influence, classical influence and more has been noted in testimony, along with a variety of expressions of the style found on examples throughout the West Urbana neighborhood. Again, the established context of this house is this particular area of the neighborhood, this vestige of an aristocratic residential development which was on an original street, an extension of the downtown.

Mr. Seyler stated that even though the house was behind on its maintenance, he felt that it was still architecturally significant. There was still enough integrity left to nominate it.

Ms. Novak addressed the issue of condition versus integrity. The National Register goes into detail about this. It is possible to have a property in quite poor condition that could still have a high degree of integrity. The intertwining of these two terms comes from a condition that is severely horrible that a person can no longer interpret or determine the integrity or the honesty of a building as it was originally expressed. That is not the case for this house.

Mr. Metcalf agreed. It was brought up in the staff report that there are several other Dutch Colonial Revival style homes in Urbana. None of them have been brought to the HPC. There is nothing the Commission can do about those until a nomination is written on them. This is the first of its style to be nominated.

Mr. Metcalf moved that the Historic Preservation Commission accept the landmark nomination to the register under Criterion A and Criterion C. Mr. Seyler seconded the motion.

Ms. Novak stated her findings, which were as follows:

1. Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose of promoting the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on October 16, 2015 received a landmark application to designate the property located at 611 West Elm Street as a local landmark. The application was deemed complete by staff on October 26, 2015.
3. The Urbana Historic Preservation Commission opened a public hearing on December 2, 2015, which, pursuant to a written request from the property owner, was continued and held on January 6, 2016, which was continued and held again on January 20, 2016 to consider

the landmark designation of the subject property. (The continuance to January 20<sup>th</sup> was at the majority vote of the Commission, with commissioners needing extra time to review the Memorandum in Opposition to Historic Landmark Designation of the property located at 611 West Elm Street, which had just been provided to commissioners that afternoon.)

4. The house located at 611 West Elm Street was constructed c. 1902 in the Dutch Colonial Revival architectural style.
5. The house located at 611 West Elm Street meets Criterion A having significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state or community. The house represents the continuum of houses built on one of the City’s original streets by some of the City’s prominent citizens.
6. The house located at 611 West Elm Street meets Criterion C as it is representative of the distinguishing characteristics of the Dutch Colonial Revival architectural style and retains a high degree of integrity, retaining its original massing; footprint; wall material with 1<sup>st</sup> story narrow gauge clapboard and 2<sup>nd</sup> story wood shingle; cross gambrel roof; fenestration pattern; and architectural detailing including rectangular leaded glass windows; denticulated cornice on the enclosed porch, the front-east shed roof dormer, and the first story semi-hexagonal bay; triple course wood shingle round arch surrounds above a fanlight with an exaggerated wooden key at the attic ends of the east/west gambrels; paired 2<sup>nd</sup> story façade windows with a shaped hoodmold which connects to an attic-level rectangular sash of leaded glass; and the very unique application of wood shingle to the rake boards on all gambrels.
7. The integrity issues of the house located at 611 West Elm Street, including an east elevation exterior wood staircase and the enclosure of the front porch, are outweighed by the numerous intact original features of the house.
8. The applicant did not nominate the house located at 611 West Elm Street under any of the other criteria, including b, d, e, f and g, thus the Commission did not consider the eligibility of the house under those criteria.

Mr. Metcalf and Mr. Seyler accepted these findings as part of the motion. Roll call was taken on the motion and was as follows:

Mr. Metcalf	-	Yes	Ms. Novak	-	Yes
Ms. Pagliuso	-	Yes	Mr. Seyler	-	Yes
Ms. Smith	-	No	Mr. Dossett	-	No

The motion was approved by a vote of 4 to 2.

Chair Novak asked if the Commission agreed that they did not rely on any materials, information or communications received outside of the formal public hearing process when reaching their decision. The Commission members agreed.

Chair Novak closed Case No. HP-2015-L-01. Ms. Pearson noted that this case would be forwarded to the City Council on Monday, February 1, 2016 at the earliest.

**7. OLD BUSINESS**

There was none.

## **8. NEW PUBLIC HEARINGS**

There were none.

## **9. NEW BUSINESS**

There was none.

## **10. MONITORING OF HISTORIC PROPERTIES**

### **Mumford House**

Chair Novak stated that she would draft a letter to the descendant. Ms. Pearson said that the Chair could do this without the Commission needing to vote on it.

### **Urbana Free Library**

Ms. Pagliuso stated that there was an article in the News-Gazette talking about fundraising for the Library. It talks about disassembly of the porch and pouring of new footings. The article mentions the large glass windows leaking air and racking up big power bills. Ms. Pearson reiterated that as she mentioned at the last meeting, the Library is in the early stages of planning any work. As this article pointed out there is way too much work and not enough money, so the Library needs to prioritize what repairs need to happen first.

## **11. STAFF REPORT**

Kevin Garcia mentioned that he received an invitation for the Historic Preservation Commission to tour Restoration Works in Bradley, Illinois. Restoration Works restores historic windows. In conjunction with this, there is a Frank Lloyd Wright house that they could tour. City staff thought this might be a good thing to do in May for Historic Preservation Month. The Commission agreed.

## **12. STUDY SESSION**

There was none.

## **13. ANNOUNCEMENTS**

- Mr. Dossett gave an update on the Historic East Urbana Neighborhood Association (HEUNA) meeting with TWG Development, Inc. on January 14, 2016 in the Lewis Auditorium in the Urbana Free Library. There were about 25 residents and 4 City staff. They received lots of input and came up with a good list of concerns about the impact to the neighborhood. With the help of Councilmember Roberts, they will provide a letter of feedback to the developer of Block North. Some of the concerns involved tax base, parking,

drainage issues, etc. Ms. Pagliuso added that some other concerns involved having commercial space on the ground floor and concerns about what it would look like. Mr. Dossett wrapped up saying that HEUNA has a Facebook page where a lot of dialogue is taking place. At some point, he will take comments from people when the developer submits a design.

- Next regular meeting will likely be March 2<sup>nd</sup>. The Commission could resume discussing education efforts from the fall.
- Brian Adams and Alice Novak will be holding a session on “How to Research Your House”. Hopefully, it will promote some positive publicity.

#### **14. ADJOURNMENT**

Ms. Pagliuso moved that the meeting be adjourned. Ms. Smith seconded the motion. With all Commission members in favor, the meeting adjourned at 8:18 p.m.

Submitted,

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Lorrie Pearson, Planning Manager  
Historic Preservation Commission Recording Secretary



**MINUTES OF A REGULAR MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**DATE:** January 6, 2016

**APPROVED**

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, Matt Metcalf, Alice Novak, Gina Pagliuso, Kim Smith

**MEMBERS EXCUSED:** David Seyler, Trent Shepard

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II; Teri Anel, Administrative Assistant II

**OTHERS PRESENT:** Brian Adams, Susan K. Appel, Debora Barbosa, Carolyn Baxley, Richard Cahill, Gary Cole, Andrea Decker, Andrew Fell, Craig Foster, R. Chris Fraley, Tom Garza, Kevin Hunsinger, Linda Lorenz, Dan Newman, Dannie Otto, Dennis Roberts, David Thies, Kara Wade, Karl Weingartner, Steve Whitsitt

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

Chair Novak called the meeting to order at 7:01 p.m. Roll call was taken, and a quorum was declared present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes of the December 2, 2015 Historic Preservation Commission regular meeting were presented for approval.

Ms. Smith made a motion to approve the minutes as written.

Kevin Garcia, Planner II, requested a change to the minutes to add Tim Hodson, Web Mapping Intern, to the list of STAFF PRESENT on Page 1. Ms. Smith accepted the change.

Ms. Pagliuso seconded the motion. The minutes were approved as amended by unanimous voice vote.

#### 4. WRITTEN COMMUNICATIONS

**COMMUNICATIONS FOR CASE NO. HP-2015-L-01** (*These were mentioned during City staff's presentation of the case.*)

Communications Received in Support of Historic Landmark Nomination

- Email from Sherri Brewer
- Email from Eric Jakobsson
- Email from Robin Kearton
- Email from Stuart Martin
- Email from K. S. McKinn
- Email from Becky Mead
- Email from Gale Walden
- Email 2 from Gale Walden
- Email from Eunice Weech

Communications Received in Opposition of Historic Landmark Nomination

- Email from Joseph Wetzel
- Owner's Memorandum in Opposition submitted by Webber & Thies, P.C. (*see Case File for Copy*)

Other Communications Relating to the Case

- 1923 and Amended 1945 Sanborn Maps submitted by Alice Novak
- Excerpt from Section XII-5. Historic Landmarks of the Urbana Zoning Ordinance

#### COMMUNICATION REGARDING OTHER TOPIC(S)

- 2016 Meeting Schedule for the Historic Preservation Commission
- Email from Maggie Wachter regarding a bus shelter located at Buena Vista Court

#### 5. AUDIENCE PARTICIPATION

There was none.

#### 6. CONTINUED PUBLIC HEARINGS

**Case No. HP-2015-L-01 – A request by Brian Adams to designate the Stephen S. Henson House located at 611 West Elm Street as a local historic landmark.**

Chair Novak re-opened this case and reviewed the procedure for a public hearing based on the Historic Preservation Commission By-Laws adopted on November 5, 2014. Lorrie Pearson, Planning Manager, stated a few reminders regarding consideration of communications and evidence presented and cross examination by the nominator and/or opponents. Only information received as part of the public hearing can be considered by the Commission in their decision.

## CITY STAFF PRESENTATION

Kevin Garcia, Planner II, presented Case No. HP-2015-L-01 to the Historic Preservation Commission. He began by reviewing the application process and presented background information on related cases, nearby landmarks, Elm Street Historic District proposal, and history on the subject property. He mentioned that the property must meet one of the seven criteria in Section XII-5.C of the Urbana Zoning Ordinance. In the application, the applicant stated that the property meets Criteria A and Criteria C. He, then, discussed how the proposed landmark nomination relates to all seven criteria. He read the options of the Historic Preservation Commission and presented City staff's recommendation for denial of the application.

Ms. Pearson summarized the communications received by City staff in support and in opposition. Ms. Pagliuso added into evidence a communication that she received from Alderman Jakobsson in October of 2015.

Chair Novak asked if the Commission members had any questions for City staff.

Mr. Metcalf inquired if any of the other similar Dutch Colonial homes in the City of Urbana had applied for or been denied some form of historic preservation. Mr. Garcia replied no. Ms. Pearson noted that 605 West Oregon Street and 702 West Pennsylvania Avenue were on the 100-Most Significant Buildings list.

Ms. Pagliuso asked if either of these two properties had the exact same characteristics as the house at 611 West Elm Street. Mr. Garcia responded no. After looking at all of the Dutch Colonial Revival houses in the City of Urbana, he noticed that they each have a mix of architectural features. No two houses were the same, but that is the same for most houses that are not located in subdivisions. He showed a picture of 605 West Oregon Street and explained that he did not include a picture of 702 West Pennsylvania Avenue because it had a side-facing gambrel roof. The pictures in the packet only are of houses with front facing gambrel roofs.

Ms. Smith stated that she is a member of the MOR Development Review Board and was present at the meeting on September 30, 2015 when the Board reviewed and approved the proposal for a five-unit apartment development at 611 West Elm Street. This meeting was held prior to Brian Adams submitting an application for landmark nomination. She noted that at the meeting she heard testimony from the owner, the owner's representative, and the public regarding the property and its future use.

With no further questions for City staff, Chair Novak asked the nominator/petitioner to make a statement outlining the nature of his request. She pointed out that the directive for the Historic Preservation Commission is to consider whether 611 West Elm Street is eligible for any of the designation criteria. So, she urged the public to keep their comments focused on the criteria as much as possible. Ms. Pearson posted the seven criteria on each table for the speakers.

## NOMINATOR/PETITIONER STATEMENT

Brian Adams, petitioner, approached the Historic Preservation Commission to speak. He stated that he submitted the application of landmark nomination based on two of the seven criteria.

The first basis is for the social heritage of the community in Criterion A. He summarized the history of West Elm Street noting why he believed this criterion was applicable. West Elm Street is one of the oldest streets in the City dating back to the founding days of the community. Moving west from Race Street, where West Elm Street being, there is a progression from a civic, urban downtown setting to a residential setting. Many of the movers and shakers settled around the 400 or 500 block of West Elm Street. Stephen Henson, the original owner of the subject property, owned several properties in Champaign County. Although he did not have much fame, he contributed to the growth and prosperity of the community. He talked about Clark Robinson-Griggs and B. F. Harris, who contributed to the civic and economic development of the community but who also did not have high titles.

The second basis is for the architectural characteristics of the Dutch Colonial Revival style. Even though the house has integrity issues, it is still a unique example of this type of architecture.

Ms. Pagliuso asked what unique features the house has. Mr. Adams replied that the west side of the house has a window that is baroque looking, and the east side has a leaded-glass window.

