



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: November 24, 2010

SUBJECT: HP-2010-COA-06: Request for a Certificate of Appropriateness to replace the existing roof shingles, construct a porte cochere and replace the existing door at the west entrance at 209 S Broadway Avenue (Urbana-Lincoln Hotel), Xiao Jin Yuan, applicant.

Introduction and Background

On November 9, 2010, Xiao Jin Yuan submitted an application for a Certificate of Appropriateness (COA) to replace the existing roof shingles, construct a porte cochere and replace the existing door at the west entrance at 209 S Broadway Avenue (historically called the Urbana-Lincoln Hotel). The proposed work to the roof would involve the original 1923 portion of the structure as well as later addition. The proposed porte cochere and replacement door would not include work on the original 1923 portion of the structure but would be limited to later additions.

On February 15, 2010, Brian Adams submitted an application to designate the Urbana-Lincoln Hotel as a local historic landmark. On April 7, 2010, the Historic Preservation Commission, made a preliminary determination that the property qualified for designation under criteria a, b, c, d, and e of Section XII-5.C of the Urbana Zoning Ordinance. At the Historic Preservation Commission meeting on May 5, 2010, the Commission held a public hearing on the application. At the close of the public hearing, the Historic Preservation Commission voted four ayes and zero nays to recommend to the Urbana City Council that the Urbana-Lincoln Hotel be designated as a local historic landmark.

The case was forwarded to the Urbana City Council on June 7, 2010. City staff requested that the City Council continue the case due to ongoing negotiations for purchase of the hotel. The case was continued to the July 12, 2010 Committee of the Whole meeting, where a further continuation was granted.

In late October, the property was sold to Xiao Jin Yuan and Ching Mui Wong. On November 1, 2010, the City Council approved Ordinance No. 2010-10-100, a redevelopment agreement with between the City and the property owner. In this agreement, the new owner agrees to invest in the property and reopen the Urbana-Lincoln Hotel, and the City agrees to pay for specific property improvements and other incentives. Additionally, under the agreement, the new owners agreed to submit a Registered Preference form indicating owner support for the landmark designation. On November 3, 2010, the new

owners, submitted a Registered Preference form in support of the nomination (attached). The application will be considered by the Urbana City Council Committee of the Whole at their December 13, 2010 meeting and is expected to be forwarded with a recommendation for approval to the December 20, 2010 City Council meeting.

Section XII-5.A of the Urbana Zoning Ordinance requires a Certificate of Appropriateness (COA) for properties with a pending landmark designation application for activities that would require a COA if the property were designated. Although the Urbana-Lincoln Hotel has not yet been officially designated a landmark, a Certificate of Appropriateness must be granted before building permits can be issued. The redevelopment agreement between the property owner and the City specifies that the original 1923 portion of the hotel will be considered as a “Contributing” structure and the 1982 portion of the property will be considered as a “Noncontributing” structure as defined in Section XII-2 of the Urbana Zoning Ordinance. The agreement further stipulates that the City agrees not to withhold approval of a COA for any proposed reroofing of the hotel that uses asphalt shingles selected by the owner in consultation with City staff.

***Section 4.3. Historic Landmark Designation.** Upon the submittal by the Developer of a completed Registered Preference form which indicates the Developer’s agreement that the Hotel Facility be designated as a historic landmark as provided in Section 3.1 of this Agreement, the Corporate Authorities of the City shall consider the designation of the Hotel Facility as an historic landmark under and pursuant to Section XII-5 of the Urbana Zoning Ordinance, with the 1923 portion of the Hotel Facility to be considered as a “Contributing” structure and the 1982 portion of the property to be considered as a “Noncontributing” structure as defined in Section XII-2 of the Urbana Zoning Ordinance for the purposes of the review of any alteration, relocation, construction, removal or demolition of the exterior architectural appearance of the Hotel Facility under Section XII-6 of the Urbana Zoning Ordinance. Pursuant to such designation, the City shall waive all building permit fees for the Project. Further, the City agrees not to withhold approval of a Certificate of Appropriateness for any proposed reroofing of the Hotel Facility that uses asphalt shingles selected by the Developer in consultation with the Department of Community Development Services of the City.*

***Section 5.3. Historic Landmark Designation.** Provided an historic landmark designation has been made by the City in accordance with Section XII-5 of the Urbana Zoning Ordinance, the Developer shall comply with all applicable provisions of such Section XII-6 of the Zoning Ordinance in connection applications for Certificates of Appropriateness and shall not apply to rescind such designation during the term of this Agreement as provided in Section 9.13 hereof.*

Section XII-6.A of the Zoning Ordinance requires that a COA be granted for any alteration that affects an exterior architectural feature of any locally-designated landmark unless the alteration is designated in Tables XII-1 and XII-2 under “No Review”. The petitioner is requesting permission for three projects: 1) to replace the existing roof cladding for both the original building and the 1982 addition, 2) to construct a porte cochere at the main entrance, and 3) to replace the existing door at the main entrance. Although these projects would affect both contributing and noncontributing portions of the hotel, and parts could be reviewed administratively, City staff is requesting that the Historic Preservation Commission review the entire project to maintain consistency.

