



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Historic Preservation Commission

**FROM:** Rebecca Bird, Planner I

**DATE:** April 29, 2010

**SUBJECT:** 209 South Broadway Avenue (Urbana-Lincoln Hotel): Public hearing for a historic landmark application, Case No. HP 2010-L-01

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### **Introduction**

Historic Preservation Case No. HP2010-L-01 is an application by Brian Adams to designate the property at 209 South Broadway Avenue (referred to as the Urbana-Lincoln Hotel) as a local historic landmark. Equity Asset Investments, LLC is the property owner. Equity Asset Investments, LLC is managed by Marine Bank Springfield. Marine Bank is also the sole member of Equity Asset Investments, LLC.

At the Historic Preservation Commission meeting on April 7, 2010, the Commission made a preliminary determination that the property qualified for designation as a local landmark under the following criteria (Section XII-5.C of the Urbana Zoning Ordinance):

- a) *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;*
- 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 and which retains a high degree of integrity;*
- d) *Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and*
- e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

The Historic Preservation Ordinance requires that the Commission hold a public hearing within 45 days of the preliminary determination. According to the ordinance, if an application is submitted by someone other than the property owner and the owner has submitted a Registered Preference against the

nomination, the Historic Preservation Commission shall make a recommendation to approve or deny said application to the Urbana City Council by a majority of the Commissioners then holding office. The property owner submitted a letter of opposition to the nomination on April 5, 2010 as well as a revision to the opposition letter. (Copy attached.) City staff anticipates receiving a formal protest against the nomination from the property owner. The Historic Preservation Commission will hold a public hearing regarding the nomination on May 5, 2010. The Commission then has 60 days to make a recommendation to the Urbana City Council.

Should the application for designation as a local landmark be approved, the owners would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property, including any demolition.

## **Background**

### *History of the Urbana-Lincoln Hotel*

A group of prominent Urbana citizens formed a corporation in 1921 to build a new hotel in downtown Urbana. In 1922, the northeast corner of Broadway Avenue and Green Street was chosen as the location and prominent local architect Joseph Royer designed a Tudor Revival hotel for the site. Construction began later that year and the new hotel, the Urbana-Lincoln Hotel, opened to the public in early 1924. In 1964, Lincoln Square Mall, the nation's second indoor shopping mall, was built adjacent to the hotel, enclosing the main entrance on the south façade. The hotel was bought by James Jumer in 1976. In 1982, an addition was built on the north side of the original hotel. The addition included a ballroom, a swimming pool, conference rooms and nearly 70 guest rooms. The mall and hotel were listed on the National Register of Historic Places in 2006 as having national significance.

### *2008 Landmark Nomination*

In 2008, the City received an application to designate the Urbana-Lincoln Hotel as a local historic landmark (Case No. HP 08-L-01). The Historic Preservation Commission made a preliminary determination that the property qualified for designation as a local landmark. Following a public hearing on May 7, 2008, the Historic Preservation Commission voted six ayes and zero nays to recommend to the Urbana City Council that the hotel be designated as a local historic landmark. On June 2, 2008, the Urbana City Council voted against designation (1-aye: 4-nays). In making this decision, the Urbana City Council was responding to the concern of the then property owner on the basis that it would interfere with that company's efforts to secure financing and a national brand for the property.

### *Current Landmark Nomination*

Based on his submitted research and documentation in terms of the criteria for designation, the applicant states that the Urbana-Lincoln Hotel:

- Has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
- Is associated with an important person or event in national, state, or local history;

- 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;
- Is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area;
- Is identifiable as an established and familiar visual feature owing to its unique location or physical characteristics; and
- Has 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 of integrity or architectural significance.

For detailed documentation on the property's history and significance, please refer to the attached application.

### *Urbana-Lincoln Hotel's Role in Downtown Urbana*

The Urbana-Lincoln Hotel plays an important economic role for Urbana's downtown. In 2002, the City of Urbana adopted the Downtown Strategic Plan with the goal of making Urbana's downtown successful. Revitalizing Lincoln Square Mall and the attached Urbana-Lincoln Hotel are identified as important to this success. In 2004, the Urbana City Council adopted an amendment to Downtown Tax Increment Finance District No. 1 in which revitalization of the Urbana-Lincoln Hotel was specifically identified as a project for private development assistance (Downtown Tax Increment Finance District #1 Plan Amendment, page 13). The plan amendment identifies age, the hotel building being functionally obsolete, and depreciation of physical maintenance of the building as deficiencies of the Urbana-Lincoln Hotel (page 11). In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4). If designating the property as a local landmark would prohibit Marine Bank from finding an appropriate buyer for the hotel, then designation could be viewed as countering existing City policies for downtown revitalization.

## **Discussion**

At the April 7, 2010 Historic Preservation Commission meeting, the Commission's task was to determine whether or not the property *qualifies* for designation as a local historic landmark. At the May 5, 2010 meeting, the Historic Preservation Commission should consider making a recommendation to the Urbana City Council as to whether or not the property *should* be designated.

Based on the application and the March 30, 2010 City staff memo, the Historic Preservation Commission on April 7, 2010 made the following preliminary determinations based on the criteria for designation provided in Section XII-5.C of the Urbana Zoning Ordinance.

First, the property is **significant in terms of history**. The hotel has significant value as part of the community's heritage. Since its opening in 1924, the Urbana-Lincoln Hotel has been a prominent role in the Urbana's commercial history and is listed in the National Register of

Historic Places. The property is associated with people important in Urbana's history. The building's architect, Joseph W. Royer, was one of Urbana's most prominent and prolific early architects. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer's historic and architectural heritage. Also the Urbana-Lincoln Hotel has a commemorative association with Abraham Lincoln who for more than twenty years worked in Urbana as a visiting attorney and who sometimes stayed at a hotel originally on the site of the Urbana-Lincoln Hotel.

Second, the property is **significant in terms of architecture**. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The building is valuable for the study of a period, style, and craftsmanship. Despite exterior additions being made since its construction, the building retains a sufficient integrity to convey its historic character. The building is also an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.

Again, the Historic Preservation Commission's task is now to recommend to the City Council whether or not the property *should* be designated as a local historic landmark. In doing so, the Historic Preservation Commission may take into consideration factors beyond whether or not the property qualifies, such as testimony and evidence given at the public hearing.

One issue for consideration is any effect designation might have on the financial viability of the property. Given that historic buildings must have a viable use in order to be maintained, being financially successful is necessary for the building's long-term survival. According to Marine Bank, the sole member of Equity Asset Investments, LLC, they have had a relationship with the subject property since the 1990s. During this time, Marine Bank held a mortgage on the property. Marine Bank has had to file foreclosure on the property twice, and once had to take over the property due to bankruptcy of the then owner.

Marine Bank has been trying to sell the property since it took ownership using various means including hotel brokers. City staff have worked with Marine Bank to put together a package of incentives for a potential buyer. The incentive package could include a significant public investment in the property using tax increment financing money. In order to take advantage of the incentive package, the property owner would have to enter into a development agreement with the City. The development agreement could include provisions for the protection of the building. Historic preservation incentives for a potential buyer include the Federal historic preservation tax credit program which could provide a 20% tax credit for a substantial rehabilitation of the property. As the building is listed on the National Register of Historic Places, it is eligible for this tax credit. To qualify for the tax credit, the property owner would have to rehabilitate the building in accordance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." More information on the Federal tax credit can be found at <http://www.nps.gov/hps/tps/tax/index.htm>. Additionally, if the building is designated as a local landmark, all building permit fees would be waived by the City under the City's historic preservation building permit fee waiver program. For a substantial rehabilitation, this could amount to thousands of dollars.

In addition to the April 5, 2010 letter of opposition from the property owner and the subsequent revision to the letter, Marine Bank has indicated that they will submit a second opposition letter prior to the May 5, 2010 Historic Preservation Commission meeting.

## Summary of Findings

The recommended statement of findings based on the application and Staff analysis are as follows:

1. Section XII-5.F.2.a 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.
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 owner sent a letter of opposition to the nomination on April 5, 2010.
4. On April 7, 2010, the Historic Preservation Commission made a preliminary determination that the subject property qualified for designation as a local landmark under criteria a, b, c, d, and e (Section XII-5.C of the *Urbana Zoning Ordinance*).
5. On April 23, 2010, the property owner sent a revised letter of opposition.
6. The property located at 209 South Broadway Avenue and known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
7. The Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community. The hotel has been a downtown landmark since its opening in 1924. Additionally, the building is listed in the National Register of Historic Places based on its architectural and commercial significance. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history.
8. The Urbana-Lincoln Hotel is associated with important people in national, state, and local history. The hotel was designed by Joseph W. Royer, prominent local architect. The hotel is also a symbolic link to Abraham Lincoln's tenure as a lawyer in Urbana.
9. The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, and method of construction and retains sufficient integrity to well convey a sense of time and place. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Later changes have not appreciably inhibited the public's ability to perceive the property's historic character, and the property retains a sufficient degree of integrity.
10. The Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has

influenced an area. The hotel was designed by Joseph William Royer, Urbana's most prominent architect. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer's historic and architectural heritage. Moreover, two of the City's historic landmarks are Royer buildings and the City has a Royer Historic District.

