



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Marcus Ricci, AICP, Planner II

DATE: February 25, 2022

SUBJECT: **HP-2022-COA-01:** A request by The University Group, represented by Nathan Palmisano, on behalf of Pierre Moulin dba Chateau Normand, LLC, for a Certificate of Appropriateness to erect a Property Rental sign at 1404 South Lincoln Avenue.

Introduction

The University Group has submitted an application for a Certificate of Appropriateness (COA) at 1404 South Lincoln Avenue, site of the former Zeta Tau Alpha Sorority House, a Historic Landmark (Exhibit A – Location Map). The COA would permit the erection of a Property Rental sign.

The Historic Preservation Commission makes the final decision on the Certificate of Appropriateness, subject to any appeal. Based on an analysis of the COA criteria, staff recommends that the Commission grant a Certificate of Appropriateness in this case.

Background

On January 5, 2015, the Urbana City Council designated the former Zeta Tau Alpha Sorority House as a local historic landmark.¹ Since that time, a Planned Unit Development and various COAs have been obtained to renovate the building and property into an apartment building.²

Description of the Proposed Changes

The building, now known as Chateau Normand, is located at the northeast corner of South Lincoln Avenue and Vermont Avenue (Exhibit A – Location Map). Information on the sign would include the building address, available unit types, and contact information for the property manager, The University Group (Exhibit B – Application). The proposed sign would be located along South Lincoln Avenue (Exhibit B – Application: Sign Location). It would meet the definition of “Property Rental Sign” and would comply with the development regulations of Table IX-7 of the Urbana Zoning Ordinance.³ The proposed sign qualifies as a “Major Work,” requiring review by the Historic Preservation Commission (HPC).⁴ The final decision regarding a COA for the project must be made based upon whether or not the proposal meets the

¹ Ordinance #2015-01-001, Historic Preservation Case # HP-2014-COA-02.

² 2318-PUD-17 – Planned Unit Development for conversion to multi-family use; HP-2017-COA-01 – Landmark Renovation; HP-2018-COA-01 – Window Wells; -02 – Window Modifications; -03 – Condensing Units; -04 – Guardrails; -05 – Mechanical Exhausts & Intakes; -07 – Concrete Patio

³ R-7 University Residential: Maximum ten square feet area, maximum ten feet in height, minimum ten feet setback from curb but wholly upon premises.

⁴ Table XII-1 “Level of Review for Contributing Properties”

requirements for Major Works (see Discussion section below). There are currently no permanent property rental signs on the property.

History and Architecture

The building was constructed in 1928 in the French Eclectic architectural style for the Zeta Tau Alpha Sorority as their chapter house, and was the home of the local chapter from 1928 until the 1990s. The house was designed by Royer, Danely, and Smith, the firm of prominent local architect Joseph W. Royer. In the 1960s, a large addition, designed by Berger, Kelly and Associates was added to the west side of the original building. The addition used many features that matched the style of the original, with decorative brick, half-timbering and stucco façade, and multi-pane windows. In the late 1980s, a brick sunroom was added to the southeast corner of the original building, which was removed during the recent renovation.

The building was renovated in 2017-2018 through a Planned Unit Development and renamed the Chateau Normand. Rentals resumed shortly thereafter. In early 2020, staff were informed that Property Rental signs had replaced the development signs without the required COA being issued (Exhibit C – Photos). Staff notified The University Group, which removed the signboards and later removed the posts themselves, replacing them with trees.

Discussion

The proposed signboard would be aluminum and would be attached to two treated lumber posts (Exhibit B – Application: Sign Design). It would look similar to other signs at The University Group’s properties, including 808 South Lincoln Avenue (Exhibit C – Photos). As stated in the application, the proposed sign will not affect any physical features of the building itself and will affect only a small portion of the yard. It would not affect the preservation, protection, or perpetuation of the structure, and would improve its economic use by advertising availability and directing potential tenants to the manager.

Requirements for a Certificate of Appropriateness

According to Section XII-7.C of the Urbana Zoning Ordinance, the Historic Preservation Commission should consider the following criteria in making its determination to approve or deny a Certificate of Appropriateness:

1. Maintain the significant original qualities and character of the buildings, structures, sites or objects including, if significant, its appurtenances.