The HPC makes the final decision on the Certificate of Appropriateness. If the Commission denies the Certificate, the petitioner may apply to the Historic Preservation Commission for a Certificate of Economic Hardship or appeal the Commission's decision to the Urbana City Council.

Description of the Landmark

The Urbana-Lincoln Hotel was nominated a historic landmark because (1) it is significant as part of Urbana's architectural, civic, cultural, economic, and social heritage, (2) it is a notable work of prominent architect Joseph Royer, (3) it is representative of the distinguishing characteristics of the Tudor Revival architectural style, and (4) is an established and familiar visual feature in the community owing to its prominence in downtown Urbana.

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. Royer, a graduate of the University of Illinois at Urbana-Champaign, designed many important buildings in Urbana, such as the County Courthouse, Urbana High School, the Urbana Free Library, the former Urbana Post Office, and at least five more downtown buildings. Construction on the hotel began in 1922 and the new hotel, the Urbana-Lincoln Hotel, opened to the public in early 1924. In 1964, Lincoln Square Mall, one of America's earliest downtown enclosed shopping malls, 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 69 guest rooms. The mall and hotel were listed on the National Register of Historic Places in 2006 as having national significance.

Description of the Proposed Changes

Replace Roof Shingles

A material test has determined that the existing roofing material on the original portion of the hotel is Transite mineral fiber concrete shingles (in this case asbestos mineral fiber). (Brochure of Transite attached in Exhibit E.) This roof material was popularly used in 1923 and is most likely original. The 1982 addition on the north side of the hotel is clad with standard three-tab asphalt shingles. (See photos below.) Both of the roofs are failing due to leaks, mold, and missing tiles, in multiple areas. On both portions, enough of the roof is failing that full replacement is warranted.

Roof on 1923 Portion of Hotel



View of Transite shingle roof



Close up of Transite shingles



Close up of shingles on dormers

Roof on 1982 Portion of Hotel



Close up of asphalt shingles on 1982 addition



Close up of failing shingles

Although the existing roof shingles on the 1923 structure now appear a medium-dark gray, they originally were a combination of light pinks and grays, as is visible on the side of the roof dormers pictured above. Based on a close examination of the Transite roof shingles, the original colors were believed to be much brighter but darkened over the years due to soot and dirt. The widths of the existing Transite shingles were varied considerably, no doubt to create a pleasing rustic effect, but the exposure is constant at approximately 7 inches.

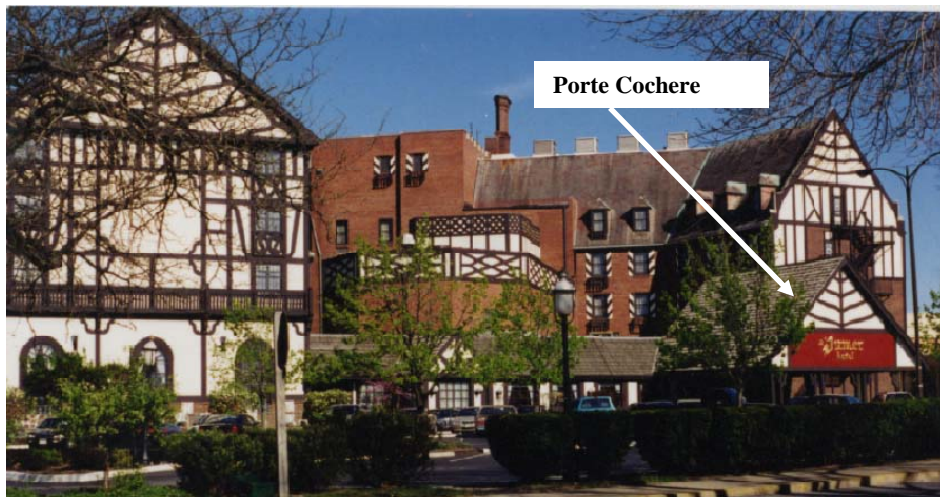
Under the Secretary of the Interior's Standards for Rehabilitation, the first preservation treatment is to repair rather than replace, but when repair is not possible, to replace with like materials and design. In this case repairing an asbestos shingle roof is not possible or advisable. Furthermore, City staff has extensively researched fiber cement roof cladding, and this type of shingle is no longer manufactured. Although fiber cement shingles were manufactured again in the 1990's and early 2000's, a design flaw led to widespread material failures, and the resulting lawsuits put the manufacturers out of business. Although many concrete roofing materials are now on the market, there are no thin shingles made appearing like the existing asbestos fiber concrete roof shingles.