11. The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.
12. The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
13. 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.
14. In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4).

## **Options**

In making a recommendation to City Council in Case No. HP 2010-L-01, the Historic Preservation Commission may:

- 1) Recommend that the application be approved; or
- 2) Recommend that the application be denied.

The Commission's recommendation shall be forwarded, along with a summary of the evidence presented at the hearing and setting forth findings, to the City Council. The City Council is expected to consider the Commission's recommendation at their May 17, 2010 meeting.

## **Staff Recommendation**

The Historic Preservation Commission determined on April 7, 2010 that the Urbana-Lincoln Hotel qualifies for designation as a local landmark based on criteria a, b, c, d, and e of Section XII-5.C of the Urbana Zoning Ordinance. Staff concurs with this determination. Based on the March 30, 2010 memorandum to the Historic Preservation Commission, as well as the application and the findings provided in this memorandum, staff continues to support landmark designation of the hotel on a technical basis only.

However, the Urbana Mayor and City Council have a clear direction to staff that re-occupancy of the Historic Lincoln Hotel is a top priority policy for the city. Staff is currently working with a potential purchaser of the property who is looking to own and operate it as an independent boutique hotel and

conference center. This potential purchaser is currently undertaking a due diligence process in evaluating the property. Due to the current condition of the property, the City of Urbana would need to be a major financial partner in the proposed renovation via tax increment finance funds. Until the specific needs and concerns of this purchaser with respect to historic preservation can be determined, staff cannot yield a final recommendation regarding the historic landmark designation of the property. It will be important for the City Council to be able to assess the proposed designation in concert with the anticipated redevelopment agreement over the next few months and to make a decision that is in the best overall interests of the City.

Therefore, staff recommends that the Historic Preservation Commission complete its review and recommendation within the required time period and forward the case to the City Council for further evaluation and a final determination.

cc: Mike Gillespie, Marine Bank Springfield, 3120 Robbins Rd, Springfield, IL 62704  
Dan Lanterman, Marine Bank Springfield, dlanterman@ibankmarine.com  
Brian Adams, 412 W Elm St., Urbana, IL 61801

Attachments:

- Exhibit A: Application including photographs and maps
- Exhibit B: Photographs of Urbana-Lincoln Hotel
- Exhibit C: Property owner letter
- Exhibit D: Royer Brochure



# 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 \_\_\_\_\_ Case No. \_\_\_\_\_

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location 209 South Broadway Avenue
2. PIN # of Location 92-21-17-212-003, -001, -012, -017
3. Name of Applicant/Petitioner(s) Brian Adams Phone 217-367-1339  
 Address 412 W. Elm St., Urbana, IL 61801  
(street/city) (state) (zip)
4. Property interest of Applicant(s) \_\_\_\_\_
5. Name of Owner(s) Marine Bank Springfield Phone 217-726-0600  
 Address 3050 West Wabash, Springfield, IL 62704  
(street/city) (state) (zip)

### DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description Cunningham Twp. W 1/2 NE 1/4 Section 17,  
T. 19 N, R. 9 E. Zoned B-4 Central Business  
Property has four tax I.D.#'s : 92-21-17-212-003,  
92-21-17-212-001; 92-21-17-212-012; 92-21-17-212-12  
Legal description at County Recorder's office is 14  
pages long (Document # 2001R18213)



WHEREFORE, petitioner prays that this petition be heard by the Urbana Historic Preservation Commission and the Application for Historic Landmark Designation be granted.

Respectfully submitted this 15<sup>th</sup> day of February, 2010.

Brian Adams

Signature of Applicant

STATE OF ILLINOIS }  
                                  }  
CHAMPAIGN COUNTY }

I, \_\_\_\_\_ being first duly sworn on oath, deposes and says, that \_\_\_\_\_ is the same person named in and who subscribed the above and foregoing petition, that \_\_\_\_\_ has read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

SEAL

Signature of Applicant \_\_\_\_\_

Petitioner's Attorney (if applicable) \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

6. Date of Construction of Structure 1923
7. Attach a map showing the boundaries and location of the property proposed for nomination.
8. Attach photographs showing the important structures or features of the property or structure
9. 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

## Urbana-Lincoln Hotel

The Urbana-Lincoln Hotel, 209 South Broadway Avenue, is being nominated as an Urbana Landmark under the following criteria. 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; it is associated with an important person or event in national, state, or local history; 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; it is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area; it is identifiable as an established and familiar visual location or physical characteristics; and its 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.

In November 1921 a corporation was formed to construct a new hotel in Urbana, with Mrs. Mary E. Busey, noted Urbana philanthropist and wife of Samuel T. Busey, serving as board of directors of the hotel company. Commencement of construction was delayed for several reasons, including problems surrounding the site of the proposed building. Stockholders suggested a location that was owned by several parties, including one lot that was owned by eight heirs, four of whom resided out of state and one who could not be located. Title to the desired lots in some cases had to be cleared in court.

In the spring of 1922, it was finally announced that the hotel would be built at the northwest corner of Green and Market (now Broadway) streets, on two lots owned by E.S. Swigart ("the W.H. Larry and Thomas Ogden property"). The lots were purchased for \$25,000, and constituted an area of over a quarter city block (171 feet on Green Street, 138 feet on Market Street). Also in early 1922, it was announced that Urbana architect Joseph W. Royer would design the hotel. At this time, it was anticipated construction would begin on June 1, 1922.

In September 1922 it was announced that the A.W. Stoolman Company of Champaign had won the contract to build the new hotel. Seven companies submitted bids, which were opened and read in the office of architect Joseph W. Royer on September 15, 1922. Separate bids were submitted for electric, plumbing, and heating work. The plumbing and heating contract was awarded to the Onarga Plumbing and Heating Company, while the contract for electric wiring was won by the Ideal Electric Company of Champaign. Based on these contracts, the anticipated cost of the building was \$257,019. It was announced at this time that the hotel would have 100 rooms and that

*Architect Royer has not overlooked the needs of a university community and the new hotel will have a ballroom and dining hall suitable for accommodation of University social functions...*

The building permit for the hotel was issued on October 4, 1922. In November 1922 it was announced that the new hotel would be managed by Charles Renner of Mishawaka, Indiana, "...a Frenchman by birth". Renner was

*...an expert chef and will give special attention to setting a high standard of dining room service. A pastry shop will also be run in connection with the hotel on the ground floor...*

Chef Renner had been employed by the Biltmore Hotel in Kansas City and the Coronado Hotel in San Diego. He also was head steward and operated hotels for the Harvey restaurant chain along the Santa Fe line and in Albuquerque, New Mexico. Prior to his hiring in Urbana, Renner managed the Hotel Mishawaka in Mishawaka, Indiana. He planned to run a café, beauty parlor, barbershop, several shops, and delicatessen in the hotel, which was expected to open in September 1923.

By late January 1923, construction had reached the second floor, and it was anticipated that the roof would be finished by the end of February 1923. At this time, negotiations for the interior furnishings of the hotel were ready to begin. It was further announced at this time that...

*In design the hotel is of the English Inn type. The lower part of the building is of brick and will be topped with gable construction of half timber and stucco. The roof will be of slate. The hotel will have accommodations of 100 rooms, each with a bath. The ground floor plan calls for a large lobby, dining room and grill room with a ball room adjoining the lobby.*

In late June 1923 it was reported that completion of the hotel would be delayed due to labor problems, and would probably not open until late September of that year. By early summer 1923, work on the doors, windows, and interior decoration had begun.

In late August 1923, the *Urbana Daily Courier* presented a long article about naming the new hotel, and included a ballot for readers to complete and submit with suggestions. Several names had been suggested, and most agreed that the name should at least include "Urbana":

*It is the contention of those wanting "Urbana" included in the name that the hotel was built to advertise the town. It is a community enterprise and therefore a monument to Urbana's public spirit...The name "Lincoln" has many enthusiastic supporters, the point being that Abraham Lincoln, when practicing law in Urbana, stopped at the old inn on the site of the present hotel building. By linking the new building with Lincoln's life while in this vicinity, there would be an ever present local reminder that the martyred president was one time one of us. A compromise has been suggested between those who want the name "Urbana" included and those who wish the building to be a reminder of Lincoln by proposing the name "Urbana-Lincoln". The proposal has met with considerable favor.*

Other suggested names included "The Shakespeare", "The Illini", "Big Grove", "Principia Hotel", "Metropolitan", "Idelmoor", "The Grand", "Hotel Orlando", "Urbana Beatitude", "Busey Inn", "Hotel Urbanity", "The Monarch", "The Roosevelt", "Gray Gables", "The Palace", "Urbana Arms", "The Marquette", "The Harding", "Hotel Panama", "Urbana Bourgouois", "Elite", A 'l Anglaise, "New Englander", "Hotel Jefferson", the "Ostrich", "Urbana-Stratford", "Superior", "Commercial or Inn", "Titanic", "Honey Dew", "Hotel Adelpia", "The Eleanor", "Belvidere", "Supreme", "The New American", "Home Lyke", "Uni-Urbana", "The Urbana Tavern", "Illinois Grand Hotel", and "The Atlantic Hotel" .

