



CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

FY July 2013—June 2014

Historic Preservation Commission City of Urbana, IL

During FY July 2013-June 2014, the Historic Preservation Commission met on one occasion (January 8, 2014). The following report comprises an overview of the cases and other activities of the Historic Preservation Commission during FY 2013-2014.

The members of the Historic Preservation Commission included Alice Novak (Chair), Scott Dossett, Gina Pagliuso, Trent Shepard, Kim Smith, Matt Metcalf (joined May 5, 2014), and Dave Seyler. Joan Stolz retired from the board prior to July 1, 2013.

Staff support to the Historic Preservation Commission was provided by Community Development Services Director, Elizabeth H. Tyler; Planning Manager, Robert Myers (through October 2013); Planner II/Interim Planning Manager, Rebecca Bird (through November 2013); Planner II/Interim Planning Manager, Jeff Engstrom (starting December 2013); Community Development Secretary, Sukiya Reid; Community Development Intern, Rebecca Nathanson.

1) CASES REVIEWED: Certificates of Appropriateness & Economic Hardship

Six Certificate of Appropriateness (COA) applications were reviewed.

Case # HP-2013-COA-01: Certificate of Appropriateness, 502 W. Elm Street

The applicant, Freeman Sutton Mansions, LLC, requested a COA to install standard rectangular gutters and downspouts on the front porch of 502 W. Elm Street (the “Sutton House”). This installation replaced a section of existing half-round gutters and downspouts. On August 13th, 2013, a COA was administratively granted for this installation as falling under the category of “Minor Works.”

Case # HP-2013-COA-02: Certificate of Appropriateness, 504 W. Elm Street

The applicant, Freeman Sutton Mansions, LLC, requested a COA to replace a square wood base underneath one of the front porch columns at 504 W. Elm Street (the “Freeman House”). The replacement base was to be masonry, and be of the same thickness and design as the wood base. Such work had already been completed beneath one of the other columns on the property’s front porch. On July 30th, 2013, a COA was administratively granted for this installation as falling under the category of “Minor Works.”

Case # HP-2013-COA-03: Certificate of Appropriateness, 209 S. Broadway

On July 15th, 2013, property owner Xiao Jin Yuan alerted City Staff that the mechanical screen fence on top of the flat ballroom roof at the Urbana Landmark Hotel and Convention Center (209 S. Broadway Avenue) was near collapse. On July 16th, 2013, the Building Safety Division confirmed that the screen fence was in imminent danger of collapse. On July 19th, 2013, a COA was administratively approved to allow the

applicant to remove the screen fence in its entirety. Mr. Yuan would require a new COA to have no screen fence, or to install a new screen fence.

Case # HP-2013-COA-04: Certificate of Appropriateness, 209 S. Broadway

On July 15th, 2013, property owner Xiao Jin Yuan alerted City Staff that the trim above the skylight at the Urbana Landmark Hotel and Convention Center (209 S. Broadway Avenue) was pulling away from the building, and was no longer secure. On July 16th, 2013, the Building Safety Division identified this as an urgent issue in need of remedy and a threat to public safety. On July 19th, 2013, a COA was administratively approved to allow the trim to be replaced in kind. Mr. Yuan would require new COAs to remove all of the trim or to install a different type of trim.

Case # HP-2013-COA-05: Certificate of Appropriateness, 504 W. Elm Street

The applicant, Josh Daly, requested a COA to replace the east entry/exit porch for the side door of the apartment located at 504 W. Elm Street (the “Freeman House”). The condition of the porch was poor. Water damage had threatened its structural integrity, and several windows had been compromised; the north porch window had been completely removed from the frame and pieces of it sat inside the porch. On February 19th, 2013, staff from the Building Safety Division found that the porch was dilapidated and unsafe, and the porch was closed for repairs. Per the applicant’s request, the porch was to be replaced by a replica using new material that would allow for an extended life span. Under the proposed replacement, cedar four by four posts would be used (with all wood except the porch stairs to be painted white), masonry would be repaired, brick piers would be tuck pointed, all new wood frieze and detail work would match existing elements, an aluminum gutter would be installed, wooden hand rails would be provided, and a new transom window would be installed above the porch opening. Additionally, the north and south elevations of the porch would include new windows with non-insulated, single-paned tempered glazing in wood frames.

