

Urbana Historic Preservation Commission Staff Report

August 3, 2022

Marcus Ricci, AICP, Planner II

A. Public Input and Items of Interest:

- Downtown Historic District: Staff did a mobile workshop walking tour of the District on Friday, June 10, 2022, to planners of the Illinois State Section of the APA as part of the APA-ISS Spring Conference.
- APA-IL State Conference Panel: Marcus Ricci and Kat Trotter will be presenting on a panel about “Historic Preservation Tools” at this planning conference on September 28. Marcus will be talking about “How Historic Districts Fit Into Your Preservation Plan” and Kat will be talking about “Adaptive Reuse and Zoning Changes.”

B. Historic Property Activities:

1. Certificates of Appropriateness In Progress or Review

- NEW: HP-2022-L-01: Historic Landmark – Van Doren House.
710 West Oregon Street – Brian Adams on behalf of Denni Hubert
2022-06-07 – Application submitted; will present at August HPC meeting.
- HP-2021-COA-04: Roof Repair. Minor Work.
612 West Green Street – Ricker House.
2022-07-01 – In progress: Approved by Chair Novak and Zoning Administrator Designee Ricci (ZAD).
- HP-2019-COA-01-B, COA-01-C, and HP-2020-EH-01: Exterior Repair. Minor and Major Works.
2 Buena Vista Court – Andrew Fell
2022-07-01 – Update requested from applicant.
- HP-2020-COA-02: Exterior Stucco Repair. Minor Work.
4 Buena Vista Court – Janet Mohr
2022-07-01 – UPDATE: Work completed
- HP-2020-COA-06 – Exterior Stucco Repair. Minor Work.
8 Buena Vista Court – Henry Strehlow
2022-07-01 – UPDATE: Property transferred; need to determine if COA transfers or is terminated.
- HP-2021-COA-01: Access ramp removal, stair sidewall removal, porch repair. Minor works.
8 Buena Vista Court – Henry Strehlow
2022-07-01 – UPDATE: Property transferred; need to determine if COA transfers or is terminated, or if they expire.
- HP-2021-COA-02: Roof repair. Minor work.
210 South Race Street, Hotel Royer – Icon Hospitality, LLC.
2022-07-01 – UPDATE: Some roof repairs completed.
- HP-2021-COA-03: Siding, lighting, accessory structure, wood detail. Major and Minor Works.
210 South Race Street, Hotel Royer – Icon Hospitality, LLC.

2022-07-01 – UPDATE: extensive progress made: stucco skim-coating and painting substantially completed, half-timber trim being installed. Interior work continues to all portions of building.

Questions: Certificates of Appropriateness:

- Do they transfer to a subsequent owner?
- Do they expire if they do not start construction within a certain time, or if they are not completed within a certain time?

2. Certificates of Appropriateness Pending or Inquiries

- 502 and 504 West Elm Street – Sutton House and Freeman House. Owner Jonah Weisskopf installed porch railings to meet insurance requirements. On May 7, 2022, Jonah emailed stair and railing designs.
2022-07-01 – UPDATE: ZAD Ricci has reviewed the railing designs with Chair Novak:
 - 504 Elm – Freeman House: *In order to address safety issues new vinyl porch stair railings matching existing vinyl porch railings are recommended, and would require review and approval as a Major Work. A COA may be required to be issued to meet this safety issue.*
 - 502 Elm – Sutton House: *New wood stair railings matching existing wood porch features are recommended, and would require review and approval as a Major Work. A COA may be required to be issued to meet this safety issue. New wood porch railings matching existing wood porch features could be considered, and would require review and approval as a Major Work.*
- 508 West Elm Street – Bills House. JSJ Property Management recently contacted our office, inquiring about replacing the front stair railing and repairing the side stair railing. They had replaced the front steps in 2021 after they had deteriorated significantly. I informed them they would need to apply for a Certificate of Appropriateness for the railings and for the steps, and have sent them information, an application, and sample completed certificates. Interestingly, the current deteriorated railings are replacements that were authorized under a 2009 CofA, shortly after the property was landmarked.
- 1108 Stoughton Street. Brian Brauer, Executive Director of Emergency Management, contacted Mayor Marlin with interest in Landmarking this property, which is a UIUC property. The property is on the National Register of Historic Places as the Warm Air Research Residence: “it’s the first structure built to establish efficiencies for forced air heating systems, and it was also the first centrally air conditioned private residence in the world.” He sent in the NRHP nomination.
 - His questions: “how does being a current NRHP location, and how does being a part of UIUC factor into the local landmark designation?”
 - My planned response: As with the recent Royer House and Danelly Cottage Landmarking, the historic characteristics that warrant a property to be granted status on the National Register are likely to be sufficient to warrant a local landmark designation.