In terms of suitable replacement roof cladding, City staff consulted John Sandor, a preservation architect with the U.S. National Park Service's Technical Preservation Services. Mr. Sandor reviews historic tax credit rehabilitation projects and provides assistance to the users of the program and the general public on technical aspects of preservation. He is not only an expert on interpreting the Secretary of the Interior's Standards for Rehabilitation but also on historic roofing materials. According to Mr. Sandor, the most appropriate replacement material would be a basic asphalt shingle installed with a similar exposure. He believes the most salient characteristics of the roof, as viewed from the ground, are its fine texture, relatively uniform color, and thin shingle profile. Using slate or a slate-like product would not match the delicate texture of the existing roof.

Based on this research, City staff recommends that an asphalt shingle roofing material employing a similar thickness and shingle exposure. Staff will present sample materials at the December 1 Historic Preservation meeting.

Construct a Porte Cochere over the Main Entrance

The original entrance of the hotel was on the southeast facade. When Lincoln Square Mall was built in 1964, the original entrance was enclosed by the mall. Following James Jumer's acquisition of the hotel in 1976, a new main entrance with a porte cochere was constructed on the west side of the hotel. (See photo below.) The porte cochere was removed in 2005 due to damage by a sign company's boom truck. The petitioner is requesting permission to construct a new porte cochere.



View of the west elevation during the Jumer's Castle Lodge period

The petitioner is proposing a canopy structure with a steeply gabled roof over the main entrance. (See drawing below and additional images with the application in Exhibit B.) The proposed canopy would have a 14-foot clearance to allow buses to pull up to the front door. The canopy would technically be a free-standing structure, due to building code restrictions on connecting it to the existing building.



Proposed Porte Cochere, from south



Proposed Porte Cochere, from north

The architect working on this project has researched the history of the Urbana-Lincoln Hotel and is proposing to incorporate detailing from the original 1923 entrance into the porte cochere. The front-facing gable end of the canopy would include the decorative half-timbering from a similarly-sized gable end adjacent to the original main entrance. (See annotated photo below.) The brick columns for the structure have openings with stone sills intended to mimic the window openings on either side of the original entrance. The one-story structure behind the proposed porte cochere would remain as is, although the petitioner is proposing to replace the wood shingle roof with a standing seam metal roof which is inspired by the standing seam metal roof that was originally on either side of the front entrance.

Standing seam metal roof to be used at new entrance

Decorative half-timbering to be used on porte cochere

Window openings to inspire openings in porte cochere columns



Original Royer Entrance, circa 1940s

Replace Existing Front Door

The existing front entrance has a swinging double door. The petitioner is proposing to replace these doors with a single sliding glass door to better accommodate guests wheeling and/or carrying luggage. The sliding door will be mostly glass, but will have some framing. The petitioner is expected to present further information on this proposal at the December 1 Historic Preservation Commission meeting.



Discussion

Requirements for a Certificate of Appropriateness

According to Section XII-6.C of the Urbana Zoning Ordinance, the Preservation Commission shall consider the following criteria in making its determination for a Certificate of Appropriateness:

- 1. Maintain the significant original qualities and character of the buildings, structures, sites or objects including, if significant, its appurtenances. Removing or altering any historic or distinctive architectural features should be avoided whenever possible.*
- 2. Retain and preserve the historic character of a property. Avoid removing or substituting distinctive materials or altering features, spaces, and spatial relationships that characterize a property.*
- 3. Recognize each property as a physical record of its time, place, and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.*
- 4. Retain and preserve changes to a property that have acquired historic significance in their own right.*
- 5. Preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.*
- 6. Deteriorated historic features. Repair rather than replace deteriorated historic features. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old*

in design, color, texture, and, where possible, materials. Replacement of missing features must be substantiated by documentary and physical evidence.

