

**MINUTES OF A REGULAR MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** April 7, 2010

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

**PLACE:** City Council Chamber, 400 South Vine Street, Urbana, Illinois

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**MEMBERS PRESENT:** Scott Dossett, Alice Novak, Kim Smith, Joan Stolz, Mary Stuart, Art Zangerl

**MEMBERS EXCUSED:** Trent Shepard

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner; Tony Weck, Recording Secretary

**OTHERS PRESENT:** Joshua Ishmael, Karina Jiminez, Linda Lorenz, Tim Mulry, Janet Torres, Jocelyn Jung, Brian Adams, Gina Pagliuso

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

The meeting was called to order at 7:05 p.m. by Historic Preservation Commission Chair, Alice Novak. Roll was taken and a quorum was declared.

**2. CHANGES TO THE AGENDA**

Ms. Novak proposed that the Audience Participation portion of the agenda be moved such that it take place following Case #HP-2010-L-01 during the New Business portion of the agenda. There were no objections and the aforementioned change to the agenda was made.

**3. APPROVAL OF HISTORIC PRESERVATION COMMISSION MINUTES**

The Commission reviewed the draft minutes of the March 3, 2010 meeting. Mr. Dossett made a motion to approve the minutes as presented. Ms. Smith seconded the motion. Upon a vote, the Commission unanimously approved the March 3 minutes as presented.

**4. WRITTEN COMMUNICATIONS**

Presented to the Commission and City staff was a letter setting forth opposition to the nomination of 209 South Broadway Avenue (Urbana-Lincoln Hotel) as a local historic landmark. The letter was from Marine Bank of Springfield, current owner of the aforementioned property, and was drafted by one of its attorneys, Daniel C. Lanterman.

**5. AUDIENCE PARTICIPATION**

This portion of the agenda was moved such that it took place following Case #HP-2010-L-01, under New Business.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

There were none.

**9. NEW BUSINESS**

- **Case #HP-2010-L-01, 209 South Broadway Avenue (Urbana-Lincoln Hotel), Preliminary Determination for a Historic Landmark Nomination, Brian Adams, Applicant**

Ms. Novak introduced this case and called for the City staff report. Ms. Bird presented the staff report. In the staff report it was noted that the City had received an application to designate the same property as a local historic landmark in 2008 (Case #HP-2008-L-01). In said case, the Commission made a preliminary determination that the property qualified for designation as a local historic landmark. Upon a public hearing for the same, on May 7, 2008, the Commission voted to recommend local historic landmark designation to the City Council (6-aye; 0-nay). On June 2, 2008, the Urbana City Council voted against said designation (1 aye; 4-nay). With regards to the present case, City staff found that the subject property met the following criteria in Section XII-5.C of the Urbana Zoning Ordinance:

- a.) It has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.
- b.) It is associated with an important person or event in national, state or local history.
- c.) It 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 and which retains a high degree of integrity.
- d.) It is a notable work of a master builder, designer, architect or artists whose individual genius has influenced an area.
- e.) It is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

In addition, City staff's findings in regards to this case were as follows:

- 1.) Article XII of the Urbana Zoning Ordinance provides the City of Urbana with 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.
- 2.) The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
- 3.) The property located at 209 South Broadway Avenue known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
- 4.) The Urbana-Lincoln Hotel is significant as part of the architectural, civic, cultural, economic, political and social heritage of the community. The property is unique for Urbana because it is the only commercial example of the Tudor Revival architectural style in downtown Urbana. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history and its opening is considered a highlight in Urbana's history.
- 5.) The Urbana-Lincoln Hotel is associated with an important person in local history in that Urbana's most prominent architect of the time, Joseph W. Royer, designed the hotel.
- 6.) The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, and craftsmanship and retains sufficient integrity. The property is an excellent example of the Tudor Revival architectural style and retains a high degree of integrity.
- 7.) The Urbana-Lincoln Hotel is a notable work of a master designer and architect whose individual genius has influenced the area. The hotel was designed by Joseph William Royer, Urbana's most prominent architect of that time. Among other works in Urbana, Royer designed the Champaign County Courthouse, Flat Iron Building, Urbana High School, Urbana Free Library, the Freeman House, and the Urbana Post Office.
- 8.) The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its unique physical characteristics, including its steeply pitched gabled roofs and its decorative half-timbering, and its location in the heart of downtown Urbana.
- 9.) The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
- 10.) The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.

It was the recommendation of City staff that the Commission find that the landmark nomination for 209 South Broadway Avenue qualifies for designation as a local historic landmark based on its satisfaction of criteria a through e of Section XII-5.C of the Urbana Zoning Ordinance and articulate reasons for qualification.

