

# CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

FISCAL YEAR 2010-2011



CITY OF URBANA  
400 S. VINE ST.  
URBANA, IL 61801

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# CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

FY July 2010—June 2011

## Historic Preservation Commission City of Urbana, IL

During FY July 2010-June 2011, the Historic Preservation Commission met on seven occasions. The following report comprises an overview of the cases and other activities of the Historic Preservation Commission in the past year.

The members of the Historic Preservation Commission included Alice Novak (Chair), Scott Dossett, Trent Shepard, Kim Smith, Joan Stolz, Mary Stuart, and Dave Seyler (term commenced September 2010).

Staff support to the Historic Preservation Commission was provided by Community Development Services Director, Elizabeth H. Tyler; Planning Manager, Robert Myers; Planner II, Rebecca Bird; and Community Development Secretary, Sukiya Robinson.

### 1) **CASES REVIEWED: Certificates of Appropriateness & Economic Hardship**

Seven Certificate of Appropriateness (COA) applications were reviewed.

#### **Case # HP-2010-COA-03: Tiernan's Block Windows, 115 W. Main St.**

The applicant, Glenn Berman on behalf of R Rentals, requested a COA to replace six windows on a local landmark. The windows were located on secondary elevations: five windows on the rear elevation and one window on the side elevation. The case was forwarded to the Historic Preservation Commission. A public hearing was held and a COA granted on July 7, 2010.

Side elevation, third floor



Rear elevation, second & third floor

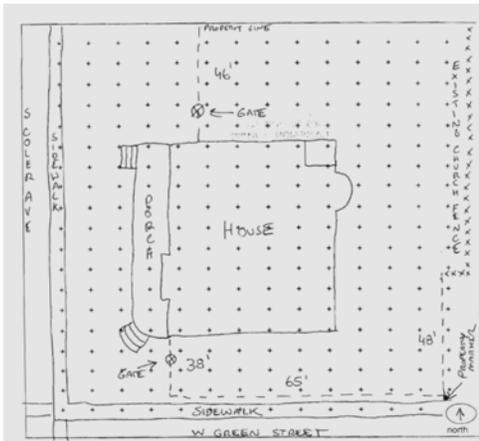


View from Main Street

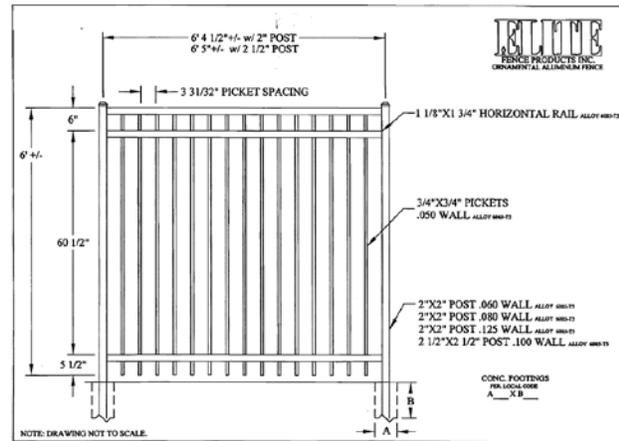


**Case # HP-2010-COA-04: Ricker House Fence, 612 W. Green St.**

The applicant, S.K. Fence Co. (on behalf of the owners), requested a COA to install a fence to enclose the back yard. This house is on a corner. The proposed fence fell behind the front line of the house, extending along the Green Street property line to meet up with an existing fence (see site plan). The application was administratively approved by the Zoning Administrator and the Historic Preservation Chair on August 10, 2010.



Site plan showing location of fence



Detail elevation of proposed fence

**Case # HP-2010-COA-05: Lindley House Siding, 312 W. Green St.**

The applicant, Aaron Wozencraft on behalf of the owner, requested a COA to replace deteriorated siding pieces as part of painting the exterior of a local landmark. Replacing rotten siding is considered a Minor Work and was administratively approved by the Zoning Administrator and the Historic Preservation Chair on August 20, 2010.



Photo of house after painting

**Case # HP-2010-COA-06: Roof shingles, west entrance door replacement, and construction of a porte cochere, 209 S. Broadway Avenue (Urbana-Lincoln Hotel)**

Hotel entrance prior to COA work



The applicant, Xiao Jin Yuan (owner), requested a COA to allow replacement of the existing roof shingles, construction of a porte cochere over the main entrance, and replacement of the existing door at the main entrance. A public hearing was held and a COA granted on December 1, 2011.

Hotel entrance following COA work



**Case # HP-2011-COA-01: Buena Vista Court Awnings, #1 Buena Vista Court**

The applicant, Marya Ryan (owner), requested a COA to install awnings on three windows on a contributing structure in a local historic district. The Zoning Administrator and Historic Preservation Chair determined that the proposed work fell under the provision of "Minor Works" and administratively approved the application and granted a Certificate of Appropriateness on January 24, 2011.

Awnings on front façade, installed in 2010



Requested awning locations on secondary elevations



**Case#HP-2011-COA-02: Certificate of Appropriateness for a wall sign, 209 S. Broadway Avenue (Urbana-Lincoln Hotel)**

The applicant, Xiao Jin Yuan (owner), requested a COA to install a wall sign on a local landmark. The wall sign would be installed on the west side of a 1982 conference hall addition to the hotel, which is part of the front façade. By ordinance, the 1982 addition is considered non-contributing. The Zoning Administrator and the Historic Preservation Chair determined that the work fell under the provision of “Minor Works”. The application was administratively reviewed and approved on March 1, 2011.

Photo showing a rendering of the proposed signage



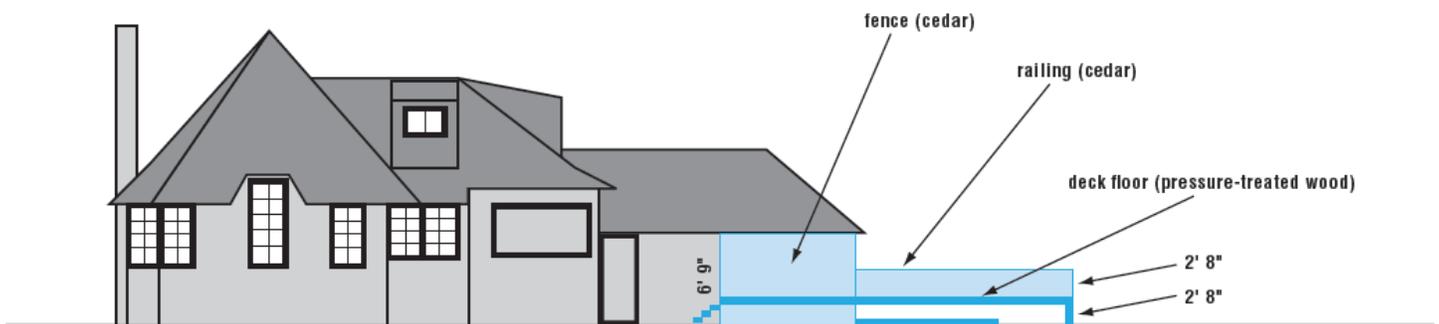
**HP-2011-COA-03 Certificate of Appropriateness for Back Deck, 701 South Busey Avenue**