Staff Analysis: The proposed sign will not affect the building’s qualities or character at all, and will minimally affect the site. The ten-foot-square sign would create little visual effect to casual passersby while providing valuable information to those looking for the building or actively searching for contact information for the property manager.

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.

Staff Analysis: The proposed sign will minimally affect the property’s historic character, with no change to materials, features, or spatial relationships. The proposed sign will be bounded by two new trees, mitigating its effect on the view of the building.

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.

Staff Analysis: No changes of this type are proposed.

4. Retain and preserve changes to a property that have acquired historic significance in their own right.

Staff Analysis: No changes are proposed to the original or added building spaces.

5. Preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

Staff Analysis: No changes of this type are proposed.

6. Deteriorated historic features. Repair rather than replace deteriorated historic features.

Staff Analysis: No changes of this type are proposed.

7. Treatment methods. Use the gentlest means possible when using chemical or physical treatments. Do not use treatments that cause damage to historic materials.

Staff Analysis: No treatments are proposed.

8. Archaeology. Protect and preserve archeological resources in place. If such resources must be disturbed, mitigation measures should be undertaken.

Staff Analysis: No evidence exists of archeological resources on the site.

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.

Staff Analysis: The only construction proposed is the sign, which will not affect historic materials or features of the building or property.

Overall, staff believes that this proposal meets all of the requirements for a Certificate of Appropriateness. In addition to meeting the necessary requirements for a COA, this proposal will provide necessary building location information as well as important contact information for the property manager.

Options

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 this application, the petitioner would have three options: (1) in case of a denial accompanied by a recommendation, amend the application, (2) apply for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible, or (3)

appeal to City Council within 15 days of the notice (Articles XII-7.D through XII-7.E of the Urbana Zoning Ordinance).

Staff Recommendation

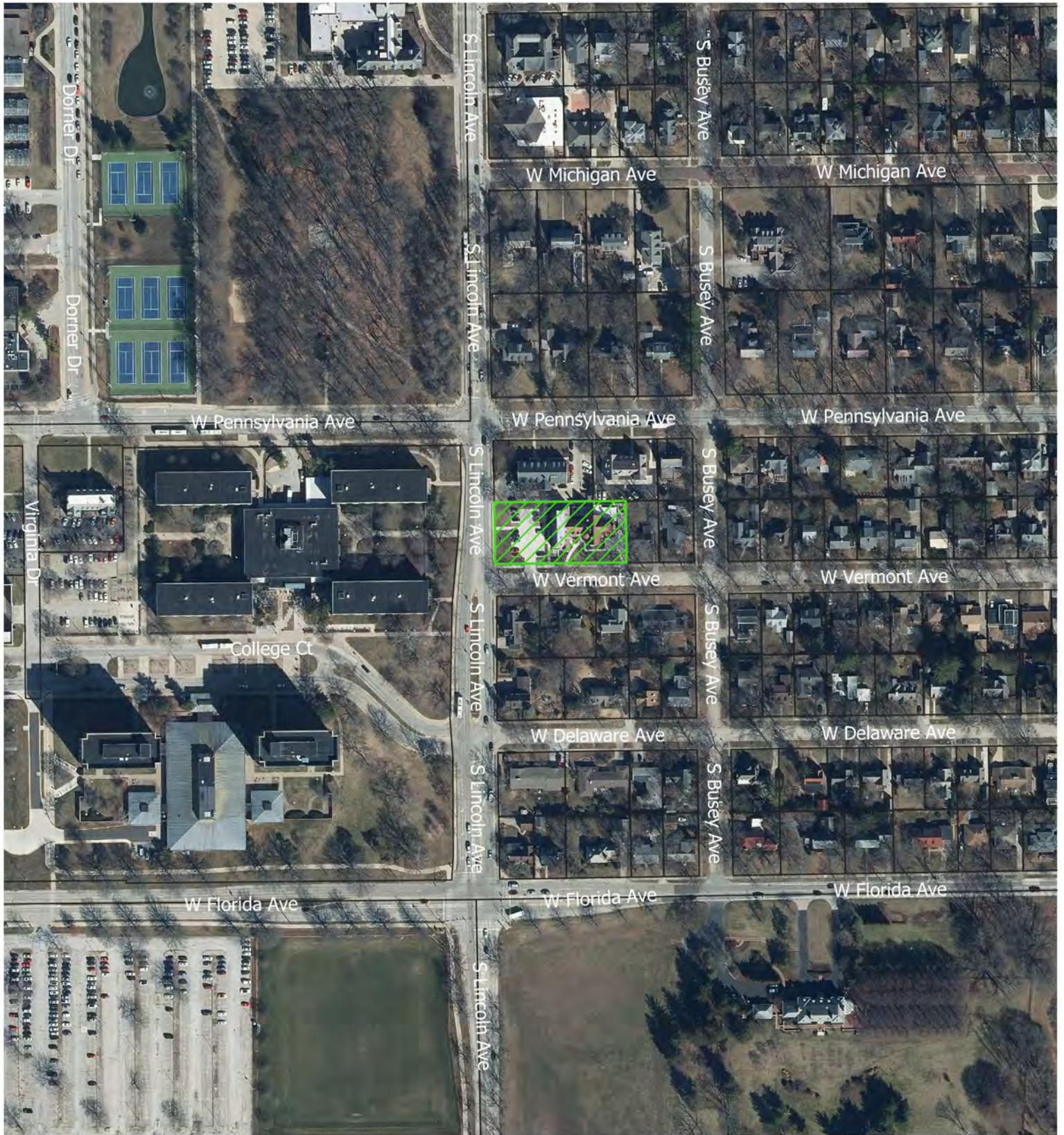
Based on the findings outlined herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Historic Preservation Commission **APPROVE** a Certificate of Appropriateness to allow the work described herein, with the following conditions:

1. That construction be in general conformance with the attached Site Plan and Sign Design.

Attachments: Exhibit A: Location Map
 Exhibit B: Application with Sign Design, Sign Location
 Exhibit C: Site Photos

cc: The University Group, Nathan Palmisano, Applicant
 Chateau Normand LLC, Pierre Moulin, Owner

Exhibit A - Location Map



Case: HP-2022-COA-01
Subject: Certificate of Appropriateness - Sign
Location: 1404 South Lincoln Avenue
Applicant: The University Group

0 100 200 300 400 ft



Legend

 SUBJECT PROPERTY



Exhibit B - Application



Application for Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION

Although there is no fee to file an application for Certificate of Appropriateness, **the Applicant is responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Received 01-10-2022 Case No. HP-2022-COA-01

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): The University Group Phone: 217-352-1472
Address (street/city/state/zip code): 309 S. First St. Champaign, IL 61820
Email Address: nathanp@ugroupcu.com
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): Manager

2. OWNER INFORMATION

Name of Owner(s): Pierre Moulin Phone: 217-352-1472
Address (street/city/state/zip code): 309 S. First St. Champaign, IL 61820
Email Address: nathanp@ugroupcu.com

3. PROPERTY INFORMATION

Location of Subject Site: 1404 S. Lincoln Rd. Urbana, IL 61801
PIN # of Location: 93-21-17-352-005
Lot Size: 115' x 245'
Current Zoning Designation: R-7 University Residential
Current Land Use (vacant, residence, grocery, factory, etc): Multi-Unit Housing
Legal Description (If additional space is needed, please submit on separate sheet of paper):
Lots Sixty-Three (63), Sixty-Four (64), Sixty-Five (65) and Sixty-Six (66) in University Heights Addition to Urbana, being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Seventeen (17), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, in Champaign County, Illinois.

P.I.N. 93-21-17-352-005

Commonly known as 1404 South Lincoln Avenue

Exhibit B - Application

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

1. 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.*)

We would like to install a building identifier sign in the yard on the Lincoln side of the property. (Please see attached papers of plot map with dimensions of property and proposed location and sign)

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

Proposed work will not affect any physical features of the structure itself and will only affect a small portion of the yard.

Exhibit B - Application

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

The installation of the sign will not affect the preservation, protection or perpetuation. It will help the economic use of the property to be able to lease the apartments within and keep the building operable.