Susan Appel joined Mr. Adams to explain some of the unique features of the house at 611 West Elm Street. She mentioned that she had contributed to the architectural description in the application. There is an interesting combination or variety of features that demonstrate the relationship between the Dutch Colonial and the General Colonial Revival including the Neo Classical qualities that were a part of the general movement at the end of the 19<sup>th</sup> and the beginning of the 20<sup>th</sup> centuries. She stated that the house has fan lights on the side crossed gambrels with a surround and arched quality. It has a semi-keystone feature at the top of each of these windows, and dentilated cornices. She stated that this was a very eclectic period in architecture and it contained features from many sources and mixed them up. For this reason, it is very seldom that you see the same exact design in Colonial Dutch. This house speaks to the Dutch Colonial Revival style.

While the porch had been changed and enclosed, it would be possible to restore the porch and make it look like it did originally. The house is important in terms of scale and how it sits within the neighborhood. She does not agree that they should look at the proposed house as a single entity because we do not look at architecture one building at a time. The proposed house is part of a neighborhood that still consists of seven or more homes in similar scale and style. To replace the existing house with a three story apartment building would alter a possible historic district in ways that could not be fixed.

Mr. Adams noticed that in the written staff report, City staff changes the terminology regarding the porch as being enclosed to calling it an addition. He didn't believe that it was an addition because according to early Sanborn maps, the floorplan was exactly the same as it is today. He believed the porch was only enclosed and so it wouldn't have the same impact as being an addition onto the original structure. Ms. Smith stated that the roof is the only remaining part of the original porch structure. Mr. Garcia added that he was inside the structure and there are no design features, such as columns, of the porch left. Everything below the tabature and the roof was changed, so it appears to be an addition, which is the reason for the change in language in the written staff report.

Ms. Pagliuso asked if the back porch was an addition or was it just enclosed. Ms. Appel said that she did not know. While this part of the house has clapboard siding as does the rest of the house and the window on the south wall is vintage and matches many of the windows on the rest of the house, the door is fairly modern.

Mr. Metcalf asked if Ms. Appel considered the features of the house special since they may not be unique. Ms. Appel replied yes. There are many special features outside as well as inside. When you put all of the features together, they speak to this style of architecture and period of time.

#### CROSS EXAMINATION OF NOMINATOR/PETITIONER BY OPPONENT OR OPPONENT'S REPRESENTATIVE

David Thies, attorney representing the owner, approached the Historic Preservation Commission, stated that they do not have any questions for Mr. Adams or Ms. Appel.

#### OTHER PROPONENTS TESTIMONIES

Linda Lorenz approached the Historic Preservation Commission to speak in favor of the landmark nomination. She mentioned that she had worked with Mr. Adams and others in preserving the character of Elm Street. She stated that it is unfortunate that a person is allowed to make changes to these old houses before they can be designated as historical landmarks or districts because the damage is done and it becomes too late to save them. Elm Street is one of the oldest streets in the City of Urbana, and there are many beautiful, big houses. It would be sad to see this property redeveloped into another apartment building.

Dannie Otto approached the Historic Preservation Commission to speak in favor of the landmark nomination. He mentioned that he serves on the MOR Development Review Board. He owns the Dutch Colonial house at 606 West Illinois Street. When he purchased the house, it had aluminum siding. Other than the original windows that are covered by aluminum storm windows, there are no features left other than the roof profile that would bear witness to the Dutch Colonial architectural style.

Regarding Criterion A, there are many values listed other than just social heritage. From his understanding of how it reads, the property only needs to meet one of those values. City

staff's analysis of this criterion only discussed the social heritage value; however, there is a very strong case that there is architectural value as well. He believed that City staff's discussion missed some of the point that Mr. Adams made in his application. Mr. Otto felt that 611 West Elm Street qualified under Criterion A.

Regarding Criterion C, he stated that City staff divided this into two parts. While staff stated in their report that it meets the first part of the criterion and does have distinguishing characteristics of a Dutch Colonial Revival style house, it did not meet the second part of retaining a high degree of integrity. He disagreed with City staff's analysis. Having a staircase on the outside of the house leading to the second floor does not disqualify the property from having a high degree of integrity because there are two houses at 502 and 504 West Elm Street that are historic landmarks and each have massive stair casing. If a person wanted to use the subject property as a single-family residence, the outside staircase could be removed without a great amount of work. He talked about how the porch was probably enclosed and stated that a person could restore the porch to the original look.

From the photo inventory of other Dutch Colonial homes in the City of Urbana, none of these homes have a fan feature with leaded glass. There are many architectural details on the proposed house that are no longer available on the other homes in the inventory.

Mr. Otto spoke about the other homes in the neighborhood, particularly on the same block as the proposed property. He noted that there are not many blocks in the neighborhood that are intact as this block.

Carolyn Baxley approached the Historic Preservation Commission to speak in favor of the landmark nomination. She mentioned that she and her husband own three properties on Elm Street including the Bill's House, which is a local landmark. She reiterated that Elm Street was one of the most significant streets in the City of Urbana at one time.

Whether or not the subject house compares to other Dutch Colonial style homes is not the point of this review, and Criterion A does not say that the subject property has to be unique. It says that it has to have significant value as part of one of the listed items. The case has been made quite clearly that the subject house is one of the best examples of Dutch Colonial style home. It may not be the only example in the City, but it is the only one being considered during this public hearing.

She talked about when they replaced the porch on the house they live in and how they found the original footings, which had nothing to do with the porch they were replacing. Therefore, at some point between 1892 and 1981, the porch had been changed at least once before. The point is that porches are fluid things. Columns and floor boards rot, and it is not unusual to have porches replaced. Just because the porch on the subject house was changed, that does not mean that the house does not retain architectural integrity. It has the footprint and the porch detailing. It could easily be returned to its original look.

The house is associated with someone unique to history. Reverend Donald Waldon, one of Mr. Henson's sons, grew up in the proposed house. When he got older, he was very active

in the Civil Rights Movement in the 1960s. He marched with Dr. Martin Luther King in 1966, and he was jailed in Mississippi for his efforts.

The language in Criterion E is vague, but she stated that the proposed house is certainly identifiable as a feature of Elm Street. It is one of a trio of houses that is still virtually intact in this area. To allow the demolition of this house and for it to be replaced with an apartment building might cause a domino effect with the other two homes. Also, its proximity to the Ricker House is another important reason to retain it.

Ms. Baxley went on to talk about the intent and purpose of the MOR District. Somewhere along the way, the intent and purpose got lost. One of the main purposes for the MOR District was to prevent further erosion of existing homes and to encourage adaptive reuse of existing structures. She felt the City should impose a moratorium on development/redevelopment in the MOR District until this issue can be resolved.

Tom Garza approached the Historic Preservation Commission to speak in favor of the proposed landmark nomination. He stated that Criterion A pivots on the word “significant”. No building exists in a vacuum. They all exist in their context and location. While there may not be any significant history with the house by itself, if you allow it to be demolished, then you will see a significant void in the neighborhood that will forever change the character. So, in this sense, the house has a great deal of significant value.

If the MOR Development Review Board can accept a railing around a deck as being a porch, then the City should also accept an enclosed porch as still being a porch.

Dan Newman approached the Historic Preservation Commission to speak in favor of the proposed landmark nomination. There are many intact houses on Elm Street, east of Coler Avenue.

In the City’s written report, it states that the house has integrity with regards to all aspects except for the porch and the material used on some of the windows. Does this mean that his house, the Ricker House which is a local landmark, has no integrity because the porch was replaced?

#### CROSS EXAMINATION OF OTHER PROPONENTS BY OPPONENT OR OPPONENT’S REPRESENTATIVE

Mr. Thies approached the Historic Preservation Commission and stated that they had no questions for anyone who testified in favor of the proposed landmark nomination.

#### OPPONENTS/OPPONENT(S) REPRESENTATIVE STATEMENT

Mr. Thies stated that his firm, Webber & Thies, represents the owner, Hunsinger Enterprises, of the subject property. The owner requests that the Historic Preservation Commission recommend against the proposed landmark nomination. He explained that Kevin Hunsinger, Andrew Fell, Steve Whitsitt and Gary Cole each provided a report

included in the Memorandum in Opposition and would present a summary of their reports to the Historic Preservation Commission. He presented the Memorandum in Opposition into evidence. He noted that the text of the Zoning Ordinance that they were working with is the one that came with the petition that was served upon Hunsinger Enterprises. He acknowledged that there had been some changes made recently to the Zoning Ordinance; however, he did not believe the changes were relevant to what was being considered at this public hearing.

Kevin Hunsinger, President and Shareholder of Hunsinger Enterprises and representative of the owners, approached the Historic Preservation Commission to speak in opposition of the proposed landmark nomination. He gave a brief background of how he got into the business of rehabbing and developing properties. He talked about several of his rehab projects and mentioned that he has received two separate Respected Design Heritage Awards from PACA, Preservation and Conservation Association.

He mentioned that he purchased 611 West Elm Street in 2004. It was in disrepair, but he was able to fix it up and rent it out to six people. Over the course of time, the deterioration of the interior became more extensive and major renovations became needed. At the same time, the City of Urbana changed the Ordinance and he was only allowed to rent to four people instead of six. This reduced his revenue, and it reduced his ability to make renovations to the house. The house needs a new roof and the mechanical system needs to be replaced. If he starts these renovations, then he has to meet all the new building codes, and the project snowballs. He found himself in a situation where the revenue no longer justifies rehabbing the house.

He decided to demolish the house and redevelop the property. He hired Andrew Fell to design a new apartment building. They worked with City staff and came up with a plan that required no variances. The MOR Development Review Board approved the construction of the new apartment building.

The Historic Preservation Commission had even been asked to comment on the property for the MOR Development Review Board's review. There were no negative comments. He had spent a lot of time and money redeveloping the property and gets approval from the City to start the project. So, he was shocked to see his property nominated for landmark designation at the last minute when he was getting ready to demolish the existing house.

The porch distracts from the house having historic significance. Also, it has vinyl windows. If a property was already designated as a historic landmark, the Commission would not allow the owner to replace the windows with vinyl windows. So, why would the Commission approve a landmark nomination of a house that already has vinyl windows installed in it?

He believed the nomination was not to landmark his property. The historic preservation landmark process was being used to stop development. Stopping development is not the purpose of historic preservation. The application does not contain much information about



the property itself. It is mostly about the City of Urbana. So, he did some research and hired professional staff to prove the value in his opposition.

Chair Novak reminded the audience to focus on the seven designation criteria when speaking in favor or in opposition of the case. Mr. Thies replied that he understood; however, when looking through the Zoning Ordinance, he realized this would be the only place for them to produce evidence. Ms. Pearson noted that he was correct.

Gary Cole, Historic Preservation Attorney and Preservation Architect, approached the Historic Preservation Commission to speak in opposition of the proposed landmark nomination. He summarized his background to show he is a historic preservation professional.

He stated that he looks at historic preservation as an economic sustainability of properties to encourage reinvestment, a fair and transparent administrative process and the integrity of the land marking process. He felt that lowering the standards for land marking renders the process meaningless. The truth is that very few old buildings can meet a broad interpretation of most land marking criteria. He did not believe that a property should be landmarked simply to prevent demolition.

One thing that has to do with the designation criteria is the concept of plain writing. The City of Urbana is a Certified Local Government, which is a federal program. The Plain Writing Act of 2010 requires all federal governments to plainly write laws and ordinances so the public can understand them. He believed that this should trickle down to local governments.

He was asked to address the issues of whether the property legally meets the Zoning Ordinance's stated criteria for designation of a landmark either by its express language, a plain reading or plain language interpretation and whether the Zoning Ordinance or criteria are overly broad and vague aside from their specific application to the property. Although only two of the criteria were mentioned in the application, he addressed all seven criteria in his written report. At the request of the Commission, he only addressed Criteria A and C during his testimony.

With regards to Criterion A, he concluded that the only element to consider was the "architectural heritage". Most of the features on the proposed building (except the gambrel roof) can be found on other period buildings of this era. In fact, the only feature that shows it is a Dutch Colonial style house is the gambrel roof. Therefore, the property does not meet Criterion A.

Terms such as "significant value" and "heritage" are not defined in the Definitions section of the Historic Preservation Ordinance. Therefore, they have no real objective meaning by which a reasonable interpretation may be applied. Also, there is no spectrum or range under which below which something is not eligible and above which something is eligible for land marking. Therefore, Criterion A is overly broad and vague.

With regards to Criterion C, he concluded that as mentioned in his analysis of Criterion A, the property is an unexceptional example of the Dutch Colonial Revival style because it lacks many of the distinguishing architectural features. His conclusion is that the property does not meet Criterion C.

How is a property “inherently valuable”? Again, he found this criterion to be overly broad and vague.