Front Elevation



The applicant, Paul Young (owner), requested a COA to construct a deck at a local landmark. The deck would be on two levels at the rear corner of a 1960s addition. The deck was proposed to be constructed with pressure-treated wood with a stained finish. Railings and a small L-shaped fence were proposed to be constructed of cedar. The case was forwarded to the Historic Preservation Commission. A public hearing was held and a COA granted on July 6, 2011.

Deck proposal (existing in gray, proposed in blue)



**HP-2011-COA-04 Certificate of Appropriateness for Back Door, 701 South Busey Avenue**

The applicant, Paul Young (owner), requested a COA to remove a window and install a door on the rear elevation of a local landmark. The proposed work would be located in a 1967 addition to the original house. The proposed patio door is compatible with the existing modern windows on the back addition of the house. The case was forwarded to the Historic Preservation Commission. A public hearing was held and a COA granted on August 16, 2011.

Rear elevation - Before



Rear elevation - After



**HP-2011-COA-05 Certificate of Appropriateness to replace the roof with 50-year shingles and repair and replace gutters and downspouts on a historical landmark, 104 N Central Avenue**

The new roofing shingles



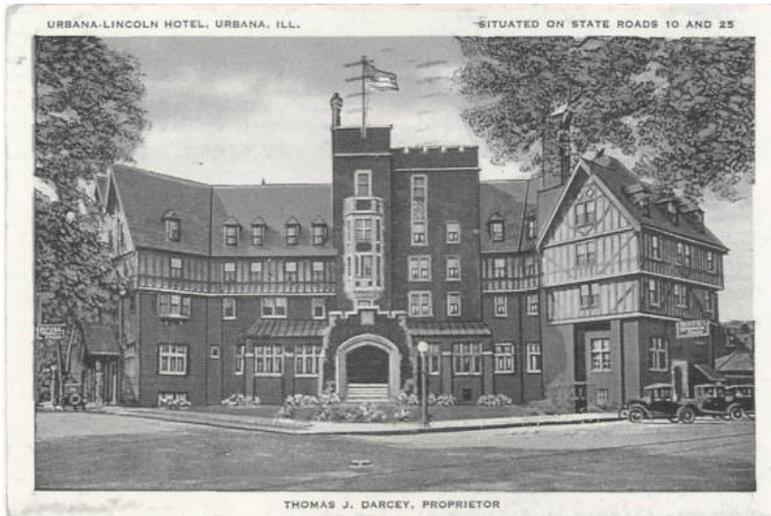
The applicant, Caroline Baxley (owner), requested a COA to replace the roof, and repair and replace gutters and downspouts on a local landmark. The roof and gutter/downspout work was proposed in order to protect the house from deterioration. The Zoning Administrator and Historic Preservation Chair determined that the proposed work fell under the provision of “Minor Works” and administratively approved the application and granted a Certificate of Appropriateness on October 14, 2011.

## 2) LOCAL DESIGNATIONS: Local Landmarks and Historic Districts

Three applications for Local Landmark designation were submitted.

### Case # HP-2010-L-01: Application to Designate the Urbana-Lincoln Hotel, 209 S Broadway Ave

Historic view of the Urbana Lincoln Hotel



The Urbana-Lincoln Hotel/Lincoln Square Mall is listed on the National Register of Historic Places based on its architectural and commercial significance. The building was designed by Joseph Royer, the most prestigious architect in Urbana between the late nineteenth and mid-twentieth centuries. The Urbana-Lincoln Hotel is in the Tudor Revival style, built of dark brick and stucco, with half-timbering and stone detailing. It is a classic example of the period revival style buildings for

which Royer is noted. It is the only remaining hotel in downtown Urbana and the only commercial building downtown in the Tudor Revival style.

Present day views of the original Royer building

Present day view of the Urbana Lincoln Hotel



The Urbana-Lincoln Hotel has been an important part of the community since the early twentieth century. The applicant, Brian Adams, nominated the Urbana-Lincoln Hotel for local landmark designation in 2008. At that time the City Council voted not to designate the property due mainly to economic development concerns. At the Historic Preservation Commission meeting on April 7, 2010, the Commission made a preliminary determination that the property qualified for designation as a local landmark. On May 3, 2010, the previous property owner Equity Asset Investments, LLC, managed by Marine Bank Springfield submitted a Registered Preference against the nomination. Following a public hearing on the application on May 5, 2010, the Commission voted four ayes and zero nays to recommend to the Urbana City Council that the Urbana-Lincoln Hotel be designated as a local historic landmark. For a period, the property was up for sale. After negotiations with the City, the new owners Xiao Jin Yuan and Ching Mui Wong agreed to invest in the property and reopen the hotel and the City agreed to pay for specific property improvements and other incentives, conditional to the City's stipulation that the new owners agree to submit a Registered Preference form indicating owner support for the landmark designation. Following this, the current property owners submitted a Registered Preference in support of the landmark designation on November 3, 2010. After considering the recommendations of the Historic Preservation Commission, and taking into account the Registered Preference submitted by the owners in support of the landmark designation, the Urbana City Council determined the property as a historical landmark on December 20, 2010.

**Case # HP-2010-L-02: Application to Designate the Eli Halberstadt House, 104 N. Central Ave.**

Photo showing the front elevation



The applicant, Brian Adams, nominated the Eli Halberstadt House for local landmark designation. The property was owned by Canaan Baptist Church. The house was built in 1875 for Eli Halberstadt, a prominent grain miller and four-term mayor of Urbana. Architecturally, the house is an example of the Italianate and Stick/Eastlake architectural styles. The house form is a one-and-one-half-story, asymmetrical cross-wing plan with a lower kitchen wing at the rear. The roof is a steep cross-gable. The front porch has an elaborate display of architectural details. The exterior window and door trim on the house show fine detail and craftsmanship, as do the unusual diamond-shaped windows. The exterior of the house appears to have changed little since construction. The Sanborn Fire Insurance Map of 1892 shows the footprint of the house to be identical to that of today, with the exception that what was originally a back porch on the southeast corner of the house has been enclosed. The house has been

recognized as having architectural significance in several surveys and by the Preservation and Conservation Association (PACA), a local preservation advocacy organization.