On January 8th, 2014, the replacement was approved by the Historic Preservation Commission. The Historic Preservation Commission required, as a part of their vote, that the porch floor boards run perpendicular to the house as in the original porch design.

Case # HP-2014-COA-01: Certificate of Appropriateness, 115 W. Main Street

The applicant, R Rental Series, LLC, requested a COA to remove the existing red asphalt roof shingles and replace them with red asphalt architectural shingles at 115 W. Main Street (“Tiernan’s Block” or the “Masonic Temple”). On March 21st, 2014, this COA was granted administratively for the as falling under the category of “Minor Works.”

2) LOCAL DESIGNATIONS: Local Landmarks and Historic Districts

One application for Local Landmark designation carried over from FY 2012-2013 and was decided in FY 2013-2014.

Case #HP-2013-L-01: Application to Designate the Zeta Tau Alpha Sorority House, 1404 S. Lincoln Avenue as a Local Historic Landmark

The applicant, Brianna Kraft, nominated the Zeta Tau Alpha Sorority House for local landmark designation in FY 2012-2013. The property is owned by the Zeta Tau Alpha Fraternity. The house was built in 1928 for the local chapter of the Zeta Tau Alpha Sorority, and was designed by the prominent local firm Royer, Danely, and Smith in the French Eclectic architectural style. The property has been vacant since 2009. The main wall surface of the house consists of half-timber detailing with stucco infill. The lower story of



the house has multi-colored brick detailing around the foundation, around windows and doors, and at the corners. The house has a steeply pitched hip roof. Many of the windows are multi-paned casement windows which are accented by vertical and horizontal half-timber detailing. A large rounded bay window protrudes out from the first story. The main entrance to the house is recessed below a small gable roof porch. Two side lights flank the multi-paned doorway. The original 1928 house has maintained much of its integrity. In 1963, a three-story western wing was added, and a sunroom on the southeastern corner of the house was added sometime in the 1980s.

A public hearing was held on June 5, 2013, at the regularly scheduled meeting of the Urbana Historic Preservation Commission. Three people spoke in favor of landmark designation, while two people representing the property owner spoke in opposition to the application. The Commission received at least 21 letters or emails in support of the designation, and one in opposition. The Historic Preservation Commission unanimously recommended that the City Council designate the property as a local landmark. The City Council discussed the case at their June 17, 2013 meeting and voted to send it back to Committee, to be reviewed at the next regular City Council meeting. On July 15, 2013, the City Council considered the case. One person spoke in opposition to landmark designation. The item was deferred to the next regular meeting of the City Council. On August 5, 2013, the City Council denied landmark designation by a vote of 4 ayes to 3 nays.

3) SURVEY:

No properties were surveyed in FY 2013 – 2014. The Historic Preservation class at the University of Illinois at Urbana-Champaign that conducts these surveys was not offered during this timeframe.

4) NATIONAL REGISTER NOMINATIONS:

There were no National Register Nominations.

5) MONITORING:

No monitoring activities took place.

6) ACTIVITIES:

Plaques

Plaques were installed at the Smith-Russell House, Colvin House, and Eli Halberstadt House.

Illinois Association of Historic Preservation Commissions

Community Development Intern Rebecca Nathanson attended the Illinois Association of Historic Preservation Commissions conference in Springfield.

Training

Matt Metcalf completed his Open Meetings Act training upon his appointment to the Historic Preservation Commission.