This sort of language creates a barrier between the public (property owners and investors) and the preservation community. This leaves the Historic Preservation Ordinance to quite a bit of subjectivity on the part of the reviewers at the local, state or federal levels.

He mentioned that the report in the Memorandum in Opposition covered all seven criteria. He interpreted that the property meets none of the criteria for landmark status as written in the language of the Urbana Zoning Ordinance, and he agreed with City staff that the application should be denied.

Chair Novak called for a brief recess at 9:15 p.m. The meeting resumed at 9:20 p.m.

Andrew Fell, local architect, approached the Historic Preservation Commission to speak in opposition of the proposed landmark nomination. He stated that the property is not rentable in its current state. It has deteriorated quite a bit because it is 110 years old. In addition, there are additional code compliance items and neighborhood services that need to be done, and it becomes an unsurmountable task to keep up with. In order to make it rentable, the roof would need to be completely replaced, structural issues would need to be addressed, and code issues that would need to be addressed because of the change in building codes throughout the years.

If the house is not demolished, then the highest and best use would be to turn it into a duplex. As it was currently being used, the six bedroom house could only be rented to four people. In order to turn it into a duplex, they would need to gut the house because it does not meet any of the codes. The total cost to rehab the existing building would be over \$300,000. This cost would escalate substantially if it becomes a historic landmark because they would be required to match materials, which are more expensive, and the cost of labor is also more expensive.

If the house remains a single-family home, it would cost a minimum of \$100,000 to make it livable. It would still have the same structural issues that would need to be addressed. Again, if it were designated as a historic landmark, the cost to rehab the house would increase significantly.

He did not believe that this property can support the kind of investment as a single-family residence or as a duplex. Neither are economical viable options.

He gave a brief summary of his experience with the neighborhood and with historic preservation. He is not adverse to the historic character of the neighborhood or an opponent

of historic preservation. The owner of the property is simply trying to redevelop his property by right under the existing ordinances and codes. They met every single criteria of the MOR District. They asked for no variances and no concessions. Only after his plans were made public did someone nominate 611 West Elm Street as a historic landmark. This means that the Historic Preservation Commission is becoming solely a reactive tool to development. There is nothing proactive about the historic preservation process at all. Any individual in the City of Urbana can stop development in the City of Urbana by using the historic preservation process at their own discretion. It totally undermines the purpose of the Historic Preservation Commission and Ordinance.

There was a similar experience with two other properties in the MOR Zoning District that he had been hired to redevelop. The morning before the MOR Development Review Board meeting, City staff received an application for landmark nomination for each building submitted by the same petitioner as in this case for the same reason – to halt development.

If the building deserves landmark status today, then it deserved it last year and even ten years ago. A few years back, the City came up with a list of Urbana's 100 Most Significant Buildings. The proposed building at most could be 101. The criteria for this list were almost parallel to what a landmark building is. He believed that the properties on this list should be landmarked prior to a property that did not even make the list.

He mentioned that he has two other clients who are considering doing multi-million dollar projects in the City of Urbana, but are holding off to see how this case plays out. If this is the kind of system and process that they would have to go through to do their projects, then they plan to sell off their properties and build elsewhere.

The process is flawed and something should be done to fix it. He does not know what the solution is but allowing the process to happen this way fails the mission of the Historic Preservation Commission.

Mr. Metcalf asked if there were any plans for office space in the plans that Mr. Fell had envisioned for the new development on this site. Mr. Fell said no.

Steve Whitsitt, licensed in the State of Illinois as a Certified General Appraiser and a licensed broker, approached the Historic Preservation Commission to speak in opposition of the proposed landmark nomination. He began by stating his credentials.

He was asked to measure the economic impact that historic landmark designation would have on the property. After careful evaluation and calculation, he determined that the highest and best use would be to redevelop the site.

Ms. Pagliuso asked if the lot itself is valued at \$275,000. Mr. Whitsitt replied that as multi-family parcel within the MOR Zoning District, the lot should command \$40.00 per square foot. This is slightly more than \$275,000; however, one should look at land as a turnkey development parcel. To do this the building would need to be razed, which would cost about \$15,000.

Mr. Metcalf asked if the value of lots were increasing in this area as a result of new development on campus. Mr. Whitsitt stated that campus land prices have increased. There has not been much new development in the City of Urbana to gauge it from a multi-family perspective. Most of the new development on campus has been in the City of Champaign.

Mr. Whitsitt went on to say that the City of Urbana has a few challenges for investors. One is the historic landmark designation. An investor does not want to deal with the hurdles associated with not being able to remodel the property to the requirements of the designation. They do not want to have their bundle of rights limited. They do not want to have the ability to do what they want including demolishing the building limited. Other challenge included a higher tax base and a rental registration program.

Multi-family values in general have certainly increased. Single-family home values have also increased.

Mr. Metcalf asked Mr. Whitsitt to explain what “maximally productive” means in terms of appraisal. Mr. Whitsitt replied that it is appraisal jargon which essentially means what gives you the highest return on the property.

Ms. Pagliuso stated that the proposed replacement of the existing building would be a five-unit apartment building. There are hundreds of apartment units being built in Champaign and Urbana. Would these five units increase the economic stability of the City of Urbana? She heard that the supply of units is outweighing the demand. Mr. Whitsitt responded that it is a scary marketplace. To attract students, landlords need to keep reducing their rent to get full occupancy. Across the board, campus landlords are nervous and are worried about achieving a return commensurate with costs. Five units are a pretty low density. He did not know if it would fully recapture the cost of redevelopment.

He mentioned that he has seen other developments that Mr. Hunsinger had built, and they look like houses. He was surprised that individuals would rather look at a blighted building rather than a development that is aesthetically pleasing.

Mr. Metcalf asked Mr. Whitsitt how long some of the problems of the existing building have been in decay. Mr. Whitsitt answered that the exterior needs scraped and repainted, much of the trim is rotted and needs to be replaced, window sills are rotted, holes in the ceiling on the second floor indicates roof damage, the HVAC system does not work, and the floor needs to be replaced in some areas. He did not view this property as leasable or livable. Rotting materials occur over a period of time. He is not sure how long the roof has needed to be repaired.

#### CROSS EXAMINATION OF OPPONENTS BY THE PROPONENTS

Dr. Adams and Dr. Appel indicated that they had no questions.

## OTHER OPPONENTS TESTIMONIES

Chair Novak asked if anyone else in the audience would like to speak in opposition. There was none.

## OPPONENTS OR OPPONENTS SUMMARY

Mr. Thies re-approached the Historic Preservation. He stated that there was a chance that if the demolition and redevelopment did not take place as originally planned and approved that the property would remain vacant or become a slum. No one who had spoken in opposition was opposed to protecting the past or preserving history. It was the burden of the applicant/proponent to show that the subject property met the criteria of the Ordinance.

It was not a question of whether one development was better than another development but rather a question of whether the property would ever be used again. Mr. Hunsinger is the type of landlord that we want in the City of Urbana. He is not the type of landlord that would just tear a building down. This property is not economically viable to restore. Therefore, they respectively ask the Historic Preservation Commission to recommend denial to the City Council.

## PROPOSERS SUMMARY

There were no concluding comments from the applicant.

## HISTORIC PRESERVATION COMMISSION DISCUSSION

With no further audience participation, Chair Novak opened up discussion for Historic Preservation Commission members. She mentioned that the aforementioned email from Eric Jakobsson was handed out during the meeting.

Mr. Dossett wondered if the Historic Preservation Ordinance was reviewed and approved by the National Park Service. Chair Novak explained that because the City of Urbana applied to be a Certified Local Government (CLG), the Illinois Historic Preservation Agency (IHPA) had to review our Ordinance to be sure that it had certain qualities that they expect CLGs to have. Indirectly we might assume that since IHPA often times represents the National Park Service in 20% Tax Credit and other activities, that it would be filtered down to the local level. So, as part of a CLG, we did have our Historic Preservation Ordinance reviewed.

Ms. Smith requested that the Commission members receive the information sooner. They just received the 200 plus-page "Memorandum in Opposition" document earlier that afternoon before the meeting, and she did not have time to read through it all. In addition, there were numerous emails that were received from proponents and opponents. It would be nice if there was a time period to receive these types of communications so that the Commission members would have time to read them and take them into consideration. Ms. Pearson stated that they are unable to give a deadline, because as a public hearing,

everything you hear through the time the public hearing is closed is for the Commission's consideration.

Ms. Novak asked Mr. Thies if the testimony they heard from Kevin Hunsinger, Andrew Fell, Gary Cole and Steve Whitsitt accurately covered what was in the written reports included in the "Memorandum in Opposition". Mr. Thies replied that the testimonies highlighted the main points of the written reports; however, there was other information that was made available in the written reports such as statistics, photos, etc.

Chair Novak stated that if any of the Commission members felt they needed more time to review the document, then the Commission had the option to continue the hearing to another meeting. Mr. Metcalf added that it is a hefty document with a lot of good information, so he would value the additional time to review it.

Mr. Dossett felt that most of the 244-page document does not mean anything in the context of whether the Commission renders a decision about the denial or the acceptance of the application for historic preservation status. While he accepted the plain language argument that was made, it has no bearing on their decision. The Commission either operates under the Ordinance that they currently have or they should fold up and go home. While he appreciated the detailed legal and financial analyses, he assumed the reason for the 244-page document being entered into evidence was so the City Council would be able to use it when they consider the case. The Historic Preservation Commission cannot consider any of it. He argued that the Historic Preservation Ordinance does not factor beyond the Secretary of Interior standards. The balancing of takings versus preservation benefits is not specifically allowed. So, the question becomes for him whether the Commission members have the ability to toss aside the 244-page document and discuss whether or not the subject house meets Criterion A or Criterion C.

He stated that he was in agreement with City staff. There have been significant modifications that had been made to the structure. They are not talking about a historic district nomination but rather a single landmark nomination. Though he appreciated all the concerns voiced about the West Elm neighborhood, those concerns should not impinge on the decision that the Commission makes about the application.

Mr. Metcalf disagreed in that he felt the Commission needed to consider the broader picture of the neighborhood to some degree. Otherwise, they would have pristine, perfect little examples of architecture without telling the local history story. The Historic Preservation Plan states that the job of the Commission is "to promote economic development by encouraging investment in historic resources and preserving the character neighborhoods". Therefore, he would like to continue the case.

Chair Novak stated that she agreed it would be best to continue the case. Mr. Garcia commented that they could either continue the meeting to the next regular Historic Preservation Commission meeting on February 3<sup>rd</sup> or they could hold a special meeting on January 20<sup>th</sup>. Ms. Pearson asked that before they continue the meeting to a specific date that

they check the dates with both the petitioner and the opponents. The dates were acceptable by both parties.

Mr. Metcalf moved that the Historic Preservation Commission continue the case to January 20, 2016. Ms. Pagliuso seconded the motion. The motion was approved by a voice vote. Chair Novak noted that Mr. Dossett was opposed to the continuance. The meeting was then continued to January 20, 2016.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

There were none.

**9. NEW BUSINESS**

There was none.

**10. MONITORING OF HISTORIC PROPERTIES**

**Urbana Free Library**

Ms. Pearson mentioned that a Commissioner inquired about proposed work at the Urbana Free Library. She contacted Katherine Wicks, Associate Director, who indicated that the Library's Foundation held their annual campaign in December to get funding for library projects that might not take place otherwise, such as updates or renovations to the HVAC system, the Race Street front porch and windows in the 1918 part of the building and other projects that have been in the Library's 5-Year Financial Plan since 2006. At this time, the Library is only in the early stages of discussing the projects.

**MTD Bus Shelter at Buena Vista Court**

Mr. Garcia stated that the Champaign-Urbana Mass Transit District (MTD) would be relocating the bus stop because the access area is narrow and unsafe for people in wheelchairs. Residents in Buena Vista Court are concerned about the bus stop taking away from their view. There will not be a shelter constructed. Ms. Pagliuso stated that she saw a new "Bus Stop" sign in the new location, so MTD must have already relocated the bus stop. Discussion ensued. Ms. Pearson pointed out that the new bus stop is separated from Buena Vista Court by an old right-of-way and a portion of City property.

**702 East California – Blighted Property**

Ms. Pagliuso mentioned that this property had been purchased by a local realtor who intends to flip it. She walked through the house, and it definitely needs a lot of work. She also pointed out that

702, 704 and 711 East California were once all owned by the same family. Chair Novak noted that there is a survey form submitted by a student in her class for this property. She asked Mr. Garcia to provide a copy of the survey to the new owner.

### **Mumford House**

Mr. Metcalf asked for this to be added to the agenda to discuss at the next meeting.

### **Regular Meeting on February 3<sup>rd</sup>**

Ms. Novak inquired about whether the Commission would have a regular meeting on February 3<sup>rd</sup> since they are having a special meeting on January 20<sup>th</sup>. Ms. Pearson said that they could hold a meeting if there are items for the agenda.