Additionally, it was featured in the July-August 2009 PACA newsletter. On July 7, 2010, the Historic Preservation Commission made a preliminary determination that the property qualified for designation. Following a public hearing on the application on September 1, 2010, the Commission voted six ayes and zero nays to recommend to the Urbana City Council that the Eli Halberstadt House be designated a local historic landmark. The then property owner, Canaan Baptist Church, submitted a registered preference against the designation citing the cost of maintenance and the need of the lot for additional parking.

Entrance Porch



Elaborate porch detail



Eventually, the house was sold. The new owners, Norman and Carolyn Baxley, were supportive of the landmark application. The City Council, after considering the recommendations of the Historic Preservation Commission, and taking into account the Registered Preference submitted by the new owners in support of the landmark designation, designated the property a local landmark on October 3, 2011.

### **Case No. HP-2011-L-01: Application to Designate the Ezekiel Boyden Home, 404 W. Illinois Street**

Ezekial Boyden Home



Sarah Nixon and George Gasyna (owners) submitted an application to designate the Ezekiel Boyden Home a local landmark. According to the Urbana Zoning Ordinance, when an application is submitted by the owners for local landmark designation, the Historic Preservation Commission has the authority to designate. Stewart Berlocher, author of the article, “An Illinois Lincoln Site Rediscovered: The Ezekiel Boyden Home in Urbana” discovered the history of this house during a research project identifying surviving Civil War era homes in Urbana shown on a 1869 Ruger Panoramic Map of Urbana. Mr. Berlocher’s research uncovered evidence that the house had been constructed circa 1850 and that Abraham Lincoln had visited and lodged at the house. The house was originally located at 303 W. Elm Street and was moved to its current location between 1897 and 1900.

Mr. Berlocher cited evidence such as a 1914 article about Lincoln sites in Urbana which refers to the home and its significance, and a postmarked letter in the U.S. Library of Congress addressed to Abraham Lincoln at Ezekiel Boyden's home on Elm Street. There is additional evidence that Lincoln stayed at the Boyden Home on September 24, 1858 during the Lincoln-Douglas Debates. Furthermore, upon inspection of the interior of the house, including the attic and basement, it appears that the house predates the Civil War. Evidence for this included mortise and tenon construction with adze marks showing on beams in the basement, roof decking exposed in the attic using varied width lumber boards up to 24-inches wide (indicating use of first generation timber), and early door hardware in a cupboard underneath the front staircase. Following a public hearing on April 6, 2011, the Urbana Historic Preservation Commission unanimously approved the application and granted historic landmark designation for 404 W. Illinois.



Front View

### **Case No. HP-2011-L-02: Application to Designate the Colvin House, 604 W Pennsylvania Avenue**

Colvin Home



James and Mary Ann Bunyan (owners) submitted an application to designate the Colvin House a local landmark. According to the Urbana Zoning Ordinance, when an application is submitted by the owners for local landmark designation, the Historic Preservation Commission has the authority to designate. John Colvin, proprietor of a meat market in downtown Urbana, built the house at 604 W Pennsylvania Avenue in 1922. Architecturally, the house is a mixture of Prairie and American Four Square architectural styles with Colonial Revival elements. The house form is similar to that of an American Four Square, two stories and two bays wide and deep. It differs from an American Four Square with a one-

bay wing on the east elevation and an attached two-car garage on the west elevation. The roof is a low-pitched hipped roof with wide overhanging eaves, which is typical of the Prairie architectural style. Other features typical of the Prairie style include the brown brick, the asymmetrical façade with a raised terrace to the side, and limestone sills which provide a horizontal emphasis. The front entrance contains Colonial Revival elements, with a decorative crown extended forward and supported by columns to form an entry porch. The front door has a fanlight above it, which is also typical of the Colonial Revival style. The line of the decorative crown at the front entrance is repeated in the dormer.

Most American houses do not fit neatly into one particular architectural style, but instead are a mixture of two or more styles. Such houses may have been built as a stylistic mixture or may have resulted from later attempts to alter the style through remodeling. The Colvin House was built as a stylistic mixture, rather than undergoing changes through renovation. The Colvin House has a "mirror image" identical twin a few blocks

away, at 303 W Michigan Avenue. This house was built in 1924 and is nearly identical to the Colvin House (although in reverse, hence the “mirror image”).

A public hearing was scheduled for June 1, 2011, at the regularly scheduled meeting of the Urbana Historic Preservation Commission. Due to a death in the family, the petitioners requested that the application be deferred until the July 6, 2011 meeting. Following a public hearing on July 6, 2011, the Historic Preservation Commission unanimously approved the application and granted historic landmark designation for 604 W Pennsylvania Avenue.

### 3) SURVEY:

No properties were surveyed in fiscal year 2010 – 2011. However, students at the University of Illinois at Urbana-Champaign, as a part of Alice Novak’s Historic Preservation class, will continue to survey historic properties in fiscal year 2011 – 2012.

### 4) NATIONAL REGISTER NOMINATIONS:

There were no National Register Nominations.

### 5) MONITORING:

#### Mumford House

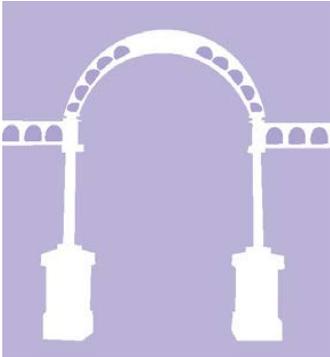


The Mumford House, listed in the National Register of Historic Places in 1989, is located on the south quad of the campus of the University of Illinois at Urbana-Champaign. The house was built in 1870 as a model farmhouse for the university research farms, and since then the farms have been moved further south and other campus buildings have been constructed around the house. In 2006, it was listed as one of Illinois’ most endangered buildings by the Landmarks Preservation Council of Illinois due to the University’s plan to move Mumford House to the research farms, which are south of the main campus. After years of disagreement over the future of Mumford House,

with preservationists wanting Mumford House to be preserved in its original location and the University of Illinois wanting to move the house, the University’s Board of Trustees, at their May 21, 2009 meeting, approved an ordinance recognizing the need for and the importance of the Mumford House in-situ. The Trustees prohibited relocation of Mumford House and ordered its restoration. The local preservation community, including the Champaign County Preservation and Conservation Association and the Chair of the Urbana Historic Preservation Commission were instrumental in this success. A stabilization and weatherization project is being completed in October 2010 which will involve removing the two additions, asbestos remediation, installation of a fire alarm system, power-washing, and painting.

