

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

DATE: October 3, 2018

APPROVED

TIME: 7:00 p.m.

PLACE: City Council Chambers, Urbana City Building, 400 South Vine Street, Urbana, Illinois

- MEMBERS PRESENT** David Hays, Alice Novak, Gina Pagliuso, Trent Shepard, Kim Smith
- MEMBERS EXCUSED** Matt Metcalf, David Seyler
- STAFF PRESENT** Kevin Garcia, Planner II
- OTHERS PRESENT** Renee Fox, Heather Grossman, Ilona Matkovski, Dennis Roberts, Abby Valek, Xiao Jin Yuan

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

Chair Novak called the meeting to order at 7:00 p.m. 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 May 2, 2018 regular and special meetings of the Historic Preservation Commission were presented for approval. Ms. Smith moved to approve both sets of minutes as written. Ms. Pagliuso seconded the motion. The minutes were then approved by unanimous vote.

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

HP-2018-COA-06 – A request by Xiao Jin Yuan for a Certificate of Appropriateness at 209 South Broadway Avenue to remove deteriorated wood trim permanently.

Chair Novak opened the public hearing for this case.

Kevin Garcia, Planner II, presented the staff report for the case to the Historic Preservation Commission. He began with a brief explanation for the proposed request. The City's Building Safety Division staff deemed some loose wood trim on some of the faux balconies to be a public safety hazard and ordered the owner to remove the trim. The owner has requested to permanently remove the trim, rather than repair or replace it because the hotel was recently auctioned and the pending new owners would most likely renovate the outside in any case. He showed pictures of the wood trim that was ordered to be removed. He reviewed the relevant criteria that pertains to the proposed Certificate of Appropriateness request. He read the options of the Historic Preservation Commission and presented City staff's recommendation for approval.

Chair Novak asked if the Historic Preservation Commission members had any questions for City staff.

Mr. Shepard questioned if the wood trim above the Ballroom might have been added by Jumer in the 1980s. Mr. Garcia responded that he could research this by looking at historic pictures of the hotel; however, he did not have the pictures readily available for an immediate answer. Mr. Hays agreed that knowing the history would be very helpful.

Ms. Smith expressed concern about rain water and other elements further deteriorating where some of the boards had been removed. She asked if all the trim that was ordered to be removed by the City was removed. Mr. Garcia said yes.

Ms. Novak asked for clarification that the proposed request was only for trim that had been removed and not for additional trim to be removed in the future. Mr. Garcia replied that was correct. The request only covers the trim that was deemed a public safety hazard and had already been removed.

With there being no further questions for City staff, Chair Novak opened the hearing for public input. She invited the applicant to speak.

Xiao Jin Yuan, owner of the subject property, approached the Historic Preservation Commission to speak. He felt it was in the best interest of the City to approve his request for a Certificate of Appropriateness. The new owner would need to seek approval from the Historic Preservation Commission for any future renovation plans to the outside of the building.

Mr. Shepard asked if Mr. Yuan knew how long ago the trim was originally installed. Mr. Yuan said no.

Ms. Smith wondered if Mr. Yuan had any pictures of where the brick goes into the stucco. Mr. Yuan said no. The wood trim is on top of the brick wall and is for decoration only.

Dennis Roberts approached the Historic Preservation Commission to speak. He asked if the proposed Certificate of Appropriateness was specifically for the older Royer constructed portion of the hotel. Chair Novak answered no. The Certificate of Appropriateness would cover any part of the hotel where the City had ordered the owner to remove loose wood trim that was a safety hazard. There are only a couple of pieces of wood trim that were removed from the older part of the hotel. Mr. Roberts felt that since the wood trim was removed for safety reasons and because most of the trim that was removed was from the Jumer addition, it would be acceptable for the wood trim to not be replaced by the current owner.

He asked if the Historic Preservation Commission believed that Jim Jumer, a previous owner, might have painted the brick white and added the wood trim so that the older portion of the hotel would match the new addition that was constructed in the 1980s. Chair Novak said that it appears this may be possible. She assured Mr. Roberts that approval of the proposed request was for the wood trim that had already been removed and not for additional trim to be removed.

With no further input from the audience, Chair Novak closed the public input portion of the hearing and opened it for discussion and/or motion(s) by the Commission.

The Historic Preservation Commission discussed the brick wall and the condition of the wall where some of the trim had been removed. They talked about possible conditions they could include in a motion to approve the request.

Chair Novak reopened the public input portion of the hearing.

Heather Grossman approached the Historic Preservation Commission to speak. She agreed with the Commission's discussion about the 1983 addition versus the 1920s original building. It is important to research whether the wood trim is part of the original façade or if it was added to match the new addition when it was constructed. However, if it is not found to be part of the original building, then it opens the new owner to be able to remove all of the decorative wood trim from the facade.

Mr. Shepard moved that the Historic Preservation Commission approve the Certificate of Appropriateness to allow the work described herein, except that the trim on the original building must be replaced within one year unless it can be shown not to be original. Ms. Pagliuso seconded the motion.

Roll call on the motion was as follows:

Mr. Hays	-	Yes	Ms. Novak	-	Yes
Ms. Smith	-	Yes	Mr. Shepard	-	Yes
Ms. Pagliuso	-	Yes			

The motion was approved by unanimous vote.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

IMC Sign Replacement

Mr. Garcia mentioned that he reached out to the owners of the IMC Building because he heard that they were planning to replace the three letters on the building. Any external changes of the building would need to be reviewed by the Illinois Historic Preservation Agency (IHPA). He was recently contacted by one of the IMC Board members about replacing the sign, but was not able to connect with that person, so he will update the board once he is able to talk with that Board member.

11. STAFF REPORT

Downtown Historic District Update

Ms. Novak mentioned that her fall class at the University of Illinois would be finishing up the National Register nomination for the Downtown Historic District. She was hoping they would have all of the parts to put together to create a draft nomination in December of this year.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

There were none.

14. ADJOURNMENT

Ms. Smith moved to adjourn the meeting at 8:08 p.m. Mr. Shepard seconded the motion. The meeting was adjourned by unanimous voice vote.

Submitted,

Lorrie Pearson, AICP
Historic Preservation Commission Recording Secretary