### **11. STAFF REPORT**

There was none.

### **12. STUDY SESSION**

There was none.

### **13. ANNOUNCEMENTS**

Mr. Dossett stated that the City had selected a contractor to develop 200 South Vine Street. The Historic East Urbana Neighborhood Association (HEUNA) will be hosting a meeting to discuss interfacing a future building to the residences on the east side of Urbana Avenue. The meeting will be held in the Lewis Auditorium in the Urbana Free Library at 7:15 p.m. on January 14, 2016.

Mr. Metcalf mentioned that the deadline for submitting a property to the list of most endangered properties to Landmark Illinois is Monday, January 11, 2016.

### **14. ADJOURNMENT**

Mr. Dossett moved that the meeting be adjourned. Ms. Smith seconded the motion. With all Commission members in favor, the meeting adjourned at 10:17 p.m.

Submitted,

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Lorrie Pearson, Planning Manager  
Historic Preservation Commission Recording Secretary



**MINUTES OF A REGULAR MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**DATE:** December 2, 2015

**APPROVED**

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Alice Novak, Gina Pagliuso, Trent Shepard, Kim Smith

**MEMBERS EXCUSED:** Scott Dossett, Matt Metcalf, David Seyler

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II, Tim Hodson, Web Mapping Intern

**OTHERS PRESENT:** Mary Hodson, Thomas Hodson, Kevin Hunsinger

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

Chair Novak called the meeting to order at 7:03 p.m. Roll call was taken, and a quorum was declared present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes of the June 3, 2015 Historic Preservation Commission regular meeting were presented for approval.

Ms. Smith made a motion to approve the minutes as written. Mr. Shepard seconded the motion. The minutes were approved as written by unanimous vote.

**4. WRITTEN COMMUNICATIONS**

- Letter from Webber & Thies, P.C. regarding Case No. HP-2015-L-01

**5. AUDIENCE PARTICIPATION**

There was none.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

**Case No. HP-2015-L-01 – A request by Brian Adams to designate the Stephen S. Henson House located at 611 West Elm Street as a local historic landmark.**

Chair Novak opened this case. She mentioned the letter from Webber & Thies, P.C. that was received and distributed by City staff asking for a continuance of the case on behalf of the property owner, Hunsinger Enterprise, Inc. Ms. Smith made a motion to continue the case as requested. Ms. Pagliuso seconded the motion. The motion was passed by unanimous vote.

**9. NEW BUSINESS**

There was none.

**10. MONITORING OF HISTORIC PROPERTIES**

**Greek Revival Cottage at Leal Park**

Kevin Garcia, Planner II, mentioned that the cottage was having problems with flooding in the basement, and it was causing serious mold issues. The Urbana Park District had submitted building plans to fix the problems and to also install a new American with Disability Act (ADA) ramp. He showed the location and elevations of the proposed ramp.

**11. STAFF REPORT**

**Certified Local Government (CLG) Grant – Update and demonstration of the historic resources web map**

Mr. Garcia stated that the City of Urbana received a CLG grant from the Illinois Historic Preservation Agency, which was used to create a web map for historic resources. He introduced Tim Hodson, the project intern and creator of the web map, and explained that City staff was close to launching the website to the public.

Mr. Hodson approached the Commission and explained the web map. The map contains the 100-Most Significant Historical Landmarks, the Court House, the audio tours and a search by architectural styles, by street names or by architect.

**12. STUDY SESSION**

There was none.

**13. ANNOUNCEMENTS**

There were none.

**14. ADJOURNMENT**

Mr. Shepard moved that the meeting be adjourned. Ms. Pagliuso seconded the motion. With all Commission members in favor, the meeting adjourned at 7:16 p.m.

Submitted,

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Lorrie Pearson, Planning Manager  
Historic Preservation Commission Recording Secretary



**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, AICP, Planner II

**DATE:** December 31, 2015

**SUBJECT:** 611 W. Elm Street (Stephen S. Henson House): Historic Landmark Application, Case No. HP 2015-L-01

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**Introduction**

Historic Preservation Case No. HP 2015-L-01 is an application submitted on October 16, 2015 by Brian Adams to designate the house at 611 W. Elm Street (referred to as the Stephen S. Henson House) as a local historic landmark. Hunsinger Enterprises, Inc. is the property owner.

The Historic Preservation Ordinance requires that the Historic Preservation Commission (HPC) hold a public hearing on the application within 60 days of receiving a complete application. The application was reviewed by staff and deemed complete on October 26, 2015, following the submission of additional information requested of the applicant. The public hearing was opened at the December 2, 2015 meeting and continued to the January 6, 2016, meeting at the written request of the property owner. At the public hearing, the HPC should take comments from the nominator, the owner, and any other parties who wish to be heard on the application. In addition, the HPC should consider all written comments received prior to or during the hearing. It is the responsibility of the nominator to provide evidence of the suitability for historic landmark status as well as documentation of such evidence.

Following the public hearing, the HPC should review all information presented to it that is pertinent to the nomination. In this case, the property owner has not consented in writing to the nomination of the property as a historic landmark. Lacking such written consent, the HPC shall recommend either approval or denial of the application to the Urbana City Council. The City Council will then determine either to designate the property by enacting an ordinance or not designate the property. If the property owner files a valid protest against the landmark designation, per the requirements of Section XII-5.1 of the Zoning Ordinance, the application would require a minimum two-thirds vote of the Council to be approved. If no such protest is filed, a simple majority vote in favor of the application would designate the property as a historic landmark.

Should the application be approved, the owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property, including any proposed demolition, as per the requirements of Section XII-6 of the Zoning Ordinance.

## **Background**

### *Related Cases*

*DRB 2015-01:* 611 W. Elm Street is located in the Mixed-Office Residential (MOR) Zoning District, which has a Development Review Board that oversees site plan review. On August 17, 2015, an application for site plan approval was submitted for 611 W. Elm Street. The site plan proposed the demolition of the house at 611 W. Elm Street and the creation of a three-story, five-unit apartment building on the site. Because the property is adjacent to an Urbana landmark (the Ricker House), as per Section XII-3.F.10 of the Zoning Ordinance, the Historic Preservation Commission was asked to review and provide comment on the proposed development. On September 30, 2015, the MOR Development Review Board approved the proposed development subject to conditions designed to mitigate negative impacts on the Ricker House property.

*Demolition Delay List:* 611 W. Elm Street is on the City of Urbana’s Demolition Delay list (Ord. 2007-10-118), which was established in 2007 to “encourage the identification and designation of additional historic landmarks within the City of Urbana.” For properties on the demolition delay list, the ordinance prohibits demolition permits from being issued for a period of 45 days after a demolition permit is applied for. During the 45-day delay period, properties can be nominated for landmark designation. A demolition permit was applied for on September 8, 2015 for 611 W. Elm Street. The application to nominate 611 W. Elm Street was received on October 16, 2015, within the 45-day demolition delay period. A demolition permit cannot be issued until the current case is resolved.

### *Nearby Landmarks*

There are several local landmarks located near 611 W. Elm Street:

The *Ricker House* (612 W. Green Street) is located on the property adjacent to 611 W. Elm Street to the south. The Ricker House is a local Urbana landmark and is on the National Register of Historic Places.

*Buena Vista Court* is located at the opposite (east) end of the block from 611 W. Elm Street. It is an Urbana historic district and is on the National Register of Historic Places.

The *Bills House* (508 W. Elm Street), the *Freeman House* (504 W. Elm Street), and the *Sutton House* (502 W. Elm Street) are located one block east of 611 W. Elm Street. All are local Urbana landmarks.

### *Elm Street Historic District Proposal*

In 2010, an Urbana City Council Goal was established to “*Encourage creation of a historic district on Elm Street between Buena Vista and Cedar Street.*” The proposed district’s boundaries did not include 611 W. Elm Street. City staff conducted an informational meeting with property owners in early 2013 as an initial step toward this goal, and later that year sought additional input and support from property owners. While there was not sufficient support to initiate a case to establish a district in this portion of Elm Street, City staff will continue to make efforts to complete the Council goal.

## ***Property History***

The house at 611 W. Elm Street was built around 1902 for Stephen S. Henson.<sup>1</sup> According to the application, Mr. Henson moved to Urbana from Douglas County in 1903 after retiring from farming. Mr. Henson died the following year. The house remained in the family until sometime between 1910 and 1920. Since 1970 the house has been used as a rental property.<sup>2</sup>

The Henson House exhibits many intact characteristics of the Dutch Colonial Revival architectural style, which is a subtype of the Colonial Revival style, defined by the presence of a gambrel roof. Dutch Colonial Revival houses built between 1895 and 1915 typically have a front-facing gambrel, and occasionally have cross-gambrels to the rear.<sup>3</sup> 611 W. Elm Street is one such cross-gambrel variant, with the main gambrel facing north toward Elm Street and an east-west cross-gambrel to the rear. Also facing Elm Street is a second-story “shed”-style dormer, which is common in Dutch Colonial Revival homes. The first story of the house is clad in clapboard, with the second story gambrels and dormer clad in wooden shingles.

As with many older buildings, 611 W. Elm Street has undergone alterations over time. The most immediately apparent changes made to the original exterior features include the replacement of the original porch with a building addition,<sup>4</sup> the replacement of the wooden front steps with concrete steps, and the installation of an exterior staircase on the east side of the house to allow access and egress to the upstairs. As noted in the application, a small entry section at the rear of the house appears to have been a later addition as well. The remaining sections of the home appear to be intact.

## **Discussion**

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of seven possible criteria in order to qualify for landmark designation. The application states that 611 W. Elm Street meets two of the seven criteria:

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- c) *Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, while retaining a high degree of integrity;*

Each of the seven designation criteria is explained in the next section, followed by an analysis on whether 611 W. Elm Street meets each of the criteria.

In evaluating individual landmark nominations, the landmark criteria should only be applied to the property in question, in this case 611 W. Elm Street. The historic significance of surrounding properties

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<sup>1</sup> *City of Urbana, Historic Resources Survey Form for 611 West Elm Street (see Exhibit D)*

<sup>2</sup> *(Ibid)*

<sup>3</sup> McAlester, V. & L. (2005). *A Field Guide to American Houses* (p. 322). New York, NY: Alfred A. Knopf.

<sup>4</sup> *In place of the original porch there is now an entry vestibule and a small bedroom.*

or of the neighborhood as a whole is only relevant insofar as the nominated property contributes to its surroundings by meeting the evaluation criteria for an individual landmark.

### ***Designation Criteria***

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.*

The application provides a thorough summary of the early social and economic development of the West Urbana Neighborhood and the important role that West Elm Street played in the early history of the City (see “*Historical Significance*” in Exhibit B). The application does not, however, indicate how 611 W. Elm Street contributed to the early development of West Urbana or West Elm Street. In addition, with the exception of a statement that the 600 block of W. Elm Street was part of the “N.C. Ricker Sub-Lot 1” by the early 20<sup>th</sup> Century, the historical summary presented in the application only covers the years from the 1830s up through the 1880s, when the house was built in 1902. It is therefore unclear how 611 W. Elm Street could have had “significant value” during the historically-significant period described in the application. There is also no evidence presented to indicate that Stephen S. Henson, the original owner of the home (who died less than two years after moving to Urbana) or his family played a prominent role in the history of the nation, state, or Urbana. Most of the information provided about Mr. Henson details his life prior to moving to Urbana, and it does not follow that he contributed “significant value” to Urbana’s history given his brief time in the city.

City staff recommends a finding that 611 W. Elm Street does not qualify under criterion a) as it does not have significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.

- b) *Associated with an important person or event in national, state or local history.*

No evidence has been presented nor has any been found to indicate that this property is associated with an important person or event.

City staff recommends a finding that 611 W. Elm Street does not qualify under criterion b) as there is no indication that this property is associated with an important person or event.

- c) *Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, while retaining a high degree of integrity.*

For the purpose of evaluating criterion c), staff referenced the definition of “integrity” found in the City of Urbana’s *Historic Preservation Plan*:

*“Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period. Integrity enables a property to illustrate significant aspects of its past. Qualities of historic*

*integrity may include location, design, setting, materials, workmanship, feeling, and association. All seven qualities do not need to be present for eligibility...as long as the overall sense of past time and place is evident.”*

In addition, staff referenced *Section VIII: How to Evaluate Historic Integrity of a Property in the National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (see Exhibit E). While Urbana’s criteria for evaluating historic properties differ from those of the National Register, this document provides guidance on the seven “qualities of historic integrity” referred to in Urbana’s definition of “integrity”, and provides a framework for assessing the integrity of properties.

Criterion c) is a two-part test. For a property to qualify under this criterion, it must represent the distinguishing characteristics of an architectural type and retain a high degree of integrity. The application states that 611 W. Elm Street meets this criterion and is a “unique local example of the Dutch Colonial Revival style that retains a high degree of integrity.”