## 6) ACTIVITIES:

### **2012 Downtown Urbana Plan: addressing Historic Preservation in Downtown Urbana**



On April 16, 2012, the City of Urbana adopted the 2012 Downtown Urbana Plan. Recognizing the historic significance of downtown buildings and spaces, the Plan recommends implementing an approach that integrates historic preservation with downtown development activities. Historic Preservation is addressed through three goals:

- Promote context-appropriate urban-style infill development to extend downtown's core character.
- Develop engaging public spaces and streetscapes.
- Protect and enhance the character of downtown.

Taking a pro-active approach to Historic Preservation in downtown Urbana, the 2012 Plan includes the protection and enhancement of the character of downtown as a goal and details related implementation strategies.

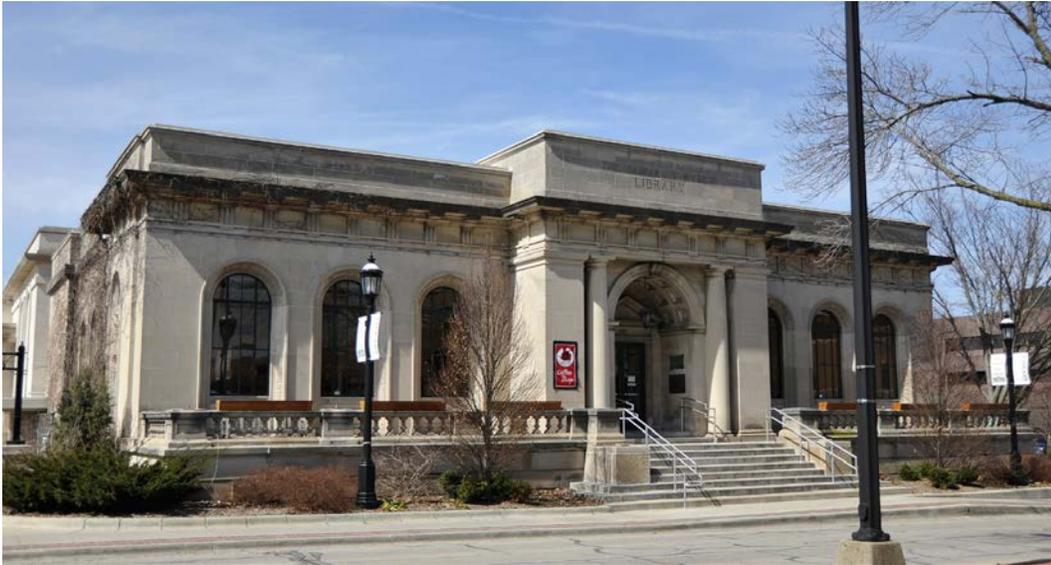
#### **Goal F: Protect and enhance the character of downtown.**

- F1 Protect downtown's historic architecture and civic buildings through preservation tools.
- F2 Promote downtown's historic character with programs such as historic markers.
- F3 Adopt design guidelines to expand downtown's walkable core.
- F4 Promote downtown's amenities such as the Boneyard Creek.
- F5 Continue to invest in key public improvements which support downtown as a destination, including streetscape.
- F6 Establish unique identity for downtown through signage & marketing.
- F7 Assess building stock and proactively repair deteriorated buildings.

#### **The City plans to implement these goals through the following actions:**

- i. Install Street Identity Signs per the Signage and Wayfinding Study
- ii. Create a historic marker/plaque program to identify key historic and civic buildings
- iii. Proactively survey and repair unreinforced masonry buildings downtown
- iv. Designate downtown historic district or landmark significant civic and historic buildings
- v. Promote the Royer Historic District and Lincoln exhibits
- vi. Market Boneyard Creek project during construction and upon completion to raise public awareness
- vii. Upgrade Civic Center and/or explore new uses
- viii. Install streetscape elements as outlined in the University Avenue Corridor Study

While the timeframe for achieving these goals is three to five years, a few of these actions are currently on-going through related plans such as the Signage and Wayfinding Plan, the Boneyard Creek Master Plan, and the Urbana Comprehensive Plan.

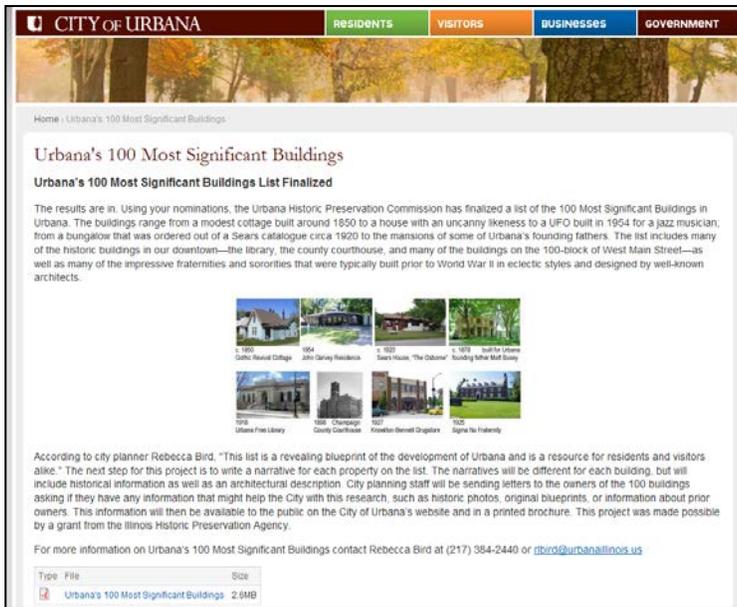


The Urbana Free Library is an important historic civic structure (quoted from the 2012 Downtown Plan)

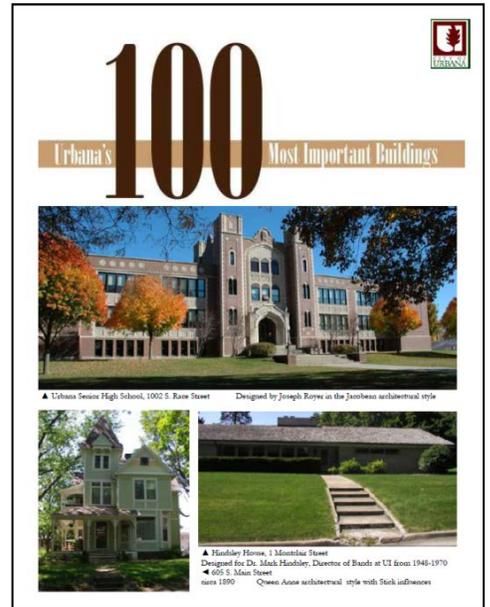
The 2012 Plan also recognizes that designating important Civic Buildings and Historic Districts is another strategy the City can use to protect the heritage and the built fabric of downtown. Recognizing the history of our downtown buildings with informative plaques is another way to promote the unique character of Downtown Urbana.