The most common names suggested for the hotel included “Lincoln” in the name (e.g. “Lincoln”, “The Lincoln”, “Lincoln Hotel”, “Lincoln Inn”, “Urbana-Lincoln”). Another popular suggestion was “The Illini”.

On October 14, 1923 it was announced that the new *Urbana-Lincoln Hotel* would be initiated on Homecoming Day, November 15, by Mrs. S.T. Busey. It was reported that 50 cots had been set up in a dormitory on the fourth floor for homecoming guests in order to accommodate 200 guests total. It was also reported that...

*The hotel is a four story, fireproof building built with reinforced steel construction. The style of architecture is Old English throughout. The Old English idea is carried out by the heavy beamed ceilings, the paneled walls, the interior and exterior electric fixtures, the furniture and the four large fireplaces on the first floor...The front entrance leads into a large lobby, with the ballroom directly in front, sun parlor to the left, and dining room to the right. A feature of the sun parlor is a large fireplace, extending across the entire north end of the room. Ninety people can be accommodated in the dining room and 80 more in the grill room, which adjoins the dining room to the right. The grill room has a large fireplace and a mezzanine floor...The ballroom, which is the largest in the Twin Cities, 45 by 70 feet, is decorated in the Old English style. The lower part of the walls are paneled, and the upper part is rough plastered. At the west end of the room is a large fireplace, with wall seats on both sides of it. The ceiling is beamed... The woodwork and furniture is old walnut throughout. The dining room furniture is walnut, and the chairs have red leather seats. Practically all the painting is a gray tan, in a parchment finish.*

The new hotel was formally presented to the Urbana association of commerce on January 30, 1924. A speech was made by A.T. Burrows, president of the hotel company, and Chancy L. Finfrock, president of the Urbana association of commerce, accepted the building. A banquet was held in the hotel at 6:15, and at 9:30 a grand march of the ball was held. An open house was held for public inspection of the new hotel on this day.

Extensive interior modifications were made in 1937-1938, and the hotel was bought by the Urbana-Lincoln Hotel Company in 1944. At this time, rooms were enlarged and private baths were installed. Some rooms also received new plumbing and tile work. In 1948 a tea garden patio was made in front of the hotel. In 1954 the Urbana-Lincoln Hotel Company was dissolved, and in 1965 the hotel was sold to Carson, Pirie, Scott, and Company.

In 1976, the hotel was bought by James Jumer, president of Jumer’s Castle Lodge of West Peoria, from Carson, Pirie, Scott, and Company. Carson, Pirie, Scott and Company, then owners of the hotel, had previously held a “liquidation sale” that stripped the hotel of all its original interior fixtures, and had planned on several occasions to raze the building. The hotel was renovated and re-opened by Jumer in 1977. In 1982 work commenced on a three million dollar expansion on the north side of the original hotel. This addition, which opened in the spring of 1983, included 69 guest rooms, a ballroom, an indoor swimming pool, saunas, a whirlpool, a game room, executive suites, junior suites, and informal conference rooms.

On 8 September 2006 the Urbana Lincoln Hotel and adjacent Lincoln Square Mall were listed on the National Register of Historic Places (NRHP). Currently, the main entrance is located on the

west side of the hotel, on South Race Street. The original entrance, which faces southeast, is incorporated into Lincoln Square Village.

### **Historical Significance**

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 of 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, and teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories which 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 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. In 1871, the same year as the infamous Chicago fire, the heart of Urbana was extensively damaged by fire. This resulted in a shift towards brick construction in downtown to reduce the impact of fires.

The first quarter of the 20<sup>th</sup> century witnessed a building boom in downtown Urbana. Notable structures dating to this period are the Champaign County Courthouse (1900-1901), the Stephens Building (1902-1903), the Sheriff's Residence and Jail (1905), the Flat Iron Building (1906), the Race Street (Royer) Post Office (1906), the Illinois Theatre (1907-1908), the Federal Building/Post Office (1914-1915), and the Samuel T. Busey Memorial Library (1917-1918). By the time the Urbana-Lincoln Hotel was constructed, Urbana was a well-established urban center

and county seat in east-central Illinois, and the hotel was one of the last large commercial buildings to be constructed in downtown Urbana in the early 20<sup>th</sup> century. Following the horrors of WW I, the period between about 1920 and 1930 was a time of satisfaction and prosperity in Urbana and the United States, and the Urbana-Lincoln Hotel represents a monument to this period of optimism. While the Crash of 1929 resulted in widespread economic disaster and suffering throughout the country, Urbana benefited from the presence of the University of Illinois, secured through the dedicated work of Clark Robinson Griggs in the 1860s. While the citizens of Urbana undoubtedly suffered through the economic challenges of the Great Depression, the presence of the University of Illinois within the city certainly represented a source of spiritual, as well as economic, support. As discussed above, the Urbana-Lincoln Hotel, designed by Urbana architect Joseph W. Royer, represented a physical link with the university community during a period of economic hardship, and likely helped the community endure the hardships of the period. Further, the hotel was a source of civic pride, ...“a community enterprise and therefore a monument to Urbana’s public spirit”.

In addition, the Urbana-Lincoln Hotel is significant in its symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana. As discussed above, the hotel was originally named after Lincoln who...

*...stopped at the old inn on the site of the present hotel building. By linking the new building with Lincoln’s life while in this vicinity, there would be an ever present local reminder that the martyred president was one time one of us.*

The hotel was constructed on a lot formerly occupied by the Union Hotel, also known as “Kerr’s Tavern”, which is depicted on the 1858 Bowman Map of Urbana and was razed in April 1900. This was the “old inn” frequented by Lincoln and others conducting work at the nearby courthouse, located immediately north. In 1923, the Daily Illini reported that: “Social life in the early days centered about Kerr’s tavern, which 25 years ago (i.e.1898) stood on the site of the new Urbana hotel”. The Union Hotel was established by Archibald M. Kerr, and was also known as “Kerr’s Tavern” and “Baldy’s Tavern”. It was a low, 1 and ½ story frame structure with no porches, faced east, with a well and pump in the front yard and cistern and horse barn in the back yard. According to one of the Kerr descendants, “...the Tavern was noted for its hospitality and excellent food...” and that “...Abraham Lincoln had a friendly intimacy...” with the entire Kerr family. Further, “...it is said that Lincoln never arrived at or left the Kerr tavern without saying good-bye to each member of the family, and in many other ways expressed the goodness in his heart for them”. There are several stories relating to Lincoln’s time spent at the Union Hotel and his interactions with the Kerr family. While Royer’s Urbana-Lincoln Hotel is not a direct, physical link with Abraham Lincoln’s presence in Urbana, its location, name and function preserves a less tangible yet evocative link with the former president’s tenure as a lawyer in Urbana during the 1850’s. Likewise, Lorado Taft’s sculpture of “Lincoln the Lawyer”, now in Carle Park, was originally placed in front of the hotel in 1927 to preserve this connection. Such links are especially significant now as we prepare to celebrate Lincoln’s 200<sup>th</sup> birthday.

Given the lack of historic structures in Urbana directly associated with Abraham Lincoln, the Urbana-Lincoln Hotel represents one of the closest, if not only, tangible links between the city and the memory of Lincoln and his life here. To reiterate, the people of Urbana have historically

recognized this connection, as the following examples indicate. The Urbana Daily Courier's "contest" to name the new hotel indicated that "Lincoln" was a popular choice, and was a way of commemorating the former president's presence in the city. Through a gift from Judge J.O. Cunningham, noted sculptor Lorado Taft was commissioned to produce a sculpture of "Lincoln the Lawyer" which was originally placed in front of the hotel's entrance. In 1925, the Urbana Association of Commerce, in cooperation with the University of Illinois, commissioned noted Chicago artist Elizabeth T. Holsman to produce a bronze tablet inscribed with Lincoln's Gettysburg address which was unveiled at the hotel. These events, together with The hotel, together with Lincoln Square Mall, was listed on the National Register of Historic Places in September 2006, acknowledging its historical significance on a national level.

### *Joseph W. Royer*

Joseph William Royer, Urbana's most prominent architect, designed the Urbana Lincoln Hotel in 1922. Royer was born in Urbana in 1873, the son of John D. and Mary Royer. He graduated from the University of Illinois in 1895 with a degree in civil engineering and worked as Urbana's city engineer from 1898 to 1906 during which time he designed the 1901 Champaign County Courthouse; he also was responsible for the Sherriff's Residence and County Jail, constructed in 1905. The firm of Royer and Brown was formed about 1905. At other times the firm was known as Royer and Smith; Royer, Danely, and Smith; and Royer and Davis. Well known local buildings designed by Royer include: Urbana High School (1914), Urbana Christian Church (1910), Urbana Free Library (1918), Alpha Rho Chi Chapter House (1927), Champaign Country Club (circa 1895), Urbana Flat Iron Building (1906), Urbana Country Club (1922), and the campus Baptist Church (1915).