7. *Treatment methods. Use the gentlest means possible when using chemical or physical treatments. Do not use treatments that cause damage to historic materials.*
8. *Archaeology. Protect and preserve archeological resources in place. If such resources must be disturbed, mitigation measures should be undertaken.*
9. *New construction. With new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. Undertake new additions and adjacent or related new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Differentiate new work from the old. To protect the integrity of the property and its environment, new additions and new construction shall be compatible with the original architecture of the landmark or styles within the historic district and in terms of the following guidelines:*
 - a) *Height: The height of the proposed building or structure or additions or alterations should be compatible with surrounding buildings or structures.*
 - b) *Proportions of structure's front façade: The proportion between the width and height of the proposed building or structure should be compatible with nearby buildings or structures.*
 - c) *Proportions of openings into the facility: The proportions and relationships between doors and windows should be compatible with existing buildings and structures.*
 - d) *Relationship of building masses and spaces: The relationship of a building or structure to the open space between it and adjoining buildings or structures should be compatible.*
 - e) *Roof shapes: The design of the roof should be compatible with that of adjoining buildings and structures.*
 - f) *Appurtenances: Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs.*
 - g) *Scale of building or structure: The scale of the building or structure should be compatible with that of surrounding buildings or structures.*
 - h) *Directional expression of front elevation: Street façades should blend in with other buildings and structures with regard to directional expression when adjacent buildings or structures have a dominant horizontal or vertical expression.*

Roofing

The proposed changes in roofing material would alter a significant original quality of the building and remove historic building material. As the roof has failed in multiple locations, a full replacement is necessary. The existing shingles are no longer available. City staff has researched replacement materials and found that there is no product that would exactly replicate the current shingles. A preservation architect with Technical Preservation Services Division of the National Park Service has recommended that the most visually compatible material would likely be asphalt roofing using an exposure similar to

the existing roof. Research by City staff finds that the GAF Slateline series has an exposure more similar to the existing exposure than other asphalt shingle choices. The Victorian Red color appears to best approximate the warm pink-red-gray colors of the original shingles. Staff will present a sample of these shingles along with two others at the Historic Preservation Commission meeting.

Porte Cochere

The proposed porte cochere would not affect the original 1923 Royer-designed building. The proposed details and proportions of the structure are inspired by and complement the original building as much as possible. The canopy would be free-standing and would not destroy any historic materials, features, or spatial relationships that characterize the property. The plans are compatible with the original structure in terms of height, proportions, roof shapes, and scale, yet do not try to create a false sense of time.

Replacement Door

Replacing the existing entrance door with a single automatic sliding door would not affect the original building. The proposed door would fit within the existing door opening, thereby ensuring compatibility in terms of proportions and scale.

Options

This application requests approval for three distinct projects: 1) replace the existing roof shingles, 2) construct a porte cochere over the main entrance, and 3) replace the existing door at the main entrance. The Historic Preservation Commission should address each project separately.

For each request, the Historic Preservation Commission has the following options in this case:

1. Grant the requested Certificate of Appropriateness.
2. Grant the requested Certificate of Appropriateness, subject to certain conditions.
3. Deny the requested Certificate of Appropriateness. If the Commission finds the application is inconsistent with the criteria and denies the application, the Commission should provide the reasons for denial and may recommend to the applicant ways to comply with the criteria.

Should the Historic Preservation Commission choose to deny one or more requests, the petitioner would have three options: (1) to amend the application for a Certificate of Appropriateness, (2) to apply for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible, or (3) to appeal to City Council within 15 days (Article XII-6.E of the Urbana Zoning Ordinance).

Staff Recommendation

Based on the findings outlined herein as well as the provisions for the roof in the redevelopment agreement, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Historic Preservation Commission **APPROVE** a Certificate of Appropriateness to allow replacement of the existing roof shingles, construction of a porte

cochere over the main entrance, and replacement of the existing door at the main entrance with the following conditions:

