



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 low number of meetings was due to a lack of cases that required the Commission's review as well as the loss of two key City staff members who had been extremely active in historic preservation matters. 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