### **Urbana's 100 Most Significant Buildings**

In 2011, the City of Urbana received a Certified Local Government grant from the Illinois Historic Preservation Agency to create an honorary list of the 100 most important buildings reflecting Urbana's heritage. City staff solicited nominations from the public and then worked with the Historic Preservation Commission to identify the 100 structures that best represent Urbana's architectural history, community heritage, and values. The 100 buildings are featured on the City's website, with photographs and an architectural description of each and a historic narrative for many. The final list includes a variety of buildings ranging from a modest cottage built around 1850, to a house with an uncanny likeness to a UFO that was built in 1954 for a jazz musician; from a bungalow that was ordered out of a Sears catalogue circa 1920, to the mansions of some of Urbana's founding fathers. The list also includes many of the historic buildings in downtown—the library, the county courthouse, and many of the buildings on the 100-block of West Main Street—as well as many of the impressive fraternities and sororities that were typically built prior to World War II in eclectic styles and designed by well-known architects. The list serves as a revealing blueprint of the development of Urbana and is a resource for residents and visitors alike. There is also a print document containing pictures of all the listed buildings, which is available for download from the City's website.



Screenshot of the webpage hosting the list on the City's website

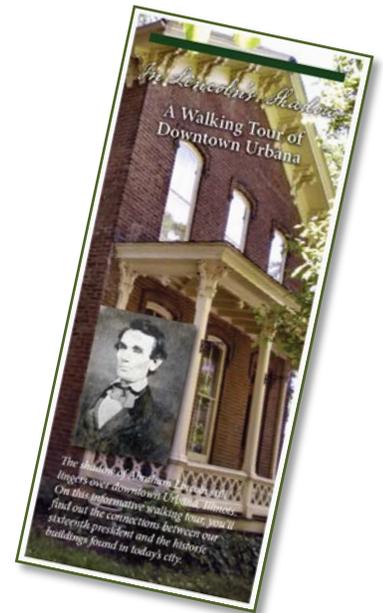


List with pictures and a brief description available online for download

## Urbana Lincoln Pastcast Project

Pastcasting brings story and place together, using new technology to offer on-demand, self-guided video walking tours to visitors at historic sites. The City of Urbana, working with the Lincoln Exhibits Committee, created a "pastcast tour" exploring Urbana's Abraham Lincoln-related heritage. Abraham Lincoln spent nearly twenty years of his life here, practicing law, making friends and gaining political allies. This pastcast tour is a look at the connections between the Urbana of Lincoln's era and the historic buildings of today's downtown.

The tour starts off at the *Abraham Lincoln: Large Presence in a Small Town* permanent exhibit at the Champaign County Courthouse in Urbana. Through this exhibit, visitors can experience the sights and sounds of Lincoln's legal career near the spot where he tried the cases of the day. Visitors can enter the 1850s courtroom, hear Lincoln's voice, and witness a fascinating presentation about Lincoln's legal career in Urbana.



Through the tour, visitors can also learn about the link between Lincoln and the University of Illinois at the Griggs House, and compare the accommodations of the 1850s with the Tudor-style hotel named after the 16th president which was built in 1924.

Website hosting the podcasts and maps



Pastcast tour brochure

The download- friendly audio clips related to each site on the tour are hosted on a dedicated webpage on the City's website. They are also available for download via YouTube. Visitors can also download an illustrated brochure with a map and a brief description of the tour via the City's website.

## Training

**Nicety or Necessity: Framing Historic Preservation to More Effectively Build Public Will, June 18, 2010** – The Illinois Historic Preservation Agency held a day-long preservation workshop in Crystal Lake, Illinois. City staff attended.

**The ACHP Section 106 Essentials, July 7 – 8, 2010** – The Advisory Council on Historic Preservation held an in-depth course in Kansas City looking at historic preservation responsibilities under the National Historic Preservation Act. City staff attended.

**2010 National Commission Forum, July 28 – August 1, 2010** – The NAPC Forum is a national conference dedicated to local preservation commissions and the issues they face. Grand Rapids, Michigan. City staff attended.

**Preservation Training Matters, October 22, 2010** -- Illinois Historic Preservation Agency hosted a day-long preservation training session in conjunction with the Building Expo at Navy Pier in downtown Chicago. City staff attended.

**Old is Our New Green, June 2 – 4, 2011** – The Illinois Historic Preservation Agency hosted a three-day historic preservation statewide conference in Godfrey, Illinois. City staff helped organize and attended the conference.

## **Historic Preservation Ordinance Amendment**

The Historic Preservation Ordinance, Article XII of the Urbana Zoning Ordinance, adopted July 6, 1998, was based on a model ordinance modified to fit local circumstances. Twelve years' experience with the ordinance plus significant recent legal cases highlighted areas of the City's Historic Preservation Ordinance which need to be strengthened. The ordinance was vague in many places, particularly regarding guidelines for reviewing demolition applications and procedures to evaluate Certificates of Economic Hardship. Revisions to the Ordinance were intended to clarify intent and make the document easier for applicants, the Historic Preservation Commission (HPC), and staff to understand and use. These amendments also help strengthen the City's historic preservation determinations based upon recent case law and a correction of inconsistencies in the present Ordinance.

On April 7, 2010, City staff gave a presentation on the proposed changes to the Urbana Historic Preservation Commission and submitted copies of the proposed revised ordinance for review and comments. The HPC recommended a number of changes, which were incorporated into the revised draft ordinance and brought back to the HPC at their May 5, 2010 meeting. At this meeting, the HPC voted four ayes and zero nays to forward the ordinance to the Plan Commission with a recommendation for approval. On June 24, 2010, the Urbana Plan Commission held a public hearing on the proposed text amendment and voted six ayes and zero nays to forward to the Urbana City Council with a recommendation to approve the requested text amendments to Article XII (Historic Preservation Ordinance) of the Urbana Zoning Ordinance. The text amendment was approved on July 19, 2010.

### **7) ATTACHMENTS:**

FY 2010-2011 Commissioner Attendance Record.