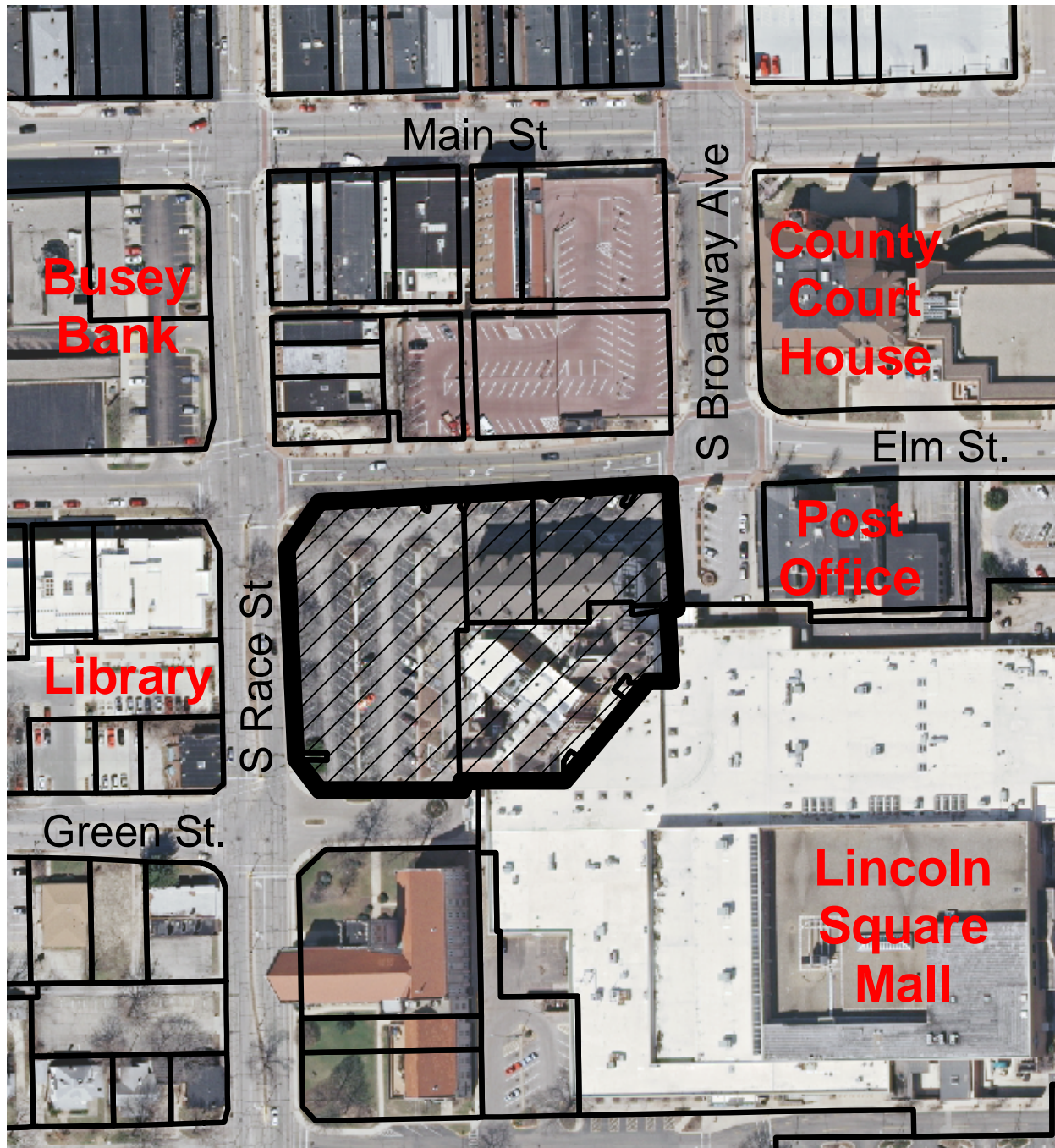
1. The work will be done in general conformance to that described herein and as approved by the Historic Preservation Commission at the public hearing.
2. As much of the decorative copper cresting be re-used as possible.
3. Any changes to the proposal must be reviewed by the Zoning Administrator, in consultation with the chair of the Historic Preservation Commission..

Attachments: Exhibit A: Location & Aerial Map
Exhibit B: Application & Porte Cochere drawings
Exhibit C: Photographs
Exhibit D: Registered Preference
Exhibit E: Asbestos Shingles Brochure

CC: Gordon Skinner, Building Safety Manager
Xiao Jin Yuan, owner, xjyuan@charter.net
Guy Hampel, architect, g.hampel@comcast.net

Location & Aerial Map

F



200 100 0 200 400 600 Feet



HPC Case: 2010-COA-06
Subject: Certificate of Appropriateness Application to replace the roof shingles, construct a porte cochere and replace the door at the west entrance.
Location: 209 S Broadway Ave, Urbana
Petitioner: Xiao Jin Yuan

 Subject Property

Prepared 11/16/2010 by Community Development Services - rlb



Application for Certificate of Appropriateness

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed _____ Case No. HP-2010-COA-06