Royer was a master of period revival architectural styles for both public and residential buildings. His own home (1905) was built in a Mission Style with Arts and Crafts influence, while his neighboring mother-in-law house was built (1923) in a picturesque rendition of the English Revival architectural style. The Urbana Lincoln Hotel is an excellent example of the Tudor Revival style, while his earlier (1901) Champaign County Courthouse was designed in the Romanesque Revival style. Tudor Revival was used for the Snyder House (1916) in Arcola, but a Mediterranean style was chosen for the Charles Bailey House (1926) in Champaign. The Unitarian Universalist Church (1913) in Urbana shows Royer's mastery of the Gothic Revival style. The Freeman House (1902-1903) at 504 West Elm Street, is an excellent example of the Classical Revival style, and is the only residential building in this style in the City of Urbana. Royer also designed a number of local fraternities: Alpha Rho Chi (1928), Arts and Crafts and French Eclectic; Alpha Xi Delta (Busey House, 1914), Tudor Revival; Sigma Pi (1920), Georgian Revival; and Chi Psi (1921), French Revival.

### **Context**

The Urbana Lincoln Hotel is located in the heart of downtown Urbana, an area that has been the civic and commercial center of the city since its establishment. It is the only remaining hotel in downtown Urbana, and is the only commercial building in downtown built in the Tudor Revival style. It is one of only a few commercial/civic structures dating to the early 20<sup>th</sup> century remaining south of Main Street. Many 19<sup>th</sup> and early-20<sup>th</sup> century structures in this area were



razed to make way for Lincoln Square Mall in the 1960's, and the Urbana-Lincoln Hotel preserves a small portion of the southern edge of the historic late-19<sup>th</sup>/early-20<sup>th</sup> century business center of the city.

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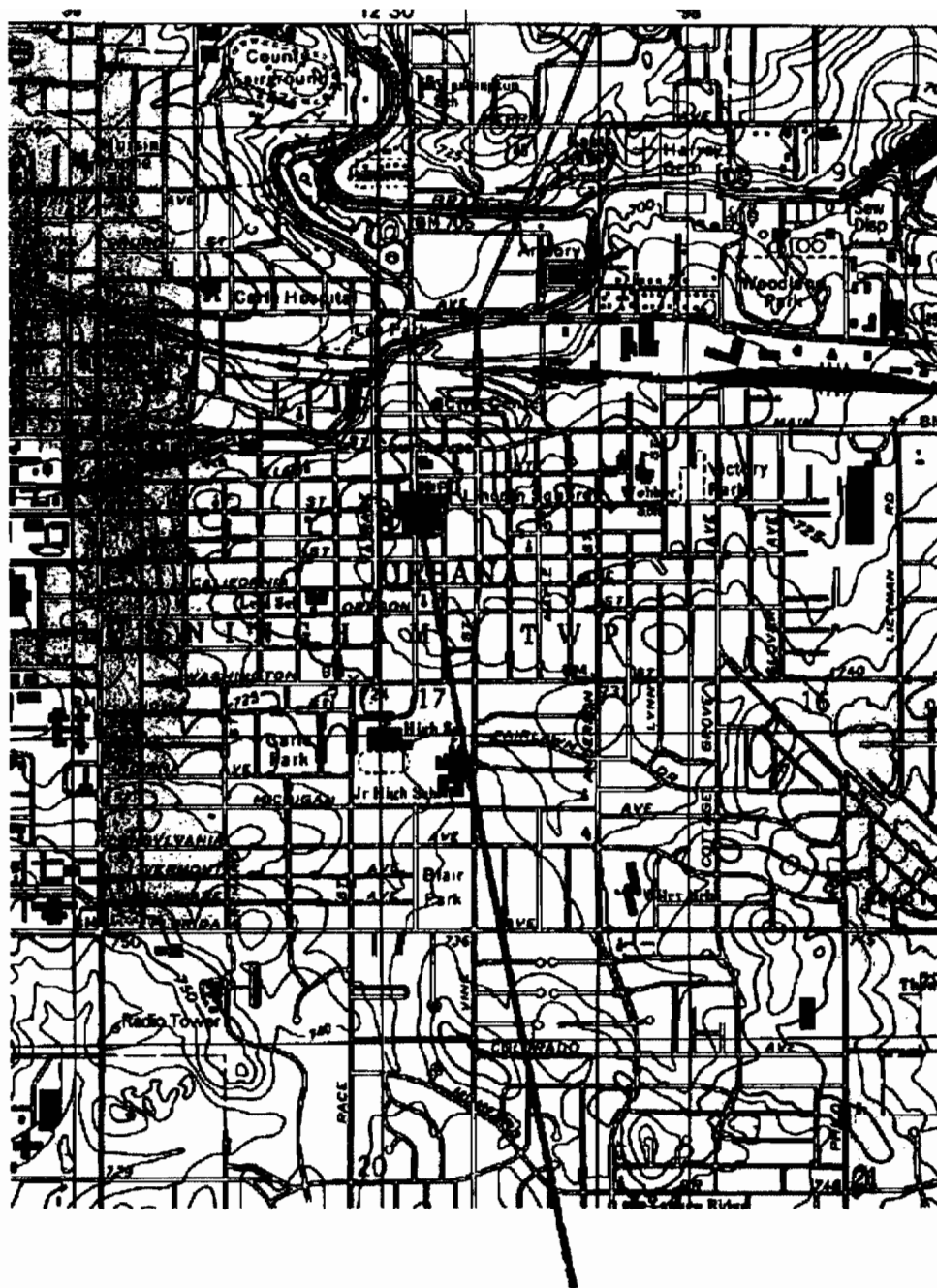
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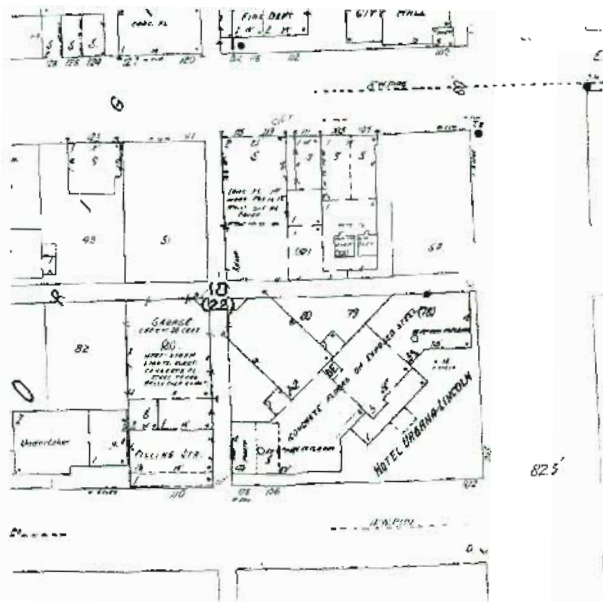
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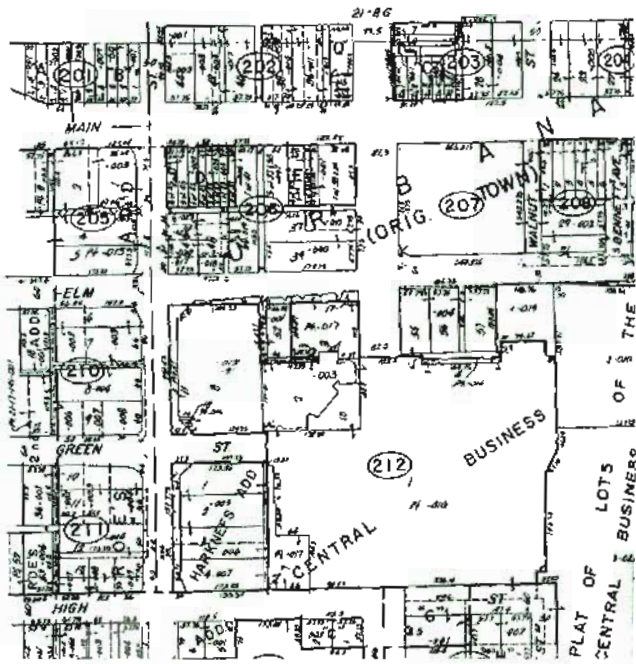
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Location of Urbana-Lincoln Hotel and Lincoln Square Village in Urbana.