7) ATTACHMENTS:

Attachment A. FY 2013-2014 Commissioner Attendance Record

cc: Elizabeth Tyler
Alice Novak

Attachment A – Commissioner Attendance Record

FY 2013-2014 Commissioner Attendance Record

HPC Members

	Scott Dossett	Alice Novak	Gina Pagliuso	David Seyler	Trent Shepard	Kim Smith
January 8, 2014	Present	Present	Present	Present	Excused	Present

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: January 8, 2014

TIME: 7:00 p.m.

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

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

MEMBERS EXCUSED: Trent Shepard

STAFF PRESENT: Jeff Engstrom, Planner II; Rebecca Nathanson, Planning Intern; Sukiya J. Reid, Recording Secretary

OTHERS PRESENT: Josh Daly, Mode 3 Architecture Inc.

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:01 p.m. The roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the June 5, 2013 Historic Preservation Commission Meeting were presented for approval. With no changes proposed, Ms. Smith made a motion to approve the minutes. Mr. Dossett seconded the motion. All Commission members present were in favor of approval and the minutes were unanimously approved as presented.

4. WRITTEN COMMUNICATIONS

There were none.

5. AUDIENCE PARTICIPATION

There was none.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARINGS

- **Case No. HP-2013-COA-05: An Application for a Certificate of Appropriateness to replace a side porch; 504 W. Elm Street; Josh Daly representing Freeman Sutton Mansions LLC, applicant.**

Ms. Novak opened the public hearing regarding this case and asked for City Staff report.

Ms. Nathanson then presented the staff report to the Commission, outlining staff's findings regarding the case. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff recommended that the Historic Preservation Commission approve a Certificate of Appropriateness to allow the work described herein with the following conditions:

1. All work WITH THE EXCEPTION OF THE PORCH FLOOR shall be constructed as stated in the application.
2. Porch floor shall be constructed so that floor boards run vertically (east/west) rather than how they are currently rendered (north/south).

Commission questions to the City staff were addressed.

Ms. Novak asked if the architect would like to address the Commission.

Josh Daly, with Mode 3 Architecture, 301 N. Neil St. Suite 400, Champaign addressed the Commission. He gave more information regarding the background of the house and the proposed changes, and answered questions from the Commission.

Ms. Novak asked if any proponents of the case wished to address the Commission. There were none.

Ms. Novak asked if there were any opponents who wished to speak. There were none.

Ms. Smith asked if the Commission had any questions. There were none. She then opened up discussion from the Commission.

Ms. Pagliuso asked if there was any thought given to putting a storm door on to protect the floor, since it's not clear what the original door looked like. Josh Daly, architect, answered her question.

Following discussion, Mr. Dossett made a motion that in Case No. HP-2013-COA-05, the Historic Preservation Commission grant the applicant's request for a Certificate of Appropriateness to replace a side porch on a local landmark under authority given in Section XII-6.C of the Urbana Zoning Ordinance, with the understanding that the porch boards run perpendicular with the house not parallel.

Ms. Smith seconded the motion.

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

Mr. Dossett- yes
Ms. Novak-yes
Ms. Pagliuso- yes
Mr. Seyler- yes
Ms. Smith- yes

With all Commissioners in favor, the motion carried unanimously. Ms. Smith closed the public hearing for HP-2013-COA-05.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

There were none.

11. STAFF REPORT

Ms. Nathanson briefly spoke on the IAHPC conference in Springfield. She stated that she was working on completing a progress report and would send a copy to the Commission prior to submittal. Ms. Nathanson also reported that 4 historic plaques that were ordered arrived in mid-December for the Sutton, Smith-Russell, Colvin, and Eli Halberstadt Houses.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

There were none.

14. ADJOURNMENT

With no further business Mr. Dossett moved that the meeting be adjourned. Mr. Seyler seconded the motion. With all Commission members in favor, the meeting adjourned at 7:54 p.m.

Submitted,

Sukiya Reid,
Recording Secretary