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **XIAO JIN YUAN**

Phone: 707-218-0111

Address (street/city/state/zip code): **209 SOUTH BROADWAY AVENUE URBANA, IL 61801**

Email Address: **XJYUAN@CHARTER.NET**

Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **OWNER**

2. OWNER INFORMATION

Name of Owner(s): **XIAO JIN YUAN & CHING MUI WONG** Phone: 707-218-0111

Address (street/city/state/zip code): **849 CHETCO POINT TERRACE BROOKINGS, OR 97415**

Email Address: **XJYUAN@CHARTER.NET**

3. PROPERTY INFORMATION

Location of Subject Site: **209 S BROADWAY AVENUE**

PIN # of Location: **92-21-17-212-001; 92-21-17-212-003; 92-21-17-212-012; 92-21-17-212-017**

Lot Size: _____

Current Zoning Designation: **B-4, GENERAL BUSINESS**

Current Land Use (vacant, residence, grocery, factory, etc): **HOTEL**

Legal Description: **See attached**

4. CONSULTANT INFORMATION

Name of Architect(s): Phone:

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

Email Address:

Name of Engineers(s): Phone:

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

Email Address:

Name of Surveyor(s): Phone:

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

Email Address:

Name of Professional Site Planner(s): Phone:

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

Email Address:

Name of Attorney(s): Phone:

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

Email Address:

Historic Designation (*Check One*) - Landmark District

PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED

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

1. REPLACE OLD ROOF SHINGLES WITH ARCHITECTURAL ASPHALT

SHINGLES AS STIPULATED IN THE DEVELOPMENT AGREEMENT REACHED

BETWEEN THE CITY OF URBANA AND XIAO JIN YUAN AND DATED

NOVEMBER 1, 2010.

2. RESTORE DESTROYED PORTE OF COCHERE AND REPLACE

DELAPIDATED ENTRANCE DOOR WITH AUTOMATIC SLIDING DOOR AS

STIPULATED IN THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF

URBANA AND XIAO JIN YUAN AND DATED NOVEMBER 1, 2010.

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

WIDEN CURRENT ENTRANCE BY ABOUT 40 FEET

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

NONE

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

5. State any additional information which you feel the Zoning Administrator or the Historic Preservation Commission should consider in issuing a Certificate of Appropriateness for the proposed work:

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

XIAO JIN
Applicant's Signature

11/19/11
Date

FOR OFFICE USE ONLY:

ZONING ADMINSTRATOR AND CHAIR REPORT

Minor Works Determination:

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

Zoning Administrator (or designee) _____ Date _____

DESIGN REVIEW DETERMINATION FOR MINOR WORKS:

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

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

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

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

Zoning Administrator (or designee) _____ Date _____

Commission Chair _____ Date _____

Exhibit "A"

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

Review Criteria for Certificate of Appropriateness.

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

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

1. The maintenance of the significant original qualities or character of the buildings, structures, sites or objects including, if significant, its appurtenances. The removal or alteration of any historic or distinctive architectural features should be avoided whenever possible.
2. The compatibility of proposed new additions and new construction to the original architecture or the landmark or styles within the historic district shall be evaluated against the following general guidelines:
 - a. *Height*: The height of the proposed building or structure or additions or alterations should be compatible with surrounding buildings or structures.
 - b. *Proportions of structure's front façade*: The proportion between the width and height of the proposed building or structure should be compatible with nearby buildings or structures.
 - c. *Proportions of openings into the facility*: The proportions and relationships between doors and windows should be compatible with existing buildings and structures.

- d. *Relationship of building masses and spaces:* The relationship of a building or structure to the open space between it and adjoining buildings or structures should be compatible.
- e. *Roof shapes:* The design of the roof should be compatible with that of adjoining buildings and structures.
- f. *Appurtenances:* Use of appurtenances should be sensitive to the individual building or structure, its occupants and their needs.
- g. *Scale of building or structure:* The scale of the building or structure should be compatible with that of surrounding buildings or structures.
- h. *Directional expression of front elevation:* Street façades should blend in with other buildings and structures with regard to directional expression when adjacent buildings or structures have a dominant horizontal or vertical expression.