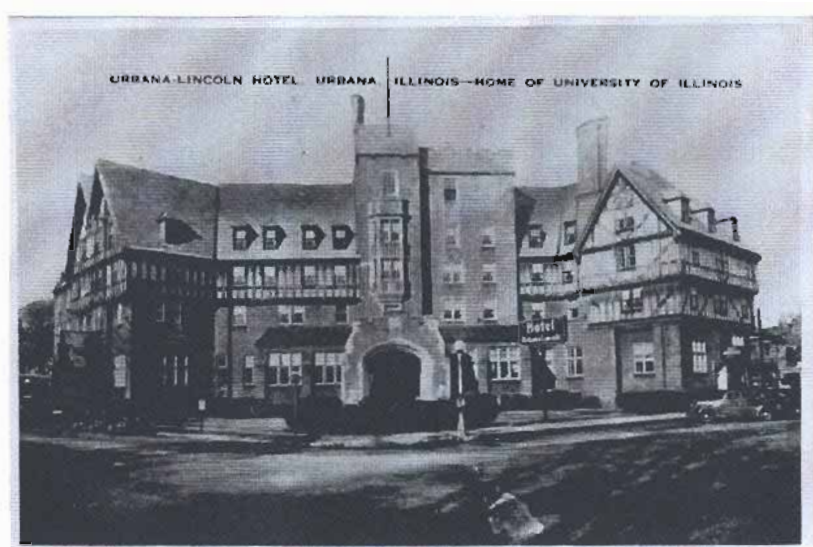
Urbana-Lincoln Hotel depicted on Sanborn Fire Insurance Map, 1923



Urbana-Lincoln Hotel and Lincoln Square Mall depicted on 2005 Urbana zoning map



Early 20<sup>th</sup> century views of the Urbana-Lincoln Hotel (southeast façade)



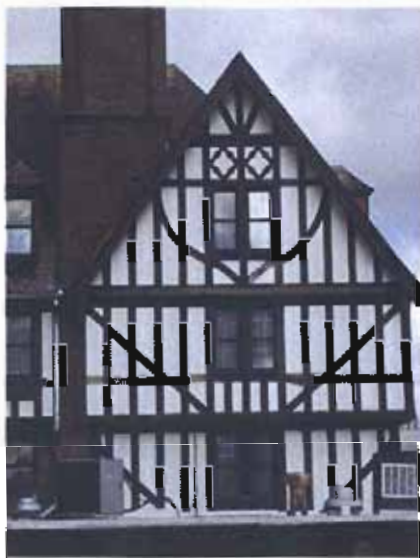
Current views of the Urbana-Lincoln Hotel



Southeast façade



Detail, southeast facade



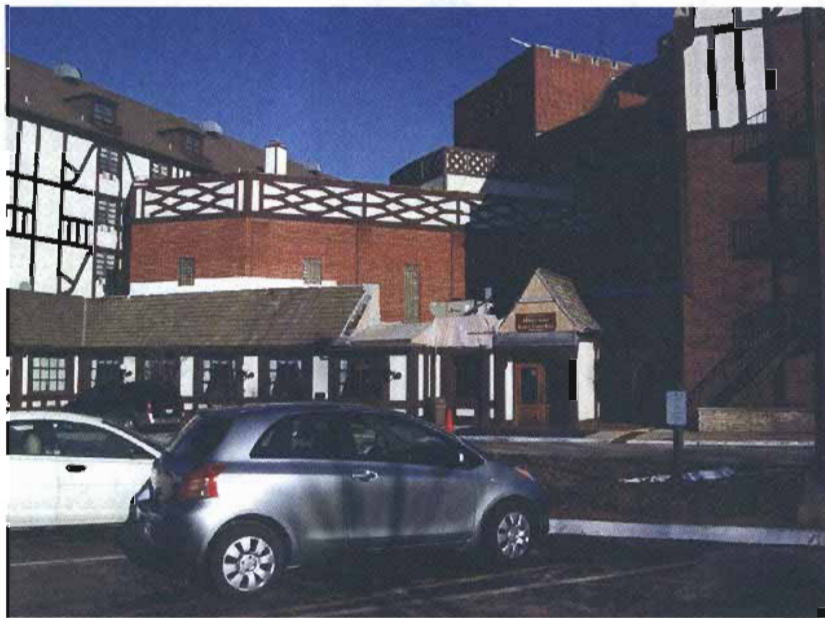
Detail, southeast façade



Northwest façade



Current west entrance



Current west entrance (detail)





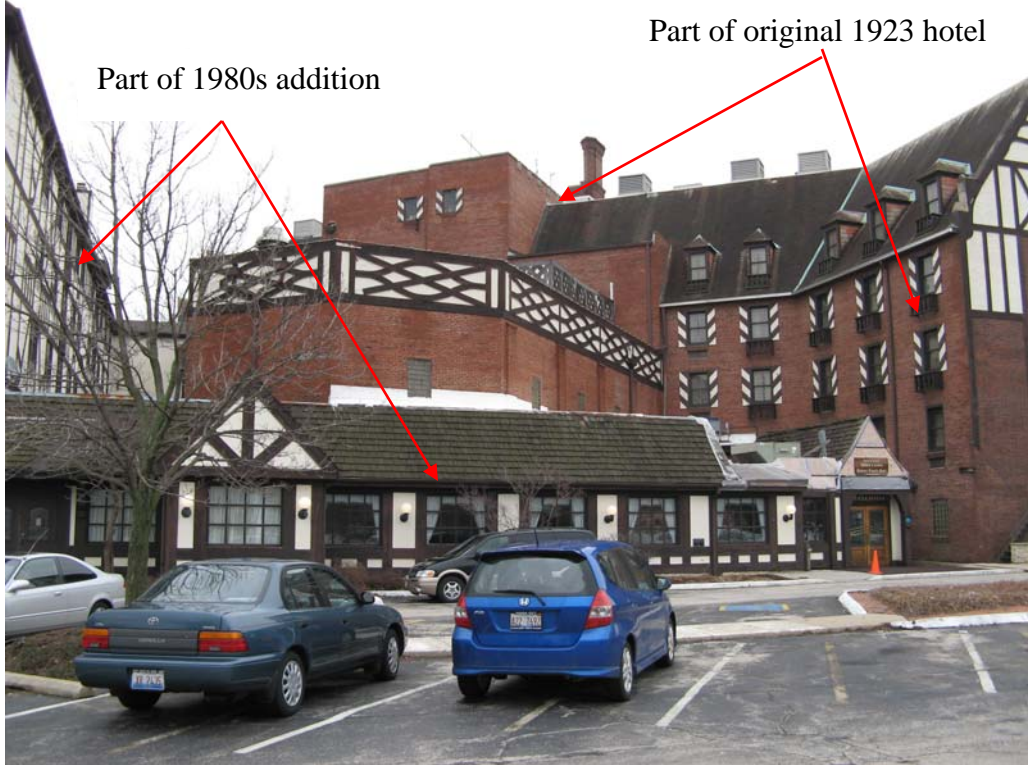
Original entrance, southeast façade (now within Lincoln Square Village)



1980s addition, west facade

Exhibit B: Photographs of the Urbana-Lincoln Hotel, 209 S. Broadway Ave

1. West Façade



Main entrance to the hotel.



Another view of west façade

## 2. North Façade



North façade, nearly entirely 1980s addition



Part of original 1923 hotel

Another view of north façade, with some of the 1923 building visible

### 3. East Façade



East façade, 1964 Lincoln Square Mall entrance with original 1923 hotel visible above



Close up of original 1923 building, east façade

#### 4. South Façade



South façade, 1923 hotel, visible above 1964 Lincoln Square Mall addition



Another view of south façade



Another view of south facade



April 23, 2010

Rebecca Bird  
Department of Community Development Services  
400 South Vine Street  
Urbana, IL 61801

Re: Urbana Hotel Application for Landmark Designation  
209 S. Broadway, Urbana IL

Dear Rebecca:

I am sorry I was not able to attend the Historic Preservation Commission ("HPC") meeting on April 7, 2010 since I was out of state. Josh Ishmael, who attended the hearing for Marine Bank, told me that a member of the HPC stated that my April 5, 2010 letter had a typographical error. The spot with the error appears to be in Paragraph C on page 3, which I have bolded, where I wrote:

"In 2008, the Historic Preservation Commission found, without any opposition by the then current owner, that the factors in the Urbana ordinance for the property were met. However, the **Historic Preservation Commission ultimately recommended to the Urbana City Council that the requested Historic Landmark Designation be denied because it would negatively effect the ability reopen the property as a hotel, which is the building's original use, with a national hotel brand or "flag" as brands are known in the hotel industry.** The Urbana City Council denied the landmark designation ordinance by a vote of four (4) votes against the designation and one (1) vote in favor of the designation on June 2, 2008."

My original statement was based upon the May 29, 2008 Memorandum from Elizabeth H. Taylor to Mayor Laurel Lunt Prussing. On pages 9 and 10 of that Memorandum, the City Staff made the recommendation for the City Council to deny the Landmark Designation. I believed that the City Staff was part of the HPC, which is why I drafted the paragraph the way that I did.

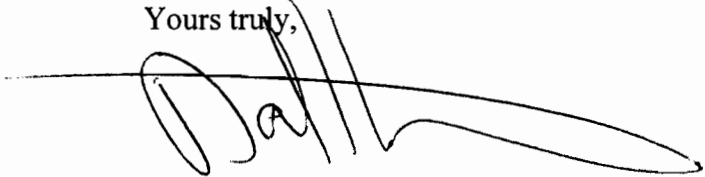
Based upon the statement at April 7, 2010 meeting, I now know that the HPC and City Staff are in fact separate. Therefore, I have included a revised copy of my April 5, 2010 letter which has been changed to reflect that Marine Bank stated that City Staff recommended the denial in 2008, not the HPC itself. I have also included a new sentence that specifically states that the HPC recommended that the Historic Landmark designation be approved. It was never my intention to mischaracterize the source of the May 2008 denial recommendation. I just did



not fully understand or appreciate the distinction between the HPC and the City Staff when I wrote my original letter, for which I apologize to the HPC.