Meeting Minutes:

- July 7, 2010
- August 8, 2010
- September 1, 2010
- December 1, 2010
- March 2, 2011
- April 06, 2011
- June 01, 2011

cc: Elizabeth Tyler  
Alice Novak



## FY 2009-2010 Commissioner Attendance Record

### HPC Members

	Scott Dossett	Alice Novak	Dave Seyler*	Trent Shepard	Kim Smith	Joan Stolz	Mary Stuart
July 7, 2010	Present	Present	*	Present	Present	Present	Present
August 10, 2010	Present	Present	*	Excused	Present	Present	Present
September 1, 2010	Present	Present	*	Present	Present	Present	Present
October 6, 2010	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled
November 3, 2010	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled
December 1, 2010	Present	Present	Present	Present	Present	Present	Present
January 5, 2011	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled
February 2, 2011	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled
March 2, 2011	Excused	Present	Present	Excused	Present	Present	Excused
April 6, 2011	Present	Excused	Present	Present	Present	Excused	Excused
May 4, 2011	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled	Canceled
June 1, 2011	Excused	Present	Present	Present	Present	Present	Present
<b>Total Attendance</b>	<b>5/7</b>	<b>6/7</b>	<b>4/4</b>	<b>5/7</b>	<b>7/7</b>	<b>6/7</b>	<b>5/7</b>

\* Term commenced September 20, 2010



**MINUTES OF A REGULAR MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** July 7, 2010

**TIME:** 7:00 p.m.

**PLACE:** City Council Chamber, 400 South Vine Street, Urbana, Illinois

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**MEMBERS PRESENT:** Scott Dossett, Alice Novak, Trent Shepard, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Tony Weck, Recording Secretary

**OTHERS PRESENT:** Dennis Roberts, George Almasi, Ritchie Drennen, Charles Pettigrew, James Lusk, Ponce Palmer, Mark Jones, DeWayne Blackwell, Catherine Barbercheck, Edward Muldrow, John LeNoir, Glenn Berman, Addie Williams, Estelle Dixon, Cynthia Biggers, Odessa Taylor, Brian Adams, Camilla Fulton, Rev. B.J. Tatum, Albert Williams, Annie Cleveland, Marie S. Polk, Ashley Oaties, Elawrence Davis, Willie J. Granville, Mattie Gray, Leonard Gray, Kenon Johnson, Rev. Anthony Peppers, Rev. Harold Davis, Catherine Deen, Michelle Hill, Earlene Terry, Emanuel J. Terry, Marina S. Sherrill, Jarel Jackson

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

The meeting was called to order at 7:03 p.m. by Historic Preservation Commission Chair, Alice Novak. Roll was taken and a quorum was declared. Ms. Novak noted that Commissioner Art Zangerl had resigned from the Commission. She acknowledged his service on the Commission since its inception. She also acknowledged his dedication to Urbana's historic preservation generally.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF HISTORIC PRESERVATION COMMISSION MINUTES**

The Commission reviewed the draft minutes of the June 2, 2010 meeting. Mr. Shepard made a motion to approve the minutes as presented. Ms. Stolz seconded the motion. Upon a vote, the Commission unanimously approved the June 2 minutes as presented.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. AUDIENCE PARTICIPATION**

Alice Novak stated that there would be several opportunities to be heard at tonight's meeting. If someone wished to speak on any agenda item they could do so now or wait until the point on the agenda for that specific agenda item. No one in the audience indicated they wished to speak, and Ms. Novak proceeded to the next agenda item.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

**Case #HP-2010-COA-03, 115 West main Street (Tiernan's Block/Masonic Temple). Request for a Certificate of Appropriateness to replace six windows, R Rentals, applicant.**

Ms. Novak asked for the staff report for this agenda item. Mr. Myers presented the staff report to the Commission, outlining staff's findings regarding this case. Based upon this proposed project's adherence to criteria 1, 2 and 3 of Section XII-6.B.2 of the Urbana Zoning Ordinance, City staff recommended that the Commission approve a Certificate of Appropriateness to replace six windows with the following conditions:

- The replacement windows will be built and installed in general conformance to the application for Certificate of Appropriateness as submitted;
- The replacement windows will be installed with the reveal from the front face of the window framing to the front face of the building to match the existing reveal; and
- The replacement windows will be installed without the two-inch frame expander as shown in the sill drawing unless it is necessary.

Commission questions to City staff were addressed, following which Ms. Novak asked if the applicant in this case wished to address the Commission.

Glenn Berman, the applicant, and Daniel Wells, Wells & Wells Construction addressed the Commission briefly. Both Mr. Berman and Mr. Wells gave general information regarding the application.

Ms. Novak then asked if anyone else in the audience wished to address the Commission. There were no comments or questions from the audience.

The Commission then discussed the case briefly. Following discussion, Mr. Dossett made a motion that the Commission approve a Certificate of Appropriateness based on the applicant's adherence to Section XII-6.B.2 of the Urbana Zoning Ordinance.

Ms. Smith seconded the motion.

With no further discussion of the case, Ms. Novak asked for a roll call vote. Roll was taken and the votes were as follows:

Dossett	–	Yes	Novak	–	Yes
Shepard	–	Yes	Smith	–	Yes
Stolz	–	Yes	Stuart	–	Yes

With all Commissioners present in favor, the motion carried unanimously and the Certificate of Appropriateness was granted.

With no further discussion, Ms. Novak closed the public hearing for Case #HP-2010-COA-03.

## 9. NEW BUSINESS

### **Case #HP-2010-L-02, 104 N. Central Avenue (Eli Halberstadt House): Preliminary Determination for a Historic Landmark Nomination, Brian Adams, Applicant.**

Ms. Novak introduced this case and noted that even though this was not an official public hearing there would be an opportunity for anyone in the audience wishing to speak to do so. She clarified that the duty of the Commission at this meeting was to determine whether or not the house at 104 North Central Avenue was eligible for designation as a local historic landmark. A public hearing and Commission recommendation on whether or not to designate the property as a local landmark would occur at a future Commission meeting. She then asked for the City staff report regarding this case. Following this the applicant and property owner representatives would be offered a chance to provide any comments, following which audience members would have the same opportunity.

Mr. Myers presented the staff report to the Commission, outlining staff's findings. Mr. Myers also gave a brief history of the house, noting that it was built by Eli Halberstadt, a grain miller and four-term mayor of Urbana. He also noted that the house was an example of the Italianate and Stick/Eastlake architectural styles built in the 1870s. The house is remarkably intact. Based on Sanborn Fire Insurance maps from the 1890's, it appears that the only change to the house's exterior was to enclose a rear porch. Mr. Myers also highlighted four past historic resource surveys beginning in 1971 which have recognized this property as a significant resource for Urbana.

