

Urbana Historic Preservation Commission Staff Report

November 2, 2022

Marcus Ricci, AICP, Planner II

A. Public Input and Items of Interest:

- APA-IL State Conference Panel: Marcus Ricci and Kat Trotter presented on a panel about “Historic Preservation Tools” at this planning conference on September 28. Marcus talked about “How Historic Districts Fit Into Your Preservation Plan” and focused on the National Register Historic District. Kat talked about “Adaptive Reuse and Zoning Changes” and the about the recent R-7 University Resident Zoning District zoning ordinance amendment.
- Downtown Historic District PACA Heritage Award: Marcus and Alice received this award in the National Register Historic District category for their work on the National Register Listing. The Royer House and Danely Cottage received a Renovation award for their recent restoration of the properties.

B. Historic Property Activities:

1. Landmarking

- HP-2022-L-01: Historic Landmark – Van Doren House.
710 West Oregon Street – Brian Adams on behalf of Denni Hubert
2022-11-02 – Application approved at August HPC meeting.

2. Certificates of Appropriateness In Progress or Review

- HP-2021-COA-04: Roof Repair. Minor Work.
612 West Green Street – Ricker House.
2022-11-02 – UPDATE: Completed.
- 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
2022-11-02 – UPDATE: Work completed; paperwork must be finalized.
- HP-2020-COA-02: Exterior Stucco Repair. Minor Work.
4 Buena Vista Court – Janet Mohr
2022-11-02 – Paperwork must be finalized.
- HP-2020-COA-06 – Exterior Stucco Repair. Minor Work.
8 Buena Vista Court – Henry Strehlow
2022-07-01 – NO 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 – NO 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.

2022-11-02 – UPDATE: Roof work continues.

- HP-2021-COA-03: Siding, lighting, accessory structure, wood detail. Major and Minor Works. 210 South Race Street, Hotel Royer – Icon Hospitality, LLC.

2022-11-02 – UPDATE: progress continues: stucco skim-coating and painting substantially completed, half-timber trim installed and painted, PTAC covers installed, stonework started, brick repair started. 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. Marcus spoke with Jonah in October, and will be pre-filling out the CoA applications for the porch stair railings for Jonah to complete and submit. Over the winter, Jonah will apply for the Major Work CoA for the porch railing for 502 Elm.

2022-11-02 – UPDATE: ZAD Ricci has reviewed the railing designs with Chair Novak, and redetermined the stair railing installations would be Minor Works:

- 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 **Minor Work**. * A COA will be required to be issued to meet this safety issue and will be reviewed administratively.
- 502 Elm – Sutton House: New wood porch stair railings matching existing wood porch features are recommended, and would require review and approval as a **Minor Work**. * A COA will 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, and require a Certificate of Appropriateness.

**This was corrected from the earlier determination that the proposed work would be a Major Work. Table XII-1 Lists “Steps (not attached to building) as a Minor Work, and lists “Porches, decks and attached steps” as a Major Work. As these steps are not attached to the porch, they would qualify as a Minor Work.*

- 508 West Elm Street – Bills House. UPDATE: The house is currently vacant. The property owner is still deciding whether they want to repair or replace the railing. I told them to notify me when they make their decision. Repair of the railings would be an Exempt activity. Replacement would be a Minor Work as it would be replacing existing railings with similar railings.
 - 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. UPDATE: I have emailed and called the inquirer and received no response. I will now close the inquiry.
- 312 West Green Street – Lindley House. I spoke with Derrick Braun on October 26. He recently purchased this property and plans to paint it enough to seal it before winter. In the spring, he intends to repair the exterior and finish paint it. The painting activity is an Exempt activity. I notified him that he would need to apply for a Minor Work CoA to do the exterior repairs.