Thank you in advance for your assistance in my effort to correct my erroneous assumption and allow me the chance to properly distinguish between the recommendations of the HPC and the City Staff in a revised letter to set the record straight for all parties and make it clearer.

Yours truly,

A handwritten signature in black ink, appearing to read 'D. Lanterman', written over a horizontal line.

Daniel C. Lanterman  
Sr. Vice President/Assistant General Counsel



April 5, 2010 and revised April 23, 2010

Rebecca Bird  
Department of Community Development Services  
400 South Vine Street  
Urbana, IL 61801

VIA FACSIMILE and Overnight Delivery

Re: Urbana Hotel Application for Landmark Designation  
209 S. Broadway, Urbana IL

Dear Ms. Bird:

### I. OWNERSHIP AND BACKGROUND

Equity Asset Investments, L.L.C., which is managed by Marine Bank, is the actual owner of this property (See copy of Sheriff's Deed). Marine Bank is also the sole member of Equity Asset Investments, L.L.C. Based on its management and membership in Equity Asset Investments, L.L.C, Marine Bank designated Equity Asset Investments, L.L.C. as the buyer at the foreclosure sale that Marine Bank filed against the property in 2008 and completed in September 2009, rather than the Marine Bank itself as buyer.

Marine Bank, as manager and on behalf of Equity Asset Investment, L.L.C. (hereafter all references to the owner are to "Marine Bank" to conform with the ownership stated in the pending Application), intends to appear at the Commission meeting on April 7, 2010. Since Marine Bank intends to object to the application for landmark designation on several grounds, I thought it would be of benefit to the Commission for Marine Bank to lay out an outline of its position prior to the meeting. Hopefully, that will make the meeting more informed and lead to a decision to deny and reject the application at the initial stage of the three step landmark designation process.

Marine Bank has had an ongoing multi-year relationship with this property. Originally, Marine Bank made loan to Jumers Castle Lodge, Incorporated for the property in the 1990s. Jumers filed for bankruptcy protection in 1999 and ultimately the property was transferred to Marine Bank as payment of Marine Bank's bankruptcy claims of approximately \$2,100,000 in July 2001. At the time of the transfer, the property was subject to several creditor claims and sold real estate taxes that Marine Bank had to pay. The creditor claims, sold real estate taxes and commission on the sale of the hotel exceeded \$400,000.

Marine Bank then sold the property to company called Jay Bhaghaven, Inc. Marine Bank provided a \$2,300,000 loan to facilitate the purchase. That company operated the hotel for several years but ceased operating it in September 2007 and turned the hotel over to Marine Bank. Marine Bank filed a foreclosure in 2007 and obtained ownership of the property again in





January 2008. Marine Bank also hired a hotel management company to operate the hotel during the 2007 foreclosure and thereafter.

Marine Bank then sold the property for the second time in March 2008 to a company called Urbana Enterprises, L.L.C. for \$1,400,000. Once again Marine Bank provided a loan to facilitate the purchase. The loan was for \$1,120,000. Marine Bank filed its second foreclosure of the property in 2008 and became the owner of it again in September 2009 via a sheriff's deed. The hotel closed for guests in mid 2009. Marine Bank did not hire a hotel management to keep the property open during Marine Bank's third ownership because of the poor results of Marine Bank's operation of the hotel during Marine Bank's second ownership of the hotel.

As a bank, Marine Bank has no interest in being a long term owner or operator of the property. As a result, Marine Bank has been trying to sell the property various means, including hotel brokers. However, at the present Marine Bank does not have any buyers. Given the multiple failures of the property of the past ten (10) years, the property is a difficult property to sell. The current economic recession that began in 2007 has hurt the hotel industry and its owners and operators. Occupancy rates and room rates are both down due to among other things reduced business travel. As a result, the pool of potential hotel buyers has shrunk. As a result of the foregoing, financing is also difficult for the acquisition of hotel properties.

As indicated by the most recent former owner in its objection to the 2008 Landmark Designation Application, a historic landmark designation harms the salability of the property and reduces or eliminates its chance to be part of strong, national hotel franchise which is very important to property's economic success. The last three hotel owner operators of the hotel, Jumer's, Jay Bhaghaven, and Urbana Enterprises, were all independent "no brand/no flag" hotels and all three failed. As Albert Einstein once said: "Insanity is doing the same thing over and over again and expecting different results." Therefore, the importance of the property's ability to obtain a national hotel franchise "flag" cannot be overstated. In turn any action, such as a landmark designation, that undermines the property's chance to obtain a national hotel franchise "flag" reduces the property's salability and its future economic viability and cannot be countenanced.

Furthermore, the inability to sell the property will harm the current owner that acquired the property based on a default on a \$1,120,000 loan. The property is a non-income producing asset. Banks are in the business of lending money. The property, although an asset of the bank, is not money and therefore does not provide the bank with any liquid funds with which to make loans until it sells. That in turn harms the broader local economy and residents who seek loans.

II. THE OWNER MARINE BANK HEREBY SUBMITS ITS OBJECTION TO THE PENDING APPLICATION FOR HISTORIC LANDMARK DESIGNATION AND REQUESTS THAT THE COMMISSION MAKE A DETERMINATION THAT THE PROPERTY **DOES NOT** MEET THE CRITERIA FOR A PRELIMINARY LANDMARK DESIGNATION.

A. The pending Application for Landmark Designation form is not notarized and therefore is deficient.

B. The Urbana Hotel does not meet the criteria for designation as a historic landmark.

A large part of the designation request is based on the fact the esteemed President Abraham Lincoln visited an establishment known as “Kerr’s Tavern” when he practiced law that was *formerly* located on the site where the hotel is located. President Abraham Lincoln never visited the current building itself which was built long after President Lincoln’s death.

The application shows that a sixty-nine room addition, ballroom, indoor swimming pool, and other hotel amenities were built in the 1982 and opened for use in 1983. Therefore, the current building is not in its original “historic” form. It has been modernized.

Another large part of the historic landmark designation is based upon the architect, Joseph W. Royer. It appears from the application that there are several other buildings designed by that architect in the Champaign-Urbana area. Therefore, there are many other examples of the architect’s work and this property is not the “last remaining example”

Furthermore, without any intent to belittle the work of the architect, Mr. Royer, there is no indication in the application that the architect has national or even statewide notoriety such as the notoriety Frank Lloyd Wright enjoys across the United States.

C. The Prior 2008 Application by the Same Party and Its Denial warrant denying the Current Application

In 2008, the Historic Preservation Commission found, without any opposition by the then current owner, that the factors in the Urbana ordinance for the property were met. Later, at the subsequent public hearing, the Historic Preservation Commission voted unanimously to recommend to the Urbana City Council that the Historic Landmark application be approved. However, when the Historic Preservation Commission recommendation was incorporated into a May 29, 2008 memorandum to the Mayor of Urbana from the Department of Community Development Services, Planning Division, the City Staff of Urbana ultimately recommended to the Urbana City Council that the requested Historic Landmark Designation be denied because it would negatively effect the ability reopen the property as a hotel, which is the building’s original use, with a national hotel brand or “flag” as brands are known in the hotel industry. The Urbana City Council denied the landmark designation ordinance by a vote of four (4) votes against the designation and one (1) vote in favor of the designation on June 2, 2008. Rather than plow through that three-stage process again in 2010, the interest of administrative agency economy and the legal principle of “stare decisis” warrants refusing to embark down that same blind alley again. The only change since the June 2008 denial of landmark status by the Urbana City Council is that the hotel failed *again* without a national hotel chain “flag”.

D. Champaign/Urbana Hotel Market

The property's proximity to the University of Illinois campus can be a plus. However, any hotel market can only support so many rooms. The Urbana Hotel property has competition for visitors from many campus area hotels with national hotel chain "flags".

A partial list includes the following:

The Hampton Inn at 1200 W. University; Urbana is north of the University of Illinois campus and has 130 rooms.

The Hampton Inn at 306 W. Griggs; Urbana is north of the University of Illinois campus and has 130 rooms

The Illini Union at 1401 W. Green Street; Urbana is on campus and has 72 rooms.

There are several hotels in Champaign that are in the Southwest corner of the Urbana/Champaign campus and close to the athletic facilities or south of those facilities.

Homewood Suites at 1417 S. Neil; Champaign has 98 suites.

Hilton Garden Inn at 1501 S. Neil; Champaign has 98 rooms.

I Hotel at 1009 S. 1<sup>st</sup> Street; Champaign has 126 rooms.

Hawthorn Suites at 101 Trade Center Drive; Champaign has 198 rooms.

All, except the Illini Union, are newer. Newer is tough competition because it is often considered to be synonymous "nicer" with travelers. In order for the Urbana Hotel to have any chance to beat its newer nearby Campus competitors and carve out a profitable niche on the northeast to north central edge of the Urbana/Champaign campus, it can't suffer the restrictions and increased costs and expense burdens that a landmark designation creates for the owner.

In addition, if Marine Bank's efforts to sell the property to a hotel owner/operator are successful, an actual landmark designation would just create the need for Certificates of Economic Hardship and possibly City Council appeals and work at cross purposes with the goal of revitalizing downtown Urbana through its TIF district incentives.