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

The sign addition meets the below criterion by:

- a. The sign is free-standing in the yard and will not exceed more than 4' total height which will not affect the building height.
 - b. The sign will not be altering the façade of the structure.
 - c. The sign will not be altering the openings to the structure.
 - d. The sign will not be in the structure affecting any open areas or adjoining buildings
 - e. The sign will not affect any roof shapes as it is not attached to the structure
 - f. The sign is directly correlated with the building and what it offers and only that property
 - g. The building itself is not being modified so the sign will not affect the scale of the building or structure.
 - h. We are not adding any facades to the property therefore it should not affect any surroundings.
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:

There are currently no permanent identifiers for the property. Therefore it is making it difficult to lease said property to keep it maintained and operable.

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.



Applicant's Signature

11/4/2022

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

ATTACHMENT For Question 4.: “How the proposed work meets each applicable criterion in Exhibit A.”

The sign addition meets the below criterion by:

- a. The sign is free-standing in the yard and will not exceed more than 4’ total height which will not affect the building height.
- b. The sign will not be altering the façade of the structure.
- c. The sign will not be altering the openings to the structure.
- d. The sign will not be in the structure affecting any open areas or adjoining buildings
- e. The sign will not affect any roof shapes as it is not attached to the structure
- f. The sign is directly correlated with the building and what it offers and only that property
- g. The building itself is not being modified so the sign will not affect the scale of the building or structure.
- h. We are not adding any facades to the property therefore it should not affect any surroundings.

1404 S. Lincoln

Fully Renovated & Modern



Studios, 1BR, 2BR, & 3BR

Managed by

THE UNIVERSITY GROUP

 **217-352-3182**  www.Ugroupcu.com

4'

3'2"