Exhibit "A" Continued

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

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

- a. Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment.
- b. The distinguishing historic qualities or character of a building, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- c. All buildings, structures, sites and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- e. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, site or object shall be treated with sensitivity.
- f. Deteriorated architectural features shall be repaired rather than replaced, wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial

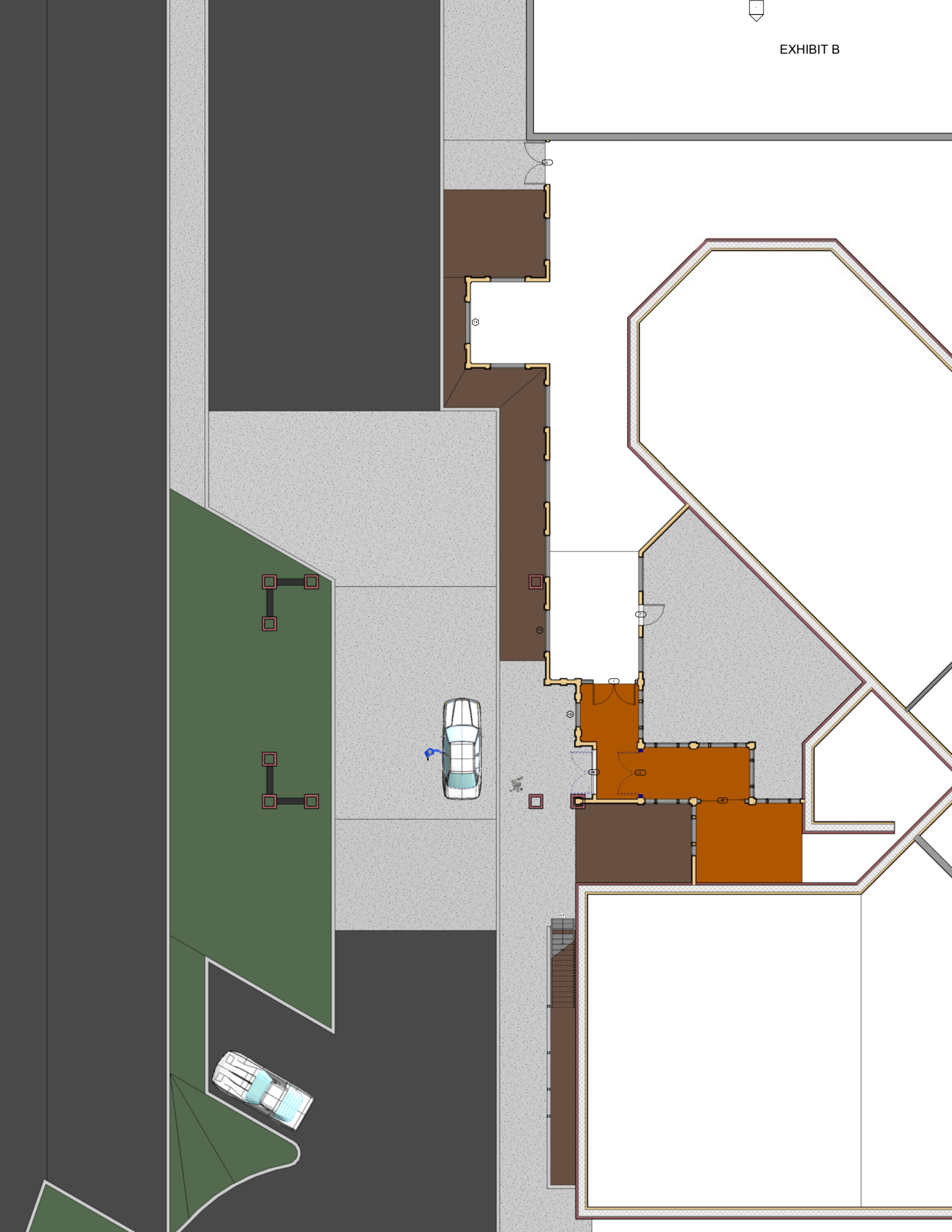
evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, sites or objects.

- g. The surface cleaning of buildings, structures, sites or objects shall be undertaken utilizing the gentlest means possible. Sandblasting and other cleaning methods that may damage the historic building materials shall not be undertaken.
- h. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- j. Wherever possible, new additions or alterations to buildings or structures shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would remain unimpaired.