E. The validity of the Urbana Historic Preservation Ordinance is legally questionable.

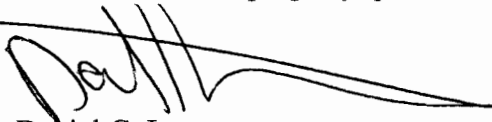
In other municipalities, historic preservation criteria and qualifications for membership on historic preservation commissions similar to Urbana's have been considered to be vague and ambiguous and therefore are not really legally enforceable. Hanna v. City of Chicago 388 Ill. App. 3d 909, 907 N.E. 2d 390, 329 Ill. Dec. 799 (1<sup>st</sup> Dist. 2009).

The Urbana ordinance is drawn from the Illinois Preservation Act, 20 ILCS 3410 et seq, which in turn is drawn from the federal National Historic Preservation Act 16 U.S.C.A. 470 et seq. The Illinois Historic Preservation Act provides that if an owner does not consent to a landmark designation, no further action can be taken regarding the location. 20 ILCS 3410/6. The federal National Historic Preservation Act also provides that a landowner's objection is an absolute bar to a landmark designation on the National Register until the objection is withdraw. 16 U.S.C.A. 470a(a)(6)

Although admittedly Urbana is a home rule unit, it has no jurisdiction to act outside of the mandates of applicable state and federal law and therefore the chance the Urbana City Council might designate the property to be a landmark over the landowner's objection creates the potential of an illegal ordinance.

### III. CONCLUSION

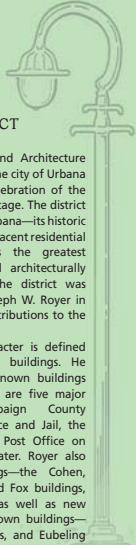
The present poor to weak at best economic climate in general and in the hotel industry specifically is not the time to pursue a landmark designation of this property. Furthermore, the current owner is not a long-term hotel owner/operator but rather is forced buyer of the property based on the former owner's default on a \$1,120,000 loan and is seeking to sell the property. Marine Bank does not need the uncertainty of a pending landmark designation hanging over the property as it tries aggressively to sell it and make it a productive asset for Urbana again. Therefore, Marine Bank respectfully requested that the Commission not make a preliminary determination the property qualifies as a historic landmark.



Daniel C. Lanterman  
By one of its attorneys

Revised April 23, 2010

THE  
JOSEPH W. ROYER  
ARTS AND  
ARCHITECTURE DISTRICT



The Joseph W. Royer Arts and Architecture District is the first district of the city of Urbana dedicated to the arts and the celebration of the city's historic and architectural heritage. The district coincides with the oldest part of Urbana—its historic downtown and the immediately adjacent residential neighborhoods—and it contains the greatest concentration of historically and architecturally significant buildings in town. The district was named after Urbana architect Joseph W. Royer in recognition of his exceptional contributions to the city's architectural heritage.

The district's architectural character is defined by Royer's masterfully designed buildings. He prepared designs for nineteen known buildings within the district. Among these are five major public buildings—the Champaign County Courthouse, the Sheriff's Residence and Jail, the Urbana Free Library, the former Post Office on Race Street, and the Illinois Theater. Royer also designed five business buildings—the Cohen, Knowlton & Bennett, Flatiron and Fox buildings, and the Urbana Lincoln Hotel—as well as new façades for three existing downtown buildings—Tiernan's Block, Knights of Pythias, and Eubeling buildings. In the adjacent residential neighborhoods he designed the Freeman House, the Lloyd House, and the McWilliams House, and three churches—Canaan Baptist Church (the former Christian Church), the Unitarian Universalist Church, and the original First Presbyterian Church of Urbana.

Royer not only designed buildings in this area, but he also lived here. After his marriage in 1902, he and his wife resided first on West Green Street, followed by 218 West Main Street (where Royer also had an office) and 604 West Elm Street. Their permanent home at 801 West Oregon Street and his mother-in-law's cottage next to it—both designed by Royer—are designated an Urbana historic district.

In addition to the buildings designed by Royer, the district also contains most of Urbana's designated landmark buildings outside the university campus area, as well as several buildings designed by other noted Urbana architects. Most important among these are Rudolph Z. Gill, a contemporary of Royer, and Nathan C. Ricker, responsible for the early development of the Architecture program at the University of Illinois and the first person to receive an American degree from a U.S. school of architecture (at Illinois).

CELEBRATING THE  
DESIGN GENIUS OF  
URBANA ARCHITECT  
JOSEPH W. ROYER



The Mary Lloyd House, 210 South Grove Street, East Urbana



JOSEPH WILLIAM ROYER  
(1873–1954)

A native of Urbana, Joseph W. Royer was the city's premier architect between the late nineteenth and mid-twentieth centuries. Born in 1873, he graduated from the University of Illinois in 1895 with a degree in civil engineering. In 1898 he became city engineer of Urbana and remained in that position until 1906. Following his employment as Urbana's city engineer, Royer established his own architectural firm in about 1906. His office was located in the Flatiron Building on Main Street, which he designed in 1905. The building burned down in 1948, destroying Royer's architectural plans of a lifetime.

Royer's earliest known building designs in Urbana date from 1898, including the Lloyd House in East Urbana. His earliest known public building in Urbana is the Champaign County Courthouse, which he designed in 1900, at the age of twenty-seven. This project brought him instant local fame and prestige and launched him on a highly successful career. Royer and his firm also designed a large number of buildings outside of Urbana; they were particularly well-known for their period revival high schools and county courthouses across the state.

Joseph Royer lived out his long life as a member of a very creative family. His wife, Adelaide Danely, a graduate of Northwestern University, Chicago, was a poet, writer, and interior designer. She collaborated with him in this capacity on several projects. She is well known as the author of the *Fairy Book*, a children's book featuring her mother's cottage (designed by Royer) and the surrounding gardens as the realm of fairies. The book was illustrated by her sister, Nell Danely Brooker Mayhew, a nationally known painter. Adelaide's brother, Arthur, who lived next door to the Royers, was also an architect and worked for years as Royer's partner.

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Springfield, IL 62701

Please Contact:



City of Urbana  
Community Development Services  
400 South Vine Street  
Urbana, IL 61801

Phone: 217-382-2440  
Fax: 217-384-2367  
www.city.urbana.il.us

Brochure designed by Dennis Roberts and Iona Matkowszki drim design

THE  
JOSEPH W. ROYER  
ARTS AND  
ARCHITECTURE DISTRICT

In the Heart of Old Urbana



The Gus Freeman House, 504 West Elm Street, West Urbana



**1. Freeman House, 1902-03**  
504 West Elm Street

This elegant two-story Classical Revival style residence was built for Gus Freeman, an early Urbana railroad engineer and later founder and owner of the Princess Theatre, the city's first permanent movie theater. His wife, Alice Jane Busey, was the daughter of

Simeon H. Busey, co-founder of Busey Bank, and granddaughter of Matthew W. Busey, an early Urbana pioneer and one of the city's founders. The building was designated a local landmark in June 2007.

**2. Canaan Baptist Church, 1909-10**  
402 West Main Street

Built as the second sanctuary of the Christian Church, this building has been home to Canaan Baptist Church since 1978. Built of concrete blocks locally manufactured by the Somers brothers, the church is one of Urbana's earliest all-concrete structures, including the exterior details and ornaments. The building has ninety-six windows, all leaded stained glass, except the basement windows.



**3. Illinois Theater (Opera House), 1907-08**  
312 West Springfield Avenue  
*(Destroyed by fire)*

This four-story brick structure was built by a group of Urbana stockholders on land donated by the Flatiron Building Association. Construction began in early June 1907, and the new theater was formally opened on March 3, 1908. Local and nationally known artists such as Enrico Caruso, Al Jolson, Jenny Lind, and Sarah Bernhardt performed in the theater. From 1923 the building was owned by the Zenith Amusement Company, a Ku Klux Klan organization, which used it primarily for Klan activities. On April 3, 1927, the theater burned down. The walls survived, and the "Tuscany" Apartments were built in the burned-out shell.

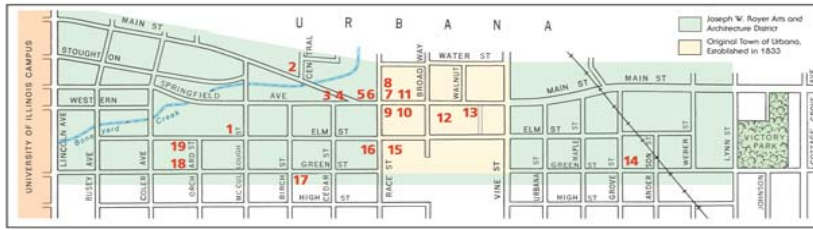
1908. Local and nationally known artists such as Enrico Caruso, Al Jolson, Jenny Lind, and Sarah Bernhardt performed in the theater. From 1923 the building was owned by the Zenith Amusement Company, a Ku Klux Klan organization, which used it primarily for Klan activities. On April 3, 1927, the theater burned down. The walls survived, and the "Tuscany" Apartments were built in the burned-out shell.