Exhibit B - Sign Location

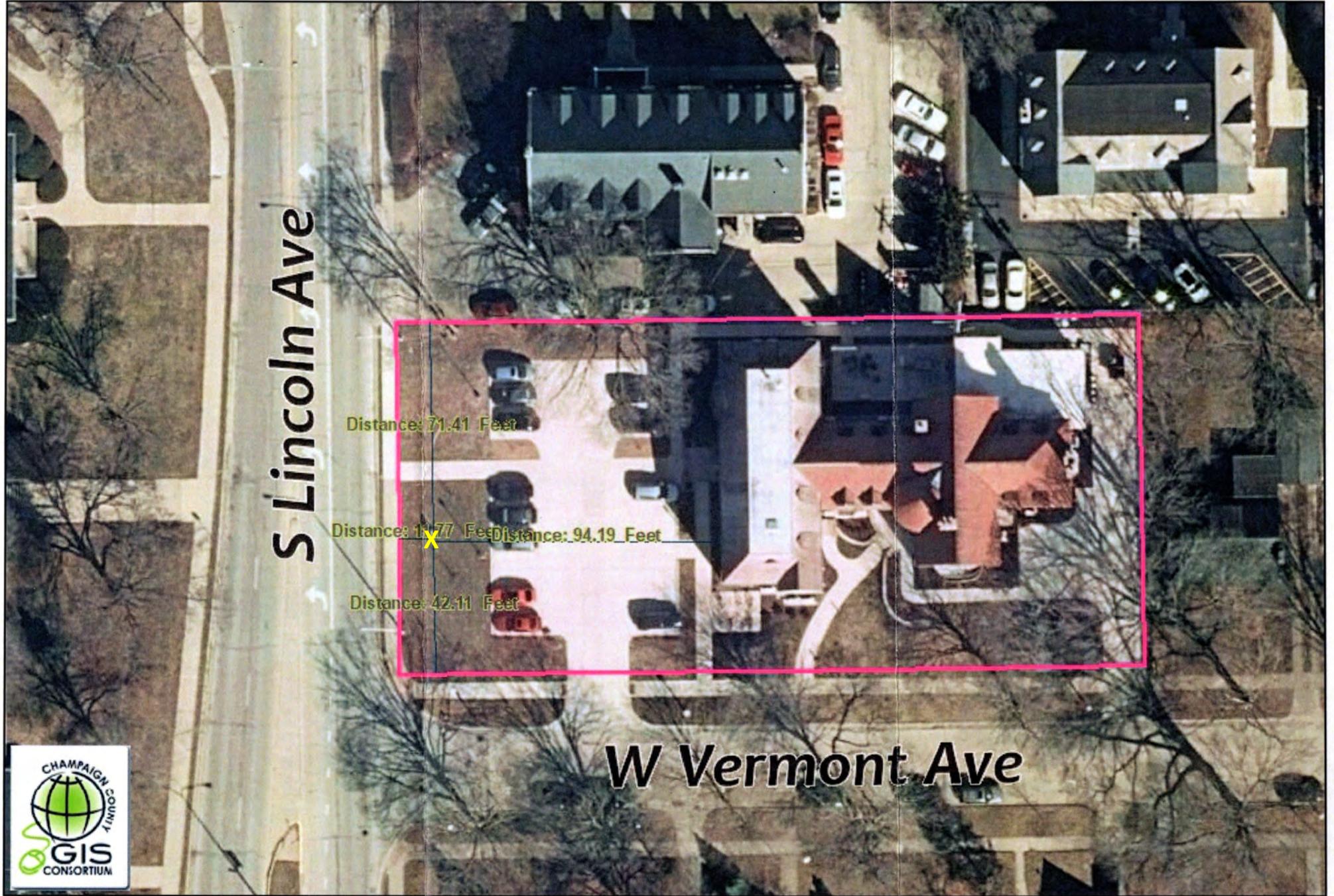


Exhibit B – Sign Location

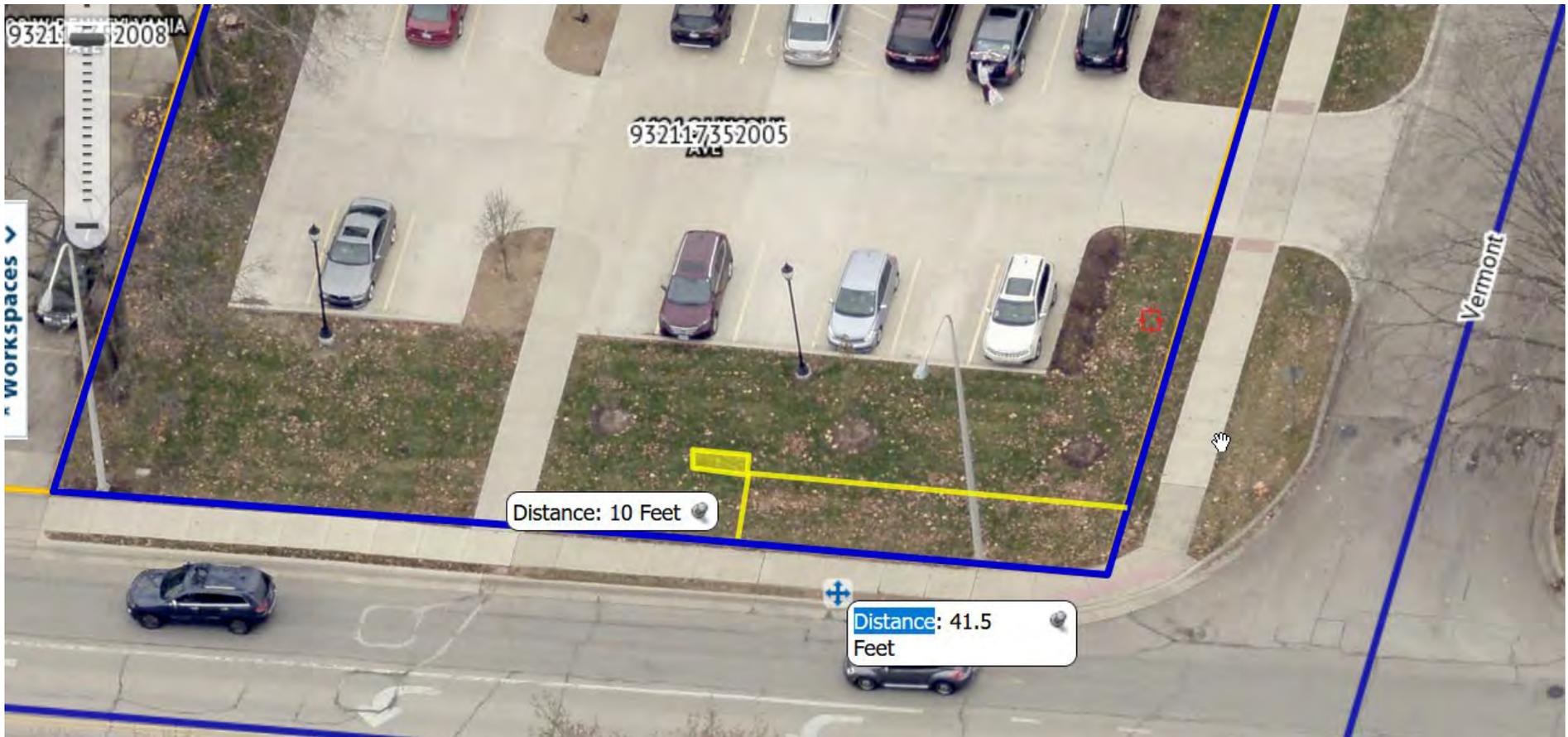


Exhibit C - Photos

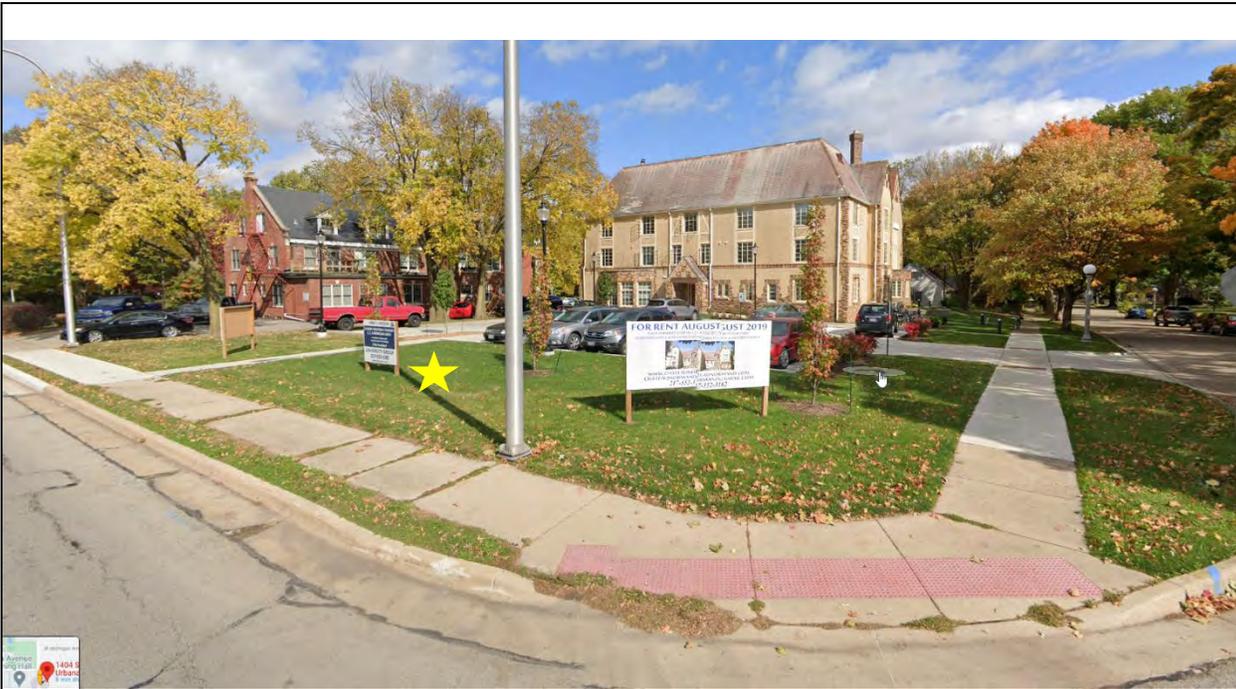


Figure 1. Property Rental signs erected without Certificates of Appropriateness or Sign Permits
*Yellow star denotes location of proposed sign



Figure 2. Non-compliant signs removed and replaced with trees.
*Yellow star denotes location of proposed sign

Exhibit C - Photos



Figure 3. Similar (but larger) Property Rental sign at 808 South Lincoln Avenue.



Figure 4. Current temporary property rental sign along Lincoln Avenue.

*Yellow star denotes location of proposed sign