In terms of qualifications for designation as a local landmark under the City's Historic Preservation Ordinance, City staff recommends the following findings.

- The property located at 104 N. Central Avenue known as the Eli Halberstadt House was constructed in 1875 for prominent miller and four-term mayor of Urbana Eli Halberstadt in the Italianate and Stick/Eastlake architectural style.

- The Eli Halberstadt House is significant as part of the architectural, civic, cultural, economic, political and social heritage of the community. The property is unique for Urbana because it is an uncommon example of residential Italianate and Stick/Eastlake architectural styles. In addition to its architectural significance, the house also has significant value as it was built by Eli Halberstadt, a prominent businessman and politician who served as mayor of Urbana when Urbana was chosen as the site of the future University of Illinois.
- The Eli Halberstadt House is associated with an important person in local history in that it was built by Eli Halberstadt, a prominent businessman and four-term mayor of Urbana.
- The Eli Halberstadt House is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, and craftsmanship and retains sufficient integrity. The property is an excellent example of the Italianate and Stick/Eastlake architectural styles and retains a high degree of integrity.
- The Eli Halberstadt House is not known to be the notable work of a master builder, designer, architect, or artist whose individual genius has influenced the area.
- The Eli Halberstadt House is not an identifiable and familiar visual feature in the community owing to its unique location or physical characteristics.
- The Eli Halberstadt House is not a particularly fine or unique example of a utilitarian structure.
- The Eli Halberstadt House is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.

Based on the application and staff's findings, City staff recommended that the Commission find that 104 North Central Avenue qualifies for designation as a local historic landmark based on Criteria a, b, and c of Section XII-5.C. of the *Urbana Zoning Ordinance*.

Ms. Novak asked if there were any questions from the Commission for Mr. Myers.

There were none.

Ms. Novak then asked if the applicant in this case wished to address the Commission.

The applicant, Brian Adams, briefly addressed the Commission, asking its members to agree that the Eli Halberstadt House qualifies as a local historic landmark. Mr. Adams also gave a brief background on how he came to nominate this particular property.

Ms. Novak then asked if the owner of 104 North Central Avenue wished to address the Commission regarding the nomination.

Catherine Barbercheck, attorney for the property owner, first addressed the Commission.

She stated that she realized the role of the Commission tonight was to review the application under the criteria for designation, but that it's also important for the Commission to know that the building needs a great deal of costly repair work.

Rev. B.J. Tatum, Canaan Baptist Church, next addressed the Commission. He stated that the house unfortunately has been a financial “sinkhole” and the church does not have the funds to make necessary repairs. Designating the property a landmark could take the property out of their control in terms of maintenance standards. The boiler for the hot water heating system failed earlier this year, and they have three cost estimates to replace it ranging between \$18,000 and \$20,000. That’s just for the heating system. Plus the plumbing system is really bad. Only one of the apartments is being occupied at this time, and they are not sure what they will need to happen when the weather turns cold. It is not cost effective for the church to further invest in it. Mr. Dossett commented that in terms of meeting the criteria for landmark designation, the Commission could not consider the external finances or the costs of being a historic landmark.

Ms. Novak then asked if anyone else in the audience wished to address the Commission regarding this case, calling on each section row by row. There were no comments or questions from the audience.

The Commission then discussed the case. Following discussion, Ms. Novak made a motion that the Commission find that 104 North Central Avenue, also known as the Eli Halberstadt House, qualifies for designation as a local historic landmark based on Criteria a, b, and c of Section XII-5.C of the *Urbana Zoning Ordinance*, and based on its significance as an uncommon combination of the Italianate and Stick/Eastlake styles of architecture, its 1870s construction and the fact that it was the residence of Eli Halberstadt, a prominent businessman and four-term mayor of Urbana.

Mr. Dossett seconded the motion.

With no further discussion of the case, Ms. Novak asked for a roll call vote. Roll was taken and the votes were as follows:

Dossett	–	Yes	Novak	–	Yes
Shepard	–	Yes	Smith	–	Yes
Stolz	–	Yes	Stuart	–	Yes

With all Commissioners present in favor, the motion carried unanimously. Ms. Novak noted that the next step in the process was that the case be forwarded to a public hearing to be held by the Commission at its next regular meeting.

## 10. MONITORING OF HISTORIC PROPERTIES

Regarding the Mumford House, Ms. Novak reported that there was currently no activity. She briefly noted renovations in progress on other historic structures on the University of Illinois campus.

## 11. STAFF REPORT

Mr. Myers updated the Commission on the status of the Urbana-Lincoln Hotel landmark application. Because the applicant will unavailable for the Committee of the Whole meeting on July 12, and after consulting with the applicant, the application for be forwarded to the July 26 Committee of the Whole meeting.

Based on Commissioner feedback, it now appears there will not be a quorum for the August Historic Preservation Commission meeting at which the public hearing for the 104 N Central Ave. landmark application would be held. Immediately following adjournment tonight Mr. Myers will poll Commissioners as to their availability for a potential special meeting. City staff will let everyone know as soon as possible when the public hearing would be held.

Mr. Myers was asked how a new Vice Chair should be selected following Art Zangerl's resignation. City staff will consult the Commission's bylaws and work on this issue.

**12. STUDY SESSION**

There was none.

**13. ANNOUNCEMENTS**

There were none.

**14. ADJOURNMENT**

With no further business Mr. Dossett moved that the meeting be adjourned. Mr. Shepard seconded the motion. With all Commission members in favor the meeting adjourned at 8:02 p.m.

Submitted by:

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Robert Myers, AICP  
Planning Division Manager

**MINUTES OF A SPECIAL MEETING**

**HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** August 10, 2010

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, Alice Novak, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS EXCUSED:** Trent Shepard

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Elizabeth Tyler, Director of Community Development Services Department; Rebecca Bird, Planner I

**OTHERS PRESENT:** Brian Albrecht, John Dorsey

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:00 p.m. The roll call was taken, and a quorum was declared present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

Mr. Dossett requested a correction to the minutes of July 7, 2010. On page 5, after Rev. Tatum addressed the Historic Preservation Commission, Mr. Dossett had stated that in terms of meeting the criteria for landmark designation, the Commission could not consider the finances or the costs of being a historic landmark. He would like this to be reflected in the minutes.

Mr. Dossett made a motion to approve the minutes from July 7, 2010 as corrected. Ms. Smith seconded the motion. The minutes, as corrected, were approved by unanimous vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. AUDIENCE PARTICIPATION**

Chair Novak mentioned that if anyone in the audience wished to speak about the landmark nomination for the Halberstadt House, it would appropriate to speak during the public hearing for this case.