The house at 611 W. Elm Street exhibits and retains many characteristics of the Dutch Colonial Revival style, including a cross-gambrel roof, second-story shed dormer, double-hung windows, and clapboard and shingle cladding that is commonly found on many types of Colonial Revival houses, including Dutch Colonial Revival houses.<sup>5</sup> The house retains other original architectural details that, while not exclusive to the Dutch Colonial Revival style, contribute to its character. These include dentil moulding above the porch, dormer, and bay window; a front bay window; and decorated gable ends with fan-shaped attic windows on the east and west ends of the house.

According to the City’s historic property surveys, there are 50 other Dutch Colonial Revival style houses in the West Urbana Neighborhood. This includes two houses that are on Urbana’s 100 Most Important Buildings list and includes the house at 608 W. Elm Street, which is across the street from 611 W. Elm Street. Out of these 50 houses, 19 houses were selected<sup>6</sup> for comparison to 611 W. Elm Street (see Exhibit C). Each of these houses exhibits variations on the Dutch Colonial Revival style, and many share characteristics with 611 W. Elm Street. For example, at least two of the houses have the same pattern of cladding as 611 W. Elm Street, with clapboard on the first story and shingles on the second story. Other features of 611 W. Elm Street that appear on other houses in this group include a cross-gambrel roof, fan-shaped attic windows, bay windows, and pairs of double-hung windows. Some particularly good examples of the style are the houses at 205 W. Illinois Street, 506 W. Indiana Street, and 605 W. Oregon Street. Each of the 19 selected houses has a front porch. Several of these porches have been enclosed – as is the case at 611 W. Elm Street –but most have remained open. Overall, 611 W. Elm Street represents the distinguishing characteristics of the Dutch Colonial Revival style, which is clearly a style of value in the West Urbana neighborhood. It is therefore the conclusion of staff that 611 W. Elm Street meets the first part of the two-part test for criterion c).

Most of the features that are characteristic of the Dutch Colonial Revival style that are present at 611 W. Elm Street appear to be original or have been replaced with complementary or in kind materials, leaving many portions of the original house and its characteristics intact. The building form, distinctive gambrel

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<sup>5</sup> *The Dutch Colonial Revival style is a subset of the broader Colonial Revival style. The Dutch variant is characterized most prominently by the use of the gambrel roof.*

<sup>6</sup> *The 19 selected houses all have front-facing gambrel roofs, making them similar to 611 W. Elm Street. The remaining 31 houses have side-facing gambrel roofs, making them less appropriate for comparison.*



roofline, clapboard and shingle siding, front bay window, dormer, dentil moulding, and gable ends with fan-shaped windows are all intact.

However, a major element that makes up the historic character of a house, including many of the Dutch Colonial Revival houses in Urbana, is the front porch (see Exhibit D). *Preservation Brief #45* from the National Park Service<sup>7</sup> begins by stating that:

*“Few architectural features evoke more romantic notions or do more to define a building’s historic character than the American porch. The size, style, detailing, and location of a porch can tell volumes about the age and use of a building. Each component, from handrail or baluster to column or post, enhances the architectural character of the porch. Alter or remove the porch and a historic building or streetscape can lose its visual integrity and historic authenticity.”*

To determine whether 611 W. Elm Street retains a “high degree of integrity”, the second part of the two-part test for criterion c), an important question to consider is how well the house communicates its historic design integrity now that the original porch is missing and has been replaced with what is essentially an addition on the front façade of the house.

In the case of 611 W. Elm Street, the replacement of the front porch with an addition, including the replacement of the front steps with concrete, detracts from the original character of the house and significantly diminishes its historic integrity. The addition mimics the original house by using white clapboard cladding and a brick foundation, but it also includes massive concrete steps and vinyl windows. While the original entablature and roof of the porch appear to have been retained, all of the architectural and structural elements below the entablature, including the piers, columns and balustrade, have been removed and replaced with a brick foundation and walls (*see, for example, Exhibit B, p.16 and Exhibit C, p.1 & 2*). No evidence exists to suggest that the brick columns and wood lattice present in the original porch remain, and the uniformity of the brickwork indicates that the foundation was completely replaced, rather than being filled in as is often the case when a porch is enclosed. As such, the replacement of the porch at 611 W. Elm Street – which takes up roughly one-third of the house’s façade visible from Elm Street – has had a significant impact on the historic character of the house and has substantially diminished its integrity as a historic property.

In addition to the alterations made to the original front porch, nearly all of the original windows have been replaced with vinyl windows. The only windows that are original appear to be one of the decorative fan-shaped attic windows (the other is boarded up) and two irregularly-sized horizontal windows, one on the west and one on the east façades of the house. The replacement of nearly all of the windows with vinyl windows further diminishes the historic integrity of 611 W. Elm Street.

For the reasons stated above, staff concludes that the house *does not retain a high degree of integrity* as required by criterion c).

City staff recommends a finding that the Stephen S. Henson House does not qualify under criterion c) as it is representative of the distinguishing characteristics of the Dutch Colonial Revival architectural style

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<sup>7</sup> *The National Park Service administers the National Register of Historic Places. NPS’s “Preservation Briefs” provide guidance on preserving, rehabilitating, and restoring historic buildings.*

but does not retain a high degree of integrity due to the replacement of the front porch and the replacement of most of the original windows with vinyl windows, both of which significantly impact the integrity of the building.

*d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area.*

The designers and builders of 611 W. Elm Street are unknown. While the application states that it is possible that the house was designed by Joseph Royer, no evidence is presented to indicate that Royer designed the house.

City staff recommends a finding that 611 W. Elm Street does not qualify under criterion d) as the designers and builders are unknown.

*e) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

This criterion refers to a property having a visually distinctive location such as at the terminus of a street, located on a public square or in a park, on a hill, or with a unique and identifiable roofline.

City staff recommends a finding that 611 W. Elm Street does not qualify under criterion e) as it is not identifiable as an established and familiar visual feature in the community.

*f) Character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level or integrity or architectural significance.*

City staff recommends a finding that 611 W. Elm Street does not qualify under criterion f) as it is not a utilitarian structure as described by the criterion.

*g) Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

City staff recommends a finding that 611 W. Elm Street does not qualify under criterion g) as the area around 611 W. Elm Street site has not yielded, and does not appear likely to yield, any archaeologically-significant information.

## **Summary of Findings**

Recommended statements of findings based on the application and the completed analysis are below. The Historic Preservation Commission may revise these findings based on their review and consideration of the case, including any evidence that may be submitted at the public hearing.

1. Article XII of the *Urbana Zoning Ordinance* provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose of promoting the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on October 16, 2015 received a landmark application to designate the property located at 611 W. Elm Street as a local landmark. The application was deemed complete by staff on October 26, 2015.
3. The Urbana Historic Preservation Commission opened a public hearing on December 2<sup>nd</sup>, 2015, which, pursuant to a written request from the property owner, was continued and held on January 6<sup>th</sup>, 2016 to consider the landmark designation of the subject property.
4. The house located at 611 W. Elm Street was constructed circa 1902 in the Dutch Colonial Revival architectural style.
5. The house located at 611 W. Elm Street does not qualify under criterion a) as it does not appear to have significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.
6. The house located at 611 W. Elm Street does not qualify under criterion b) as there is no indication that this property is associated with an important person or event.
7. The house located at 611 W. Elm Street does not qualify under criterion c) as it is representative of the distinguishing characteristics of the Dutch Colonial Revival architectural style but does not retain a high degree of integrity due to the replacement of the front porch and the replacement of most of the original windows with vinyl windows, both of which significantly impact the integrity of the building.
8. The house located at 611 W. Elm Street does not qualify under criterion d) as the designers and builders are unknown.
9. The house located at 611 W. Elm Street does not qualify under criterion e) as it is not identifiable as an established and familiar visual feature in the community.
10. The house located at 611 W. Elm Street does not qualify under criterion f) as it is not a utilitarian structure as described by the criterion.
11. The house located at 611 W. Elm Street does not qualify under criterion g) as the area around 611 W. Elm Street site has not yielded, and does not appear likely to yield, any archaeologically-significant information.

## Options

In Case No. HP 2015-L-01, the Historic Preservation Commission shall find whether or not the nomination meets one or more of the criteria for designation as a local landmark and:

- 1) Recommend that the Urbana City Council approve said application to designate the property as a local landmark; or
- 2) Recommend that the Urbana City Council deny said application to designate the property as a local landmark.

In either case, the Historic Preservation Commission should include Findings of Fact in their motion. The Findings of Fact should summarize the Commission's justification for finding that the nomination either does or does not meet the relevant criteria. The vote required is a majority vote of those members present and voting but with not less than three affirmative votes.

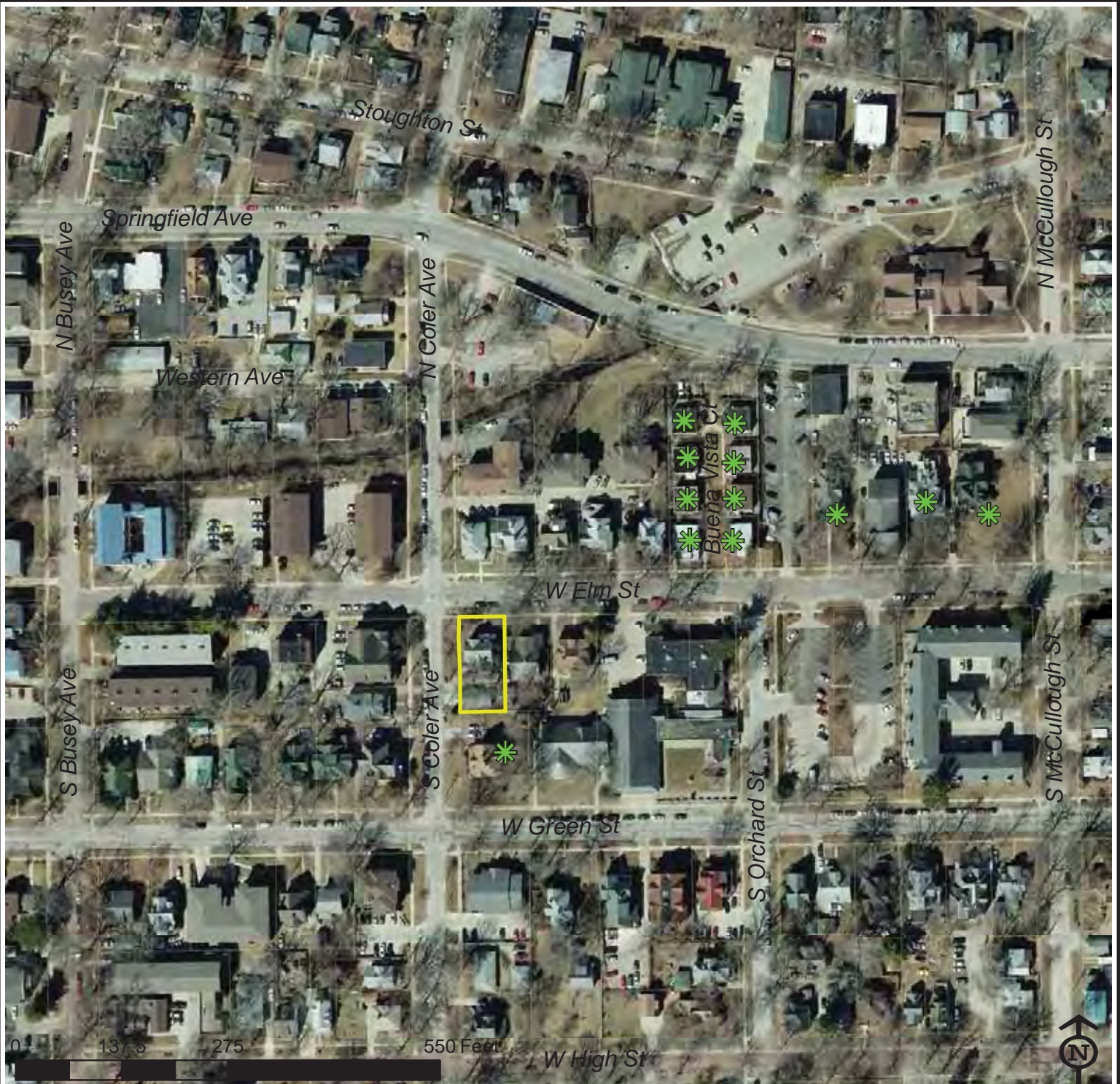
### **Staff Recommendation**

Based on the application and analysis contained in this memorandum, staff recommends the Historic Preservation Commission find that the landmark nomination for 611 W. Elm Street does not conform to the landmark criteria contained in Section XII-5.C of the Urbana Zoning Ordinance, and therefore recommends **DENIAL** of the application.



cc: Kevin Hunsinger, Owner  
Brian Adams, Applicant  
David Thies, Legal Counsel of Owner  
Elizabeth Tyler, FAICP, Community Development Director  
Lorrie Pearson, AICP, Planning Manager  
Mayor and City Council

Attachments: Exhibit A: Location Map  
Exhibit B: Application & Photos  
Exhibit C: Additional Photos  
Exhibit D: Map and Photos of Dutch Colonial Houses in West Urbana  
Exhibit E: *How to Evaluate the Integrity of a Property*  
Exhibit F: Historic Resources Survey Form  
Exhibit G: Communications

# Exhibit A: Location Map



Case: HP-2015-L-01  
Subject: Landmark Nomination  
Location: 611 W Elm St  
Petitioner: Brian Adams

 611 W Elm Street  
 Urbana Landmarks



# Application for Historic Landmark Designation

## Historic Preservation Commission

### APPLICATION AND REVIEW FEE – NO CHARGE

Although there is no fee to file an application for Historic Landmark Designation, the Applicants are responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette.

#### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed 10-16-2015 Case No. HP-2015-L-01

#### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

##### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Brian Adams Phone: 217-552-2403  
Address (street/city/state/zip code): 907 W. Daniel St., Champaign, IL 61820  
Email Address: badams4@illinois.edu  
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Preservation

##### 2. OWNER INFORMATION

Name of Owner(s): Hunsinger Enterprises Inc. Phone: 217-337-1565  
Address (street/city/state/zip code): 2004 N. Linview Ave, Urbana, IL 61801  
Email Address: hunsingerk@sbcglobal.net

##### 3. PROPERTY INFORMATION

Location of Subject Site: 611 W. Elm St., Urbana  
PIN # of Location: 92-21-17-111-001  
Lot Size: 59.75 x 121  
Current Zoning Designation: MOR  
Current Land Use (vacant, residence, grocery, factory, etc.): Apartment building  
Present Comprehensive Plan Designation:  
Legal Description: Lot 3 Ricker's, N.C. Sub-aka  
Sub of Lt 1 Blk 6 of J.W. Sim's Add.

Date of Construction of Structure: 1902/1903

Attach a map showing the boundaries and location of the property proposed for nomination.

Attach photographs showing the important structures or features of the property or structure

Indicate which of the following criteria apply to the property or structure (**check all that apply**). Additionally, attach a statement that describes the proposed landmark and its historic significance; list reasons why it is eligible for nomination; and show how the proposed landmark conforms to the criteria for designation (*see attached Suggested Format*).

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
- Associated with an important person or event in national state or local history;
- Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity;
- Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;
- Identifiable as an established and familiar visual location or physical characteristics;
- Character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance;
- Yields, or may be likely to yield information important in history or prehistory

**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.

Brian Adams  
Applicant's Signature

10/15/15  
Date

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

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

**URBANA HISTORIC PRESERVATION COMMISSION**  
Suggested Format for Content and Organization of “Statements”  
For Property Located in a Proposed Historic Landmark

***Summary Paragraph***

- Criteria which apply to subject property
- Introductory or background statement about significance of subject property
- Statement of integrity

***Property Description***

- Architectural style
- Date of construction; date of major modifications
- Name of architect and builder, as available
- Construction materials (foundation, walls, roof shape/material)
- Description of building elements: number of stories, window type and shape, porches, entrances, etc.
- Description of unique architectural elements
- Alterations or additions to building
- Missing or removed architectural features
- Outbuildings and important landscape or streetscape features

***History***

- Brief community background (downtown development, neighborhood development, etc.)
- Discussion of property as it relates to the development of the community
- Important people associated with the property
- Important events associated with the property

***For Architectural Significance***

- Background of the style and/or architect
- Why/how the building reflects the style and/or architect’s work
- Other works in the community/elsewhere by same architect; discuss briefly

***Context***

- Placement or location of property within the city/community
- Relationship to other properties of similar architectural style and date/era of construction



**Stephen S. Henson House**  
**611 West Elm Street**

Stephen S. Henson had this Dutch Colonial Revival style house built around 1902/1903. It is a unique local example of the Dutch Colonial Revival architectural style and the integrity of the house remains.

**Architectural Description**

This Dutch Colonial Revival residence was built around 1902/1903 for owner Stephen S. Henson. The architect is unknown, but it is possible it is the design of prominent local architect Joseph W. Royer who is known to have designed two nearby houses on West Elm Street around the same time (607 West Elm Street [Louise McWilliams House; 1901]; 504 West Elm Street [Freeman House; 1902]).

The house is set on a lot at the southeast corner of West Elm and Coler Streets. It is a two-story white frame house on a brick foundation, roofed with crossed gambrels. What seems a basically squarish plan from the front is extended at the northeast corner by a one-story porch, formerly open, but now enclosed, that wraps slightly around to the east wall and covers about half of the north wall. Throughout, the first story of this house is consistently clapboarded, while the second-story surfaces of the three gambrels and a front-facing dormer are clad in shingles, which also extend over the edges of the gambrel frames.

***Façade (North) Wall (facing W. Elm St.)***

The front-facing gambrel is set to the right (west), creating an asymmetrical façade. That asymmetry is countered by the porch to the left (east), which covers roughly half of the front first story and also steps well forward from the main façade. The porch (shown as open on the 1909, 1915, and 1923 Sanborn Fire Insurance maps) is now clapboarded, its front (north) wall entered to the right via a single door with small transom and storm door, reached by a concrete stair of four steps, with a concrete bulkhead at left. To the left of the door is a pair of double-hung rectangular windows. On the east wall of the porch is a smaller double window. The porch's west wall contains a large fixed-pane window close to the house wall. The upper edge of the porch shows a narrow moulding and a broader fascia surmounted by dentils, a pattern that ties the porch to the main body of the house.

Above the one-story porch is visible part of the roof of the east-facing cross-gambrel, where there is a shed-roofed, shingled dormer with a broad double-hung window. The dormer is also crowned with a narrow moulding and broader fascia surmounted by a line of dentils, these features wrapping around the shallow sides of the dormer, and echoing the pattern noted on the porch. Dentils occur only on the main façade and porch, not on side or rear walls. The right (west) half of the main façade wall features a bay window centered below the gambrel. The bay has double-hung rectangular windows flanking a large fixed center pane with leaded transom. Surfaces below the windows are clapboarded, while the entire window composition is framed

with broad boards and capped by a narrow moulding, fascia board and dentils under an overhanging second-story roofline. The bay's roof meets the main wall just below another fascia, which caps the first story wall. The face of the second-story gambrel flares outward slightly in a shallow pent overhang that distinguishes the two stories horizontally. Centered in the gambrel's upper story is a pair of double-hung rectangular windows crowned with a flat board ornament curved inward on the lower edges and framed with shallow ribbon-like strips that swirl down in a slightly Baroque fashion from the sill of a small rectangular window in the attic level above. That window features diamond-shaped leaded panes and a simplified classical surround.

### *West Wall (facing Coler St.)*

This wall (like the east wall discussed below) shows the same clear separation between stories seen on the façade (north) wall, created with a continuing fascia atop the first story, below a shallow overhanging pent rooflet that defines the lower edge of the upper gambrel. There is no corner board between the north and west walls (and none at other corners of the house). On the first story below are two widely spaced double-hung rectangular windows, the left one close to the north corner, the right just shy of the center point below the gambrel. The spacing suggests the presence of a fireplace, no doubt serving what was originally the living room or parlor within, and indeed, an interior chimney emerges from the roof above the space between these windows. A bit to the right of the center of the upper gambrel is a large horizontal fixed-pane window set high against the fascia. Between that and the south corner is a rectangular double-hung window of shorter dimension than the two toward the front of the house.

The asymmetry seen on the first story continues on the second, in that two rectangular double-hung windows occur to the left of center and not aligned with either of the two windows below, while a single similar window is to the right of the gambrel's center, this one aligned with the smaller window below. At the attic level is a semi-circular opening (now covered with plywood), framed in wood in the same shape, and with three rows of shingles arranged to echo the curving shape (rather like soldier brick voussoirs), the arched effect capped with a projecting, tapered wooden "keystone" with a more sharply projecting "capital." Above this, at the gambrel's peak, is a modern rectangular louvered ventilator.

### *Rear (South) Wall*

The rear of the house, likely the location of the original kitchen, is not gambrel-roofed, but gabled, and with a second partially gabled section set within the first, at least on the west side; from the east, the entire rear section of the house shows a continuous gable, although both peaks can be seen from the southeast. Starting below the main gambrel of the west wall, the house steps inward (to the east) perhaps two feet or so, then to the south (with one window), then again eastward (with one window); the partial gable rises above this shallow section. From the previous, the wall again steps southward (with no window), before turning east to create the rear wall of the house, below the second narrower gable. Centered in that gable on the second story is a double window set above a shallow pent slightly overhanging the rear of the house. On the first story a narrow double-hung window takes much of the space at the west corner before a

final one-story projection to the south provides an enclosed rear entry with an unremarkable door and a single double-hung window to its east; its east wall features a single window opening filled with horizontal boards that resemble broad louvers. This entry section features the same fascia and clapboarding seen elsewhere on the house, but it appears to have been a later addition, since it does not appear to be present in the early Sanborn maps.

### ***East Wall***

The plane of the east wall is broken slightly into three major segments, but less intensely than seen at the rear of the west wall. The enclosed rear entry is again inset from the east side of the gabled south section of the house, but only by perhaps a foot or so. Next (to the north), is the gambreled portion of the east wall, which steps out even less far, but enough to distinguish it from the gabled section to its rear (south). At the join of that gambrel's break and the gabled roof to its south rises a tallish brick chimney, now in need of repair. The final step-out comes at the point where the front porch meets and covers part of north end of the east wall's first story, then wraps around the front (north) wall.

Openings and other features along the east wall vary in each section. In the gabled section at the rear (south) is a double window, double-hung and shorter than windows toward the front of the house. Running in front of these windows is part of the relatively recent wooden stair leading to an entrance to the second story, clearly to an apartment. The larger gambreled part of the east wall is similar to those on west and north. On its first story is another asymmetrical set of features. There is a single shorter, rectangular, double-hung window toward the south (now below the supports for a small wooden deck serving the upper apartment). The rest of the lower wall features a grouping of two longer, widely spaced, rectangular double-hung windows, set vertically, but with a narrower horizontal, leaded glass fixed-pane window set between the upper parts of the verticals; this arrangement typically indicates an interior built-in buffet for a formal dining room. At the top of the first story is the recurring fascia seen all around the house.

The upper story of the east wall is again distinguished from the lower by a slightly overhanging pent and by its shingled surface. A central double window has had some of its framing elements replaced in unpainted wood, and to its left a door has been cut through the upper wall, providing access to an apartment that is not original. On the attic level in the east is a semi-circular window identical to that on the west wall, but with its delicate fanlight mullions and panes still intact. A modern metal-framed rectangular ventilator appears at the peak of this wall.

### **Historical Significance**

#### ***City of Urbana and West Elm Street***

The City of Urbana was surveyed and platted in September 1833. It was situated at the south end of Big Grove, near the confluence of the Boneyard and Saline creeks. The original city plan consisted four north-south streets intersected by four east-west streets. Today this area constitutes the city's downtown. Population growth and economic development remained slow during the 1830's and 1840's due to poor transportation systems. Urbanization intensified when

the railroad arrived in the 1850's. The Illinois Central Railroad connected the area with Chicago in 1854, resulting in an economic and population explosion in Champaign County. Between 1850 and 1860, population in the county increased from 2,645 to 14,629. Pioneer farmers were replaced by land speculators, merchants, intellectuals (lawyers, doctors, teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories that had been established. The early population derived primarily from the south (e.g. Kentucky) was augmented by immigrants from the northeast (New York, Massachusetts, Pennsylvania, Ohio, etc). Foreign-born immigrants, primarily of Irish and German origin, also began to arrive, and with their presence the religious composition of the county changed. The former exclusive dominance of Protestant and Baptist denominations was balanced by the formation of Catholic and Jewish congregations. A variety of factories sprung up overnight, many of them associated with the burgeoning construction industry and agricultural production. These included brick and tile factories, sawmills, a sash and door factory, foundry and machine shop, plow and wagon factory, as well as a woolen factory and flouring mills, among others. Between about 1850-60 the Main Street of the Original Town of Urbana became a hub of activity, lined with a variety of retail stores, saloons, law and real estate offices, banks, and other places of business and recreation. The City of Urbana was incorporated on February 14, 1855, and in 1867 was chosen as the site of for the Illinois Industrial University (University of Illinois) through the efforts of Clark Robinson Griggs. Also in 1867, the first railroad to actually pass through Urbana, the Danville-Urbana-Bloomington-Pekin Railroad (later the I.B. & W), was chartered, again by C.R. Griggs. Economic development slowed in the 1870's. Major developments in the latter half of the 19<sup>th</sup> century and early 20<sup>th</sup> century included: the large-scale draining of swampy prairies surrounding the city, resulting in the dominance of grain production at the expense of cattle breeding; the establishment of a gas lighting system; paving of streets; establishment of an electric rail line; construction of hospitals; and the continued expansion of retail businesses.