Following the staff report, Ms. Novak asked if there were any questions from the Commission. There were none.

Ms. Novak then asked if there were any questions or comments from the audience. There were none.

She then invited the applicant in this case to address the Commission. The applicant, Brian Adams, briefly addressed the Commission, stating his thanks to the same for considering the nomination of

the subject property a second time and offering to answer any questions; there were no questions from the Commission or staff.

Ms. Novak then invited the property owner's representative to address the Commission. Joshua Ishmael, Assistant General Counsel for Marine Bank of Springfield, briefly addressed the Commission. Mr. Ishmael stated that he represents the property owners and was in attendance to enter into the record their objection to designation as a local historic landmark. It should be noted that the actual property owner is Equity Asset Investments although Marine Bank is the property manager and sole member of Equity Asset Investments. He referred to the property owner's objection letter provided to Commissioners. The owner objects on the grounds that Joseph Royer is not a significant architect and that the hotel's exterior has been altered and obscured by building additions on three sides. Also, this building's connection with Abraham Lincoln is very tenuous at best. Also, the property is currently in bankruptcy. Designation as a local landmark while it is on the market will make finding an investor more difficult. He then offered to answer any questions. The Commission had no questions for Mr. Ishmael.

Following Mr. Ishmael's statements, Ms. Novak called for Commission discussion of this case.

Mr. Zangerl opined that the present case was the same as that which was presented to the Commission in 2008, and that his vote regarding it had not changed.

With no further comment from the Commission, Mr. Zangerl made a motion that based on staff's findings as presented in the staff memo regarding this case (pp. 5-6, nos. 1-10), the Commission determine that the nomination for the Urbana-Lincoln Hotel meets criteria a through e of Section XII-5.C of the Urbana Zoning Ordinance. Mr. Dossett seconded the motion.

With no further discussion, Ms. Novak asked for a roll call. Roll was taken and the votes were as follows:

Dossett – yes	Stolz –yes
Novak – yes	Stuart – yes
Smith – yes	Zangerl – yes

With six "yes" votes and zero "no" votes, the motion carried unanimously. Ms. Novak noted that a public hearing for this case would be held by the Commission on May 5, 2010.

- **Plan Case #2125-T-10, Amendment to the Urbana Zoning Ordinance, Article XII, Historic Preservation Ordinance**

Ms. Novak introduced this agenda item and asked for the City staff report. Ms. Bird presented the staff report. Areas of the City's Historic Preservation Ordinance need strengthening. The ordinance is vague in some aspects, particularly criteria for demolition applications and procedures to evaluate Certificates of Economic Hardship. Amendments to the ordinance had been proposed to clarify the intent and make it easier for applicants, the Commission and City staff to understand and use. The proposed changes are based on based on years of experience using the ordinance as well as recent Illinois court cases. It should be noted that the standards for designation of landmarks and districts, as well as review criteria for Certificates of Appropriateness, would remain the same other than wording clarification.

Ms. Bird outlined the process for the amendments and noted that if the Commission votes on a recommendation to the Plan Commission at this meeting, the case would be forwarded to the May 6, 2010 Plan Commission meeting. She then gave an overview of the major changes proposed for the ordinance. Questions from the Commission were addressed during staff's presentation. It was City staff's recommendation that the Commission forward a recommendation of approval to the Plan Commission as outlined in the staff memorandum.

Following the overview, Ms. Novak called for Commission discussion of the proposed Zoning Ordinance text amendment. Following discussion, the Commission determined that further review was necessary before making a formal recommendation to the Plan Commission.

Mr. Dossett made a motion that work on the redrafting of the Historic Preservation Ordinance be continued until the May 5 meeting of the Historic Preservation Commission. Ms. Smith seconded the motion. With no further comment or questions, Ms. Novak called for a vote. A voice vote was taken and with all members of the Commission in favor, the motion carried unanimously.

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

There was nothing to report.

#### **11. STAFF REPORT**

Ms. Bird presented to the Commission an example of the signs placed at both ends of the Main Street Historic District.

#### **12. STUDY SESSION**

There was none.

#### **13. ANNOUNCEMENTS**

Mr. Myers announced that SB2559 was being considered in the Illinois State Senate. The bill proposes to create a state historic tax credit. Mr. Myers noted that previous bills similar to SB2559 had been defeated in both the State Senate and House of Representatives but that the present bill was at the time of this announcement gaining support.

#### **14. ADJOURNMENT**

With no further business, Mr. Dossett moved that the meeting be adjourned. Mr. Zangerl seconded the motion. With all Commission members in favor, the meeting was adjourned at 8:47 p.m.

Submitted by:

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Robert Myers, AICP  
Planning Division Manager