**4. Flatiron Building, 1905-06**  
301 West Main Street  
*(Destroyed by fire)*

This four-story brick building was inspired by its namesake in New York City, a twenty-one-story skyscraper, then the world's tallest building, designed by Chicago architect Daniel Burnham in 1902. Construction of the Urbana building required infilling and draining the "Flatiron swamp" and re-routing the Boneyard Creek. The building site was staked out on March 1, 1906, by Royer, and by August, occupants were moving in. The building originally housed the Flatiron Department Store in the basement and on the first two stories. Royer's architecture offices and law offices were on the third story, and the Benevolent and Protective Order of Elks Lodge was on the top story. The building burned down on March 11, 1948.



## EXPLORE THE HEART OF HISTORIC URBANA



### Joseph W. Royer Arts and Architecture District

**5. Fox Building, 1898**  
220 West Main Street

This single-story brick building is the oldest known business building designed by Royer in Urbana. The building was commissioned by Samuel C. Fox, a funeral home owner and Mayor of Urbana (1899-1901 and 1905-07) to house his funeral business.



**6. Knights of Pythias Building, 1903**  
212 West Main Street

In spring 1903, Royer was commissioned to design a new front for the Knights of Pythias Building, to be built of pressed brick and supported by the "latest steel front." The updating also included extending the front to the façades of adjacent buildings and the installation

of plate-glass windows and ventilated doors on the lower level. In recent years the façade has been extensively modernized.

**7. Cohen Building, 1907**  
136 West Main Street

This two-story business block was built in 1907 by Nathan Cohen, an Urbana cigar manufacturer and avocational opera singer. The building housed Cohen's cigar factory on the second story and the Urbana Banking Company and a barber shop on the first story. Built of red bricks with ivory-colored terra cotta decorative elements, the structure replaced an earlier building, built by Cohen in 1886. Nathan Cohen and his wife, Addie Bernstein, were both excellent singers and leading figures in Urbana's music and theatrical life, and their home at 511 West Elm Street was a center of music until the death of their musician son, Sol Cohen, in 1988.



**8. Urbana Post Office, 1906**  
106 North Race Street

Construction of the city's former Post Office began on April 30, 1906. The Post Office was Urbana's first structure built of concrete blocks, then a new building material. Its foundation was laid of bricks from the old Courier Building formerly at this location.

Opened in late October 1906, the Post Office operated here until

1914, when a new Post Office on Broadway opened. Its façade has been covered with a modern veneer, and the building now functions as the Rose Bowl Tavern, with apartments upstairs.

**9. Knowlton & Bennett Building, 1926**  
130 West Main Street

This two-story brick building was erected in 1926 by George M. Bennett to house the Knowlton & Bennett Drug Store. The building was decorated with wire-cut buff bricks (later painted brown), terra cotta ornaments, and polychrome shields. A drugstore existed at this location for 100 years, from 1871 - 1971. In 1885, Everett M. Knowlton took over the store and in 1887 he formed a partnership with his brother-in-law, George M. Bennett. Under their management the store became one of Urbana's leading businesses, which stayed in operation until 1971.



**10. Tiernan's Block, 1914**  
115 West Main Street

The white-glazed terra cotta façade of this building was designed by Royer in 1914. The façade was superimposed on the Italianate style front of a three-story brick building built in 1871 by Frank Tiernan, Urbana businessman and founding member of the Urbana Public Library. The building originally housed Tiernan's grocery store on the first story and Tiernan's Hall, an early opera house, on the third story. The first reading room of the Urbana Public Library was also located in this building (1873-76). In 1889, the building was bought by the Masons who used the third story as their lodge and converted the second story to a banquet hall. The building was designated a local landmark in February 2000.



**11. Eubeling Building, 1901**  
116 West Main Street

This two-story Italianate brick building was built in the 1860s by Alexander Eubeling, a pioneer shoemaker and merchant, to house his business. In 1901 Royer was commissioned to redesign the storefront. The remodeling included "an up-to-date front and a handsome show window." After Alexander Eubeling's retirement the store was managed by his son, Frederick E. Eubeling, who was also active in Urbana politics. In 1893, he sold the shoe store to Ninian A. Riley.



**12. Champaign County Courthouse, 1900-01**  
101 East Main Street

The present courthouse, built on the original central city square of Urbana, is the city's fifth courthouse. Construction began on May 1, 1900, with dedication on August 25, 1901. Built of red sandstone and mottled red bricks, the building has a tile roof, and a front clock tower facing Main Street. Both the exterior and the interior were built in the Romanesque Revival style, with marble floors and wainscoting and elaborate frescoes in the interior spaces. The tower's spire and belfry were repeatedly hit by lightning over the years, resulting in their removal and the present bastion-like tower. The recent addition on the east side of the building was completed in 2001-02.



**13. Sheriff's Residence and Jail, 1905**  
201 East Main Street  
*(Demolished)*

Built as Urbana's third jail building and sheriff's residence, this two-story building stood on the east side of the Champaign County Courthouse. The structure was built of red bricks in Chateausque style with a massive Romanesque Revival style front porch of brick columns and arches; its foundation was of Bedford limestone, and it had a tile roof. The building was demolished in 2000 for the expansion of the County Courthouse.



**14. Lloyd House, 1898**  
210 South Grove Street

This Queen Anne style cottage is the earliest known building designed by Royer in Urbana. The house was built by Mrs. Mary Lloyd, former wife of George A. Lloyd, a railroad worker, and daughter of Alexander Spence, a pioneer Urbana businessman. In the 1990s, the Lloyd House functioned as an artists' colony occupied by University of Illinois graduate students.



**15. Urbana Lincoln Hotel, 1923-24**  
209 South Broadway Avenue

This Tudor Revival style five-story brick building was built by a group of Urbana investors. The hotel opened on January 30, 1924. In 1944, it was sold to Charles R. Webber, a Champaign County Judge, and Gordon F. Kamerer, an Urbana businessman, co-developers of Lincoln Square Mall, which was added to the hotel's southeast-facing main façade in 1964. In 1965, the hotel was bought by Carson, Frie, Scott, & Co., the mall's developer, who sold it to James Jumer in 1975. Jumer added a banquet and convention center to the hotel's north and east sides in 1983. In September 2006, Lincoln Square Mall, together with the Lincoln Hotel, were listed on the National Register of Historic Places.



**16. Urbana Free Library, 1917-18**  
210 West Green Street



Founded in 1874, the Urbana public library did not have its own building until 1918. On January 2, 1917, Mrs. Mary E. Busey offered a donation of \$35,000 for the construction of the library as a memorial to her late husband, Samuel T. Busey, co-founder of Busey Bank. Built of Bedford limestone with front porch and balustrade, the library was dedicated on July 18, 1918. The building was expanded to the west in 1974-75, and again in 2003-05.

Samuel T. Busey, co-founder of Busey Bank. Built of Bedford limestone with front porch and balustrade, the library was dedicated on July 18, 1918. The building was expanded to the west in 1974-75, and again in 2003-05.

**17. Unitarian Universalist Church, 1913-14**  
309 W. Green Street



This English Gothic Revival style building was erected over the foundation of an earlier brick sanctuary built by a group of Universalists in 1870-71. The 1870 cornerstone can still be seen in the north wall of the basement. The new church was constructed of Bedford stone with a slate roof and an Arts and Crafts interior. The original rosette window was replaced with stained glass imported from France.

**18. First Presbyterian Church of Urbana, 1901-02**  
602 West Green Street  
*(Demolished)*



This Romanesque Revival style church was built as the second sanctuary of the First Presbyterian Church of Urbana. Royer was appointed architect and superintendent of construction on May 14, 1901, and the new church was dedicated on April 20, 1902. The church was built of red bricks with arched, limestone-framed windows and a bastion-like bell tower. The large arched windows under the gable were adorned with leaded glass. The church was demolished in 1963 to be replaced by the present sanctuary.

**19. McWilliams House, 1901**  
607 West Elm Street



This elegant, Classical Revival style two-story residence was built for Miss Louise McWilliams (1860-1951), a milliner. McWilliams opened her first shop in Urbana in the 1880s and worked as Champaign County's best-known hat designer and store owner for over seventy years. Her store was located at 214 West Main Street in downtown Urbana.

Joseph W. Royer's advertisement as architect in the 1904 Urbana City Directory



**From:** David Kraft [kraftproperties@ameritech.net]  
**Sent:** Wednesday, April 28, 2010 11:10 AM  
**To:** Bird, Rebecca  
**Subject:** HP-2010-L-01

Rebecca,

My opinion has not changed since the 2008 application...see below. Further, if the application is ultimately approved while the bank is the owner, it would not surprise me if the property is empty until demolition is the only option.

I own a Champaign local landmark, and appreciate historic preservation...but this application is not currently in the best interest of the subject property.

David Kraft

----- Forwarded Message -----

**From:** David Kraft <kraftproperties@ameritech.net>  
**To:** acweck@city.urbana.il.us  
**Sent:** Sun, May 4, 2008 7:54:40 AM  
**Subject:** HP-2008-L-01

Regarding the proposed historic landmark application for Historic Lincoln Hotel, the renovation of the hotel would better serve Urbana than the designation.

David Kraft  
Urbana, IL