The subject property is located at 611 West Elm Street, four blocks west of downtown Urbana. Elm Street is one of the oldest streets in Urbana, having been platted in 1833 as one of eight original streets of the city. On the original plat of Urbana, Elm Street formed the southern boundary of the central town square on which the Champaign County Courthouse was built. The area directly west of the Original Town of Urbana (the present downtown area) is the oldest residential area of the city, which was platted in 1851-54 by James T. Roe, son-in-law of early Champaign County pioneer, and founder of Urbana, Isaac Busey. Isaac Busey was the first owner of the 80-acre parcel between Race Street and Lincoln Avenue and Springfield Avenue and Washington Street, on which the historic core of Urbana is located. He purchased this parcel from the United States government in 1831, prior to the establishment of Champaign County and Urbana.

After Isaac Busey's death in 1847, his extensive holdings were subdivided among his children, his daughter Lillis and her husband, James T. Roe, inheriting the land between Race and Orchard streets and Springfield Avenue and Illinois Street. Between 1851-54, Mr. Roe subdivided the area between Race and McCullough streets into city lots. Being directly adjacent to the Original Town of Urbana, this area was quickly built up and occupied by people who were flocking to Urbana and were working in the emerging downtown business district. Elm Street, one of the original streets of Urbana, and a major street leading to downtown, became one of the two most

prestigious streets to live on, the other being Green Street, another one of the original streets of Urbana, and the main artery between Urbana and Champaign. Between 1850 and 1900 Elm Street was home to five Urbana mayors, two Illinois State Senators, Champaign County judges, early Urbana industrialists, merchants, bankers, real estate dealers, journalists, physicians, architects, musicians, and University of Illinois professors. A local newspaper noted in 1879: “Elm Street is getting aristocratic...”(*Champaign County Herald*, July 23, 1879).

The most prestigious part of all, however, was the area west of McCullough Street (formerly called North Street), where the subject property is located. This area underwent a different developmental trajectory from the area east of McCullough Street, in that it was not built up into residential city streets, but preserved a park- or garden-like setting on the west western edge of town, until the late 19<sup>th</sup> century. After Isaac Busey’s death this area came into the possession of two families. The area between McCullough and Orchard streets became the property of Lillis Busey and her husband James T. Roe, who sold the entire area to early Urbana physician Dr. Jacob F. Snyder and his wife Asenath in 1852-53. The area between Orchard Street and Lincoln Avenue went into the possession of Sarah A. Busey (daughter of Simeon Busey, co-founder of Busey Bank) and her husband, Joseph W. Sim, Jr. who was an Urbana mayor and Champaign County judge. Both Dr. Snyder and Mr. Sims resided on their respective properties in 1858. Lots in J.W. Sim Jr.’s and J.F. Snyder’s Additions to Urbana, however, were sold not as city lots but as large, half- to two-acre estates between McCullough Street and Lincoln Avenue in the 1800’s, and those were occupied by the wealthiest and most outstanding people of the city, who built large and elegant residences on the estates. Among these were Mr. Sim and Dr. Snyder themselves. Mr. Sim’s residence was located at what is now 603 West Green Street, while Dr. Snyder built his residence on his two-acre estate located on the northwest corner of Elm and McCullough streets. By the early 20<sup>th</sup> century, the 600 block of the south side of West Elm Street was part of the “N.C. Ricker Sub-Lot 1”. The Henson House is located in Lot 3, N.C. Ricker’s Subdivision of Lot 1 in Block 6 of J.W. Sim’s Addition.

### ***Stephen S. Henson***

Stephen S. Henson was described as a “...prominent citizen...” who resided in Douglas County near Villa Grove before relocating to Urbana. He was born in Harrison County, Kentucky on October 4, 1827. His family first moved to Vermilion County, Illinois, eventually settling near Villa Grove around 1842. In 1853, Henson married Nancy E. Williams of Vermilion County. The couple had 8 children (Frank, Mantie, Flora, Lula, Burt, Ward C., Willie, and Kittie). The Hensons owned 280 acres of farmland in southern Champaign and northern Douglas counties near Villa Grove. In 1876, Henson built a “splendid residence” there costing \$4,000. Stephen Henson retired from farming in March of 1903 and moved to his new Urbana residence at 611 West Elm Street. He died of a stroke on July 18, 1904. Kittie Henson eventually married Samuel W. Love of Urbana, editor of the *Urbana Daily Courier* and former mayor of Urbana.

The house remained an owner-occupied residence until about 1970. Charles Henson, son of Stephen Henson, is recorded as owner around 1910. In 1920, W.E. Burge is listed at this address in the city directory. Burge was a highly productive physiologist from Johns Hopkins

University, who taught at the University of Illinois between ca. 1900 and 1940. Subsequent owners were H.A. Hull (1930), Fred Clausen (1940), and James Wolden (1950-1960).

### **Architectural Significance**

Dutch Colonial Revival is an early 20<sup>th</sup> century revival style that attempted to re-create an earlier historic style. It is based on earlier Hudson River structures and is characterized by the use of unique gambrel roofs. Typically, the lines of the gambrel roofs are broken by dormer windows designed to improve interior lighting. This style was popular among middle-class urban and suburban families, and reached its peak in the 1920s.

The house at 611 West Elm Street is a unique local example of the Dutch Colonial Revival style that retains a high degree of integrity. Typical features include a right bay front gambrel roof, the chief character defining feature of the style, denticulated cornice molding, narrow clapboard siding, beveled glass windows, and a patterned brick foundation. As discussed above, the only exterior change appears to be a possible enclosure of the left façade porch, though the form is clearly intact.

### **Context**

As indicated above, the area west of McCullough Street, where the subject property is located, was originally a neighborhood of large estates on the western edge of the city. These large estates were gradually subdivided into city lots in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. At this time, a second building boom started on Elm Street and nearby streets, driven by the second and third generations of the Urbana well-born and well-to-do. During this process many of the original, old residences of the area were replaced with more modern houses. The majority of the present building stock in the area is from this period and consists of late Victorian and early post-Victorian structures. Starting around the time of the Second World War, many of the old residences on West Elm Street and surrounding streets were sold out of the original families, to be converted to rental properties, bringing a new class of residents to the area including students and members of the middle-class. From the 1960's to 1970's on many of the beautiful and historically important, old residences on West Elm Street were demolished and replaced by unsightly and poorly constructed apartment buildings which greatly undermine the historic integrity of this once important street and neighborhood. The subject property is one of the very few structures remaining on West Elm Street from the elegant buildings built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, and is the only example of the Dutch Colonial Revival style on the street.

The dominant gambrel roofing is typical of turn-of-the-20<sup>th</sup>-century Dutch Colonial style. Further, the gambrel form is also identifiable with English usage, and the presence of Neoclassical details (fascia and dentils), plus the slightly Baroque treatment above the façade gambrel's second-story windows also indicate the influence of the Neoclassical Revival of the same period. These features identify this house as a unique local variation of the Dutch Colonial Revival style. This is a substantial house, and it must have been a very comfortable one in its earlier days. While it has been neglected, as it has also been altered to allow the upper story to serve as at least one apartment, it appears to be in reasonably good condition from the exterior

and hardly deserving of demolition. The physical context of 611 West Elm Street is also of interest, since this house forms the corner anchor for a good half-block of vintage houses of similar scale, age, and setback on the south side of the street, these features echoed in houses on the north side. Three nearby houses on the street have already been designated Urbana Local Landmarks, a testament to the recognized historic and architectural value of this neighborhood to the City of Urbana (502 West Elm Street: Sutton House; 504 West Elm Street: Freeman House; 508 West Elm Street: Bills House). Demolition of this house would be a major blow to the architectural integrity of this segment of West Elm Street, which has already lost a lot of its historic integrity. Larger apartment structures already occupy the northwest and southwest corners of West Elm and Coler Streets. Losing 611 West Elm Street could easily lead to the loss of more of the vintage houses in the area, thus obliterating one more section of Urbana's architectural heritage. Further, the house is located in the Mixed Office and Residential (MOR) district, an area created to encourage the adaptive reuse of historic structures to maintain the historic appearance and feel of the area. Noteworthy, too, and potentially ironic, is the lamppost at the corner in front of the house, which touts the area as "Historic Urbana."

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Location of 611 West Elm Street, Urbana, Illinois





**611 West Elm Street: North facade**



**611 West Elm Street: West wall**



**611 West Elm Street: South walls, view from southwest**



**611 West Elm Street: East wall, view from southeast**



**611 West Elm Street: East and north walls, view from northeast**



**611 West Elm Street: Detail, upper window ornament, north wall**



**611 West Elm Street: Detail, attic window, east gambrel**













# Exhibit D - Dutch Colonial Revival Houses in West Urbana



Case: HP-2015-L-01  
 Subject: Landmark Nomination  
 Location: 611 W Elm St  
 Petitioner: Brian Adams

- 611 W Elm Street
- Dutch Colonial Revival Houses

*Letters on map correspond to image labels in the attached pages.*

Exhibit D: Images of Dutch Colonial Houses in West Urbana



Exhibit D: Images of Dutch Colonial Houses in West Urbana



Exhibit D: Images of Dutch Colonial Houses in West Urbana



I



J



K



L

Exhibit D: Images of Dutch Colonial Houses in West Urbana



Exhibit D: Images of Dutch Colonial Houses in West Urbana



# VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

NOTE: Relevant text pertaining to ZBA-2015-L-01 has been highlighted.

## INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

## SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

## UNDERSTANDING THE ASPECTS OF INTEGRITY

### LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

### DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape; plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.



## SETTING

**Setting is the physical environment of a historic property.** Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

## MATERIALS

**Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.** The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

## WORKMANSHIP

**Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.** It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

## FEELING

**Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.** It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

## ASSOCIATION

**Association is the direct link between an important historic event or person and a historic property.** A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

## ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance; why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

## DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

### CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

### CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

### CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

### INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

### HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

### VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

## NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

## PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

## SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

### Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

## COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

## RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

### Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

### Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

## DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

### CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

#### Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

#### Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

### CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

#### Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
- most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

#### Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling, and Association**).



## HISTORIC RESOURCES SURVEY FORM

<b>HISTORIC PROPERTY NAME</b>		<b>3" X 5" PHOTOGRAPH</b>
N/A		
<b>COMMON/CURRENT PROPERTY NAME</b>		
N/A		
<b>PROPERTY ADDRESS</b>		
611 W. Elm Street, Urbana		
<b>ASSESSOR'S PARCEL NUMBER</b>		
Lot 3 of N. C. Ricker's Subdivision		
<b>OWNER/OCCUPANT</b>		
Emily Crawford		
<b>OWNER'S ADDRESS</b>		
N/A		
<b>PROPERTY'S HISTORIC USE</b>		
Single-family Residential		
<b>PROPERTY'S CURRENT USE</b>		
Multi-family Residential		
<b>ARCHITECT'S NAME</b>		
N/A		
<b>BUILDER/CONTRACTOR</b>		
N/A		
<b>DATE OF CONSTRUCTION</b>		
c. 1902		
<b>ARCHITECTURAL STYLE OR VERNACULAR BLDG TYPE</b>		<b>PHOTO BY</b>
<del>Classical</del> <i>Dytch</i> Colonial Revival		<b>DATE</b>
<b>FORM PREPARED BY</b>	<b>DATE</b>	<b>VIEW OF PHOTO</b>
Anthony Wrigley	03/25/00	
<b>PROPERTY DESCRIPTION (GEOGRAPHICAL DATA: LOT SHAPE, LOT DIMENSIONS)</b>		
Lot 3, N.C. Ricker's subdivision of Lot 1, Block 6, of J. W. Sim's addition to the city of Urbana		
Corner lot on W. Elm and Coler St.		
Sidewalk on Elm but not Coler St.		

## History of Structure

<b>CHAIN OF OWNERSHIP OR OCCUPATION</b>			
<i>PREVIOUS OWNERS</i>	<i>DATE(S) OF OWNERSHIP</i>		<i>USE</i>
Stephen Henson	1904		Single Family
Charles Henson	1910		Single Family
W. E. Burge	1920		Single Family
H.A. Hull	1930		Single Family
Fred Clausen	1940		Single Family
John Wolden	1950		Single Family
John Wolden	1960		Single Family
James Shelton	1970		Multi Family
James Shelton	1980		Multi Family
James Shelton	1990		Multi Family
Emily Crawford	1999		Multi Family

**CURRENT DESIGNATIONS**

Is property National Register listed?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
If yes, is it a...	Individual property <input type="checkbox"/>	District <input type="checkbox"/>
If no, it is...	Not Eligible <input type="checkbox"/>	Eligible <input type="checkbox"/>
Is property an Urbana local landmark?	YES <input type="checkbox"/>	NO <input type="checkbox"/>

**STATEMENT OF HISTORIC SIGNIFICANCE**

Two story white frame house with a cross-gambrelled roof. An addition was added to the back for perhaps more room or a kitchen. It has a large bay window to the left of the enclosed porch. The gable ends are shingled above the clapboard walls. Classicizing details include dentiled cornices below in the frieze along the enclosed porch. It is in great condition with the historic features still in tact. The brick frame below the clapboard is still in great condition despite the old age. Just behind the house is a detached garage that faces Coler Street.