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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







Urbana-Lincoln Hotel



EXHIBIT B



Exhibit C: Photos of Urbana-Lincoln Hotel, 209 S Broadway Avenue

1. Current West Elevation





Main entrance, detail



Main entrance, detail

2. North & Northeast Elevations



Conference Hall, North 1982 Addition



Historic Landmark Preference Form

Historic Preservation Commission

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

Name: XIAO JIN YUAN & CHING MUI WONG

Street Address: 849 CHETCO POINT TERRACE

City/State/Zip: BROOKINGS, OR 97415

Telephone: 707-218-0111

LANDMARK NOMINATION OF PROPERTY

Common address of nominated property: 209 SOUTH BROADWAY AVENUE-FORMER HISTORIC LINCOLN HOTEL

Owner of nominated property: XIAO JIN YUAN & CHING MUI WONG

Please check one:

- I **support** the nomination of the aforementioned property for landmark designation.
- I **do not** support the nomination of the aforementioned property for landmark designation.
- I have **no opinion** regarding the nomination of property for landmark designation.

COMMENTS: Please use the following space to add additional comments. Attach additional papers if necessary.

WE RESPECT AND SUPPORT WITHOUT RESERVATION THE ASPIRATION OF THE LOCAL PEOPLE TO DESIGNATE THE AFORESAID PROPERTY AS THE HISTORIC LANDMARK BUILDING OF URBANA, IL.

Signature: XIAO JIN YUAN

Date: 11/3/10

Signature: ching mui wong

Date: 11/3/10

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services

Planning Division
400 South Vine Street
Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

EXHIBIT E

COLORS available

Johns-Manville Asbestos Shingles



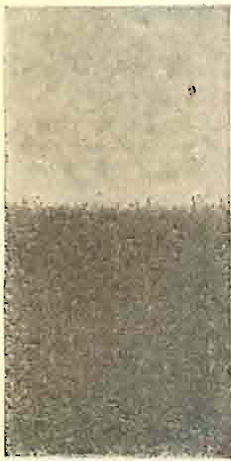
SOLID RED



GREEN VENEER



MOTTLED GRAY



MOTTLED BLUE-BLACK



MOTTLED RED



ONE OF THE MANY POSSIBLE COLORBLENDE EFFECTS

Here is a complete presentation of the Johns-Manville Rigid Asbestos Shingle line as it now stands.

The individual shingles are shown to illustrate the beautiful colors in which these fireproof, permanent and economical shingles are made. The blended groups show one of many combinations possible in each of the blended styles. Varying proportions of the colors will produce different effects, from which your prospects can make their selections.



NO. 1



NO. 3



NO. 5



1. The No. 5 Method Shingle butts aligned. Texture, Green—Rough Texture Red, Mottled Gray, Mottled Green—2, 3, and 4 of Cornwall world bla

2. The No. 5 Method Shingle staggered butts shingles come given ab

3. The No. 70 Method Shingle have the adva there is less of lost in laps at them the mos size of the J-M Shingles. Manu Mottled Gray Red, Mottled Mulberry, Mot Solid Red—R texture, and Green Rough Te

4. The No. 60 Method Shingle able in the same No. 70 on spe

5. The No. 19 American Method Shingles. These shingles are 1/2 inch thick at the butted edges and in attractive shape. Available in Mottled Black, Solid Red, Texture, and shades of Col

6. The No. 55 Shingles. In color they the old weathered hewn wood ro grandfat

7. Dutch Lap Method Shingle. An adaptation of the economy of the Hexagonal Shingles to give the roof lines of the American Method Shingles. These are available in Mottled Gray, Mottled Red, Mottled Blue-black, Mulberry and Mottled Green

and STYLES

ble in

Asbestos Shingles

American
made with
—Manufac-
—Rough
—Veneer
—Mottled
—Black,
—Mulberry,
—Shades of
—Blended
—Cotswold
—S

American
made with
—These
—The colors
—e

Hexagonal
—These
—Age that
—The shingle
—Sacrifice
—making
—inexpen-
—Asbestos
—Manufactured
—in Mottled
—Black,
—Red Green,
—High Tex-
—Veneer—
—ure

Hexagonal
—Available
—in all
—order

and 200
—d Shing-
—ed shing-
—an inch
—with Jag-
—e a very
—ty roof-
—ed Blue-
—Rough
—he four
—blende

em Gray
—earance
—esemble
—d hand-
—of our
—s



MULBERRY



MOTTLED GREEN



SALEM GRAY



NO. 2



NO. 4



NO. 6



ONE OF THE MANY COTSWOLD BLEND COMBINATIONS



ONE OF THE CORNWALL BLEND COMBINATIONS

*Show these
pages to your
Customers*

The seven photographs in the center of the page give a complete picture of all the styles as they appear on the roof.

You will find this presentation of great value to you for your own reference and to show to your prospects. From the colors shown, and from the photographs of the roof decks, it will be easy for your customers to visualize how any colors and styles they may select will appear on their roofs.