**INFORMATION SOURCES**

Champaign/Urbana City Directories 1904-1999

Elm Street Abstracts

Cunningham Township Office

**Structure Survey****INTEGRITY**

- Unaltered (All or most architectural details present)  
 Slight modifications (Largely intact, but lacking some details)  
 Major alterations (All or most architectural details missing)

**CONDITION**

- Excellent (Roof, walls and foundation in good repair)  
 Good (Same as "Excellent," but in need of some maintenance work)  
 Poor (Major overhaul work required)

**ADDITIONS/ALTERATIONS (Include dates and architects/contractors, if known)**

Addition on back for more room.

CURRENT AND HISTORIC USES		EXTERIOR WALL MATERIAL	ROOF MATERIAL
<p><u>Current</u>    <u>Historic</u></p> <p><input type="checkbox"/> <input type="checkbox"/> Single-Family Residence  <input type="checkbox"/> <input type="checkbox"/> Multi-Family Residence  <input type="checkbox"/> <input type="checkbox"/> Apartment Building  <input type="checkbox"/> <input type="checkbox"/> Commercial  <input type="checkbox"/> <input type="checkbox"/> Industrial  <input type="checkbox"/> <input type="checkbox"/> Public Building  <input type="checkbox"/> <input type="checkbox"/> Educational Building  <input type="checkbox"/> <input type="checkbox"/> Religious Building  <input type="checkbox"/> <input type="checkbox"/> Vacant  <input type="checkbox"/> <input type="checkbox"/> Other _____</p>	<p><input type="checkbox"/> Brick  <input type="checkbox"/> Stone  <input type="checkbox"/> Wood siding  <input type="checkbox"/> Wood shingles  <input type="checkbox"/> Stucco (historic or modern)  <input type="checkbox"/> Asphalt siding  <input type="checkbox"/> Asbestos siding  <input type="checkbox"/> Concrete block  <input type="checkbox"/> Artificial siding  <input checked="" type="checkbox"/> Other Clapboard</p>	<p><input checked="" type="checkbox"/> Asphalt shingles  <input type="checkbox"/> Wood shingles  <input type="checkbox"/> Slate shingles  <input type="checkbox"/> Tile shingles  <input type="checkbox"/> Metal  <input type="checkbox"/> Tar  <input type="checkbox"/> Other _____</p>	
ORNAMENTAL/ARCHITECTURAL DETAILS (Check all that apply)	ROOF FEATURES	ROOF TYPE	
<p><input type="checkbox"/> Arcading                     <input type="checkbox"/> Porte-Cochere  <input type="checkbox"/> Pilasters                     <input type="checkbox"/> Cornice  <input type="checkbox"/> Recessed panels           <input type="checkbox"/> Cornice returns  <input type="checkbox"/> Buttresses                   <input type="checkbox"/> Porch  <input type="checkbox"/> Piers                           <input type="checkbox"/> Stoop  <input type="checkbox"/> Spandrels                   <input type="checkbox"/> Balcony  <input type="checkbox"/> Portico                       <input type="checkbox"/> Oriel window  <input type="checkbox"/> Quoins                       <input type="checkbox"/> Columns or Posts  <input checked="" type="checkbox"/> Bay windows               <input type="checkbox"/> Tower or Turret  <input type="checkbox"/> Other _____</p>	<p><input checked="" type="checkbox"/> Dormer  <input type="checkbox"/> Urn/Finial  <input type="checkbox"/> Bargeboard  <input type="checkbox"/> Belvedere  <input type="checkbox"/> Gablet  <input type="checkbox"/> Parapet  <input type="checkbox"/> Skylight  <input type="checkbox"/> Other _____</p>	<p><input type="checkbox"/> Hip  <input type="checkbox"/> Flat  <input type="checkbox"/> Mansard  <input type="checkbox"/> Gable  <input type="checkbox"/> Shed  <input type="checkbox"/> Hipped Gable  <input type="checkbox"/> Pyramidal  <input checked="" type="checkbox"/> Other Gambrel</p>	
<p><b>DESCRIBE ABOVE ORNAMENTAL DETAILS</b></p> <p>This house is a two story white frame house three bays wide. It has a center entrance into an enclosed porch with a large bay window to the right. The roof is cross-gambrelled and made of asphalt shingles over the house and porch. There is a shed dormer above the porch. The chimney is located at the right end of the roof.</p>			
<p><input checked="" type="checkbox"/> Garage    <input type="checkbox"/> Carport    <input type="checkbox"/> Coach House    <input type="checkbox"/> Pool    <input type="checkbox"/> Gazebo    <input type="checkbox"/> Greenhouse    <input type="checkbox"/> Storage Shed    <input type="checkbox"/> Other</p> <p>Describe location, construction, and date of detached structures:</p> <p>Garage facing Coler St.</p>			
<p><b>ADDITIONAL COMMENTS/FEATURES</b></p> <p>In the 1904 city directory, Stephen Henson is the first owner who passed the house down to Charles Henson. Yet in 1920, the house began to change hands to a number of people associated with the University of Illinois.</p>			



**From:** Adams, Brian [mailto:badams4@illinois.edu]  
**Sent:** Friday, October 23, 2015 9:38 AM  
**To:** Garcia, Kevin  
**Cc:** Adams, Brian  
**Subject:** FW: 3 interior shots of 611 Elm

Exhibit G

Kevin,

Would it be possible to add these interior views to the landmark nomination for 611 West Elm St.?

Brian

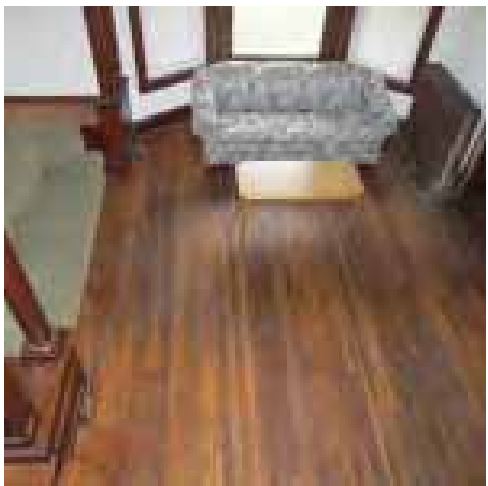






Submitted by Dan Newman

611 W. Elm, downloaded October 2015







Photos taken November 2015





**WEBBER & THIES, P.C.**

**ATTORNEYS AT LAW**

202 LINCOLN SQUARE

P.O. BOX 189

URBANA, ILLINOIS 61803-0189

CHARLES M. WEBBER

(1903-1991)

CRAIG R. WEBBER

(1936-1998)

TELEPHONE

(217) 367-1126

TELECOPIER

(217) 367-3752

RICHARD L. THIES  
CARL M. WEBBER  
DAVID C. THIES  
HOLTEN D. SUMMERS  
JOHN E. THIES  
PHILLIP VAN NESS  
KARA J. WADE  
J. AMBER DREW  
MIA O. HERNANDEZ

November 24, 2015

**VIA REGULAR MAIL**

Alice Novak, Chair  
Historic Preservation Commission  
400 South Vine Street  
Urbana, Illinois 61801

Re: Entry of Appearance and Request for Continuance regarding Public Hearing on Application to Designate the "Stephen S. Henson House" at 611 West Elm Street in Urbana (owned by our client Hunsinger Enterprises, Inc.) as a Local Historic Landmark

Dear Ms. Novak:

Our firm represents Hunsinger Enterprises, Inc. ("HEI"), and we have been asked to assist HEI in responding to an application to designate as a local historic landmark a residential building owned by HEI located at 611 West Elm Street in Urbana. Please consider this as our entry of appearance for this matter.

As you know, the application at issue is currently scheduled for public hearing before the Historic Preservation Commission ("Commission") on December 2, 2015 at 7:00 pm. As allowed by Section XII-5.D.1 of the Urbana Zoning Ordinance, HEI requests a continuance of the scheduled public hearing until the Commission's next regularly scheduled meeting to give us more time to prepare for the hearing. We understand that the next regularly scheduled meeting for the Commission will be January 6, 2016 at 7:00 pm. Please confirm our understanding that the hearing on the application relating to HEI's property will proceed on this date.

Sincerely,

Webber & Thies, P.C.

By:   
David C. Thies

cc: Lorrie Pearson (via email: lpearson@urbanaininois.us)  
Kevin Garcia (via email: kjgarcia@urbanaininois.us)



**WEBBER & THIES, P.C.**  
**ATTORNEYS AT LAW**  
202 LINCOLN SQUARE  
P.O. BOX 189  
URBANA, ILLINOIS 61803-0189

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(217) 367-1126

TELECOPIER  
(217) 367-3752

January 25, 2016

**VIA HAND DELIVERY**

Ms. Phyllis Clark  
Clerk of the City of Urbana  
400 S. Vine St.  
Urbana, IL 61801

**RE: Protest of Historic Landmark Designation of Property Located at 611 West Elm Street in Urbana Owned by Hunsinger Enterprises, Inc.**

Dear Ms. Clark,

On behalf of our client, Hunsinger Enterprises, Inc. ("HEI"), please accept this as HEI's formal protest, filed in accordance with Section XII-5.1(A)(3)(c) and (C) of the Urbana Zoning Ordinance, of the designation of 611 West Elm Street, Urbana, Illinois as a local historic landmark. As required by Section XII-5.1(A)(3)(c) of the Zoning Ordinance, a corporate resolution from HEI's Board of Directors authorizing the protest is enclosed.

For the reasons stated in its Memorandum in Opposition to the Historic Landmark Designation of the Property Located at 611 W. Elm Street (a copy of which is enclosed), HEI requests that the City Council deny the Application for Historic Landmark Designation concerning the property at issue.

Respectfully submitted,

WEBBER & THIES, P.C.

By: David C. Thies (KW)  
David C. Thies, HEI's attorneys

HUNSINGER ENTERPRISES, INC.

By: Kevin L. Hunsinger  
Kevin L. Hunsinger, its President

Enclosure

**CORPORATE RESOLUTION BY DIRECTORS**

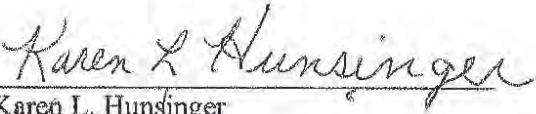
**HUNSINGER ENTERPRISES, INC.**

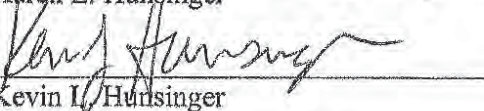
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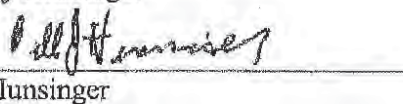
We, the undersigned, being all of the directors of HUNSINGER ENTERPRISES, INC., an Illinois corporation ("HEI"), pursuant to §8.45 of the Illinois Business Corporation Act of 1983 (805 ILCS 5/8.45), take the following action by unanimous consent and without a meeting:

1. It is RESOLVED that HEI as owner of the property located at 611 West Elm Street in Urbana, Illinois, does hereby protest the designation of said property by the City of Urbana, Illinois pursuant to the provision of Section XII-5 of the Urbana Zoning Ordinance as a historic landmark and directs its President, Kevin L. Hunsinger, to execute and file appropriate notice of such protest with the City Clerk before 5:00 PM on January 27, 2016. Further, Kevin L. Hunsinger, as President of HEI, is authorized to perform all such acts necessary to carry out the protest and this corporate resolution.

Dated as of the 25th day of January, 2016.

  
\_\_\_\_\_  
Karen L. Hunsinger

  
\_\_\_\_\_  
Kevin L. Hunsinger

  
\_\_\_\_\_  
Bill J. Hunsinger

Being all of the Directors of the  
Corporation.

**“Memorandum in Opposition to Historic Landmark Designation of the Property Located at 611 W. Elm Street” can be accessed from the following locations:**

Direct Link to PDF:

<http://urbanaillinois.us/sites/default/files/attachments/memorandum-opposition-historic-landmark-designation-web.pdf>

Link to Page Containing PDF:

<http://urbanaillinois.us/boards/historic-preservation-commission/meetings/2016-01-06>