No one indicated that they wished to provide public comments at this time.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

**Case No. HP-2010-L-02: 104 North Central Avenue (Eli Halberstadt House). Public Hearing for a Historic Landmark Nomination, Brian Adams Applicant.**

Rebecca Bird, Planner I, gave a brief staff report noting that the Urbana Historic Preservation Commission previously determined that the proposed property does qualify for designation as a local landmark. Section XII of the Urbana Zoning Ordinance requires that City staff hold a public hearing within 45 days of the preliminary determination and so the case is being opened. Glenn Stanko, legal counsel for the property owner, has requested in writing that the Historic Preservation Commission continue the public hearing until the regularly scheduled September 1, 2010 meeting. This is due to a scheduling conflict and to give legal counsel and Canaan Baptist Church more time to assess the application. City staff, including the City Attorney, therefore recommends that the Urbana Historic Preservation Commission continue this case and to defer any discussion or public testimony to the September 1, 2010 regular meeting.

Ms. Smith moved that the Historic Preservation Commission continue this case to the September 1, 2010 regular meeting in order to give legal counsel a full and fair opportunity to assess the issues of the case and advise the property owner. The motion was seconded by Mr. Dossett. The motion was approved unanimously by voice vote.

**9. NEW BUSINESS**

**Elect a Vice-Chair for the Historic Preservation Commission**

Mr. Dossett nominated Mary Stuart to serve as Vice-Chair for the Historic Preservation Commission. Ms. Stuart declined the nomination, and then she nominated Kim Smith. Mr. Dossett seconded the nomination. The nomination was unanimously approved by the Historic Preservation Commission by voice vote.

## 10. MONITORING OF HISTORIC PROPERTIES

There were none.

## 11. STAFF REPORT

Ms. Bird reported on the following:

- ▶ A **Certificate of Appropriateness for 612 West Green Street** was administratively reviewed and approved. The Certificate of Appropriateness was for the installation of a fence.
- ▶ A **City Council Study Session** will be held on September 13, 2010 to discuss landmarking properties and financial benefits.
- ▶ **The Historic Lincoln Hotel Landmark Nomination** was continued until the Committee of the Whole meeting on September 13, 2010.
- ▶ **City staff asked Kim Smith** if she would be interested in serving on the Design Review Board and on the MOR Development Review Board as the Historic Preservation representative.
- ▶ **Vacancies on Boards and Commissions** – Ms. Tyler noted that City staff is trying to find people who are interested in serving the City by filling the vacant seats on the various boards and commissions.
- ▶ **NAPC Conference** – Ms. Bird attended the National Alliance of Preservation Commissions training workshop in Grand Rapids, Michigan. She talked about the sessions that she attended and shared some information that she learned.

## 12. STUDY SESSION

There was none.

## 13. ANNOUNCEMENTS

There were none.

## 14. ADJOURNMENT

Mr. Dossett moved to adjourn the meeting at 7:20 p.m. Ms. Stuart seconded the motion. The meeting was adjourned.

Submitted,

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Robert Myers, Planning Manager

**MINUTES OF A REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** September 1, 2010

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, Alice Novak, Trent Shepard, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Ronald D. O’Neal Jr., City Attorney; Sukiya J. Robinson, Recording Secretary

**OTHERS PRESENT:** Addie Williams, Barbara Tatum, Rev B.J. Tatum, Odessa Taylor, Glen Stanko, Albert Williams, Brian Albrecht, Meg Miller, Linda Lorenz, Lori West, Ritchie Drennen, Charles Pettigrew, Mark Jones, James Lusk, Brandon Trice, Wally Wynn, Lakeith Brooks, Kimberly Brown-Riley, John Dorsey, Gina Pagliuso, Karen Kummer, Jeff Johnson, David Seyler, Alicia Lowery, Willie T. Summerville, Brian Adams, Mattie Gray, Leonard Gray, Darrel Foste, Antoine Gray

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:07 p.m. The 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 August 10, 2010 Historic Preservation Commission Special Meeting were presented for approval. Mr. Dossett moved to approve the minutes. Ms. Smith seconded the motion to approve. Mr. Shepard then asked for a correction to the minutes. He commented on the correction to minutes requested by Mr. Dossett at the August 10th meeting. Mr. Shepard stated the part referring to “the external of the house” was unclear. Mr. Dossett agreed that the words, “the

external” should be eliminated from the minutes. Ms. Novak asked if there was a friendly amendment to the motion and a second. Mr. Dossett and Mr. Shepard confirmed. The August 10th minutes, as corrected, were approved by unanimous vote.

#### 4. WRITTEN COMMUNICATIONS

There were none.

#### 5. AUDIENCE PARTICIPATION

Ms. Novak informed the audience that they were welcome to speak generally on historic preservation issues at that time, but if interested in speaking about the Eli Halberstadt House they might prefer to speak during the official public hearing coming up later in the agenda. If people choose to speak during the hearing they may be subject to questioning by opponents and proponents of the case. But if they chose to speak during this portion of the meeting their comments would not be a part of the official public hearing record.

No one in the audience indicated they wished to speak, and Ms. Novak proceeded to the next agenda item.

#### 6. CONTINUED PUBLIC HEARINGS

##### **Case No. HP-2010-L-02: A request to designate 104 North Central Avenue (Eli Halberstadt House) as a local historic landmark, Brian Adams applicant (Public Hearing)**

Ms. Novak introduced this case. She first gave a brief idea of how a public hearing is conducted under the bylaws. Ms. Novak reviewed the procedures and order of the public hearing. Anyone wishing to speak should understand that they may be questioned by the property owner or applicant. The Commission is to consider the criteria that are in the historic preservation ordinance. The Commission’s authority in this case was to recommend approval or denial of the application to the City Council. She then asked for City staff’s report on this case.

Rebecca Bird, Planner I, presented the staff report for this case. She introduced the case and stated that the Historic Preservation Commission made a preliminary determination at their July 7, 2010 meeting that the property qualified for designation as a local landmark under Criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance. The Zoning Ordinance requires that the Commission hold a public hearing within 45 days of the preliminary determination. The public hearing was opened on August 10 but continued until this meeting at the request of the property owner’s attorney. If the application for designation should be approved, the property owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future changes to the exterior of the property.

Ms. Bird then provided information on the house itself. She stated that the house had been recognized as having architectural significance in the State of Illinois Survey (1971), Illinois Historic Structures Survey (1975), Urbana Preservation Study (1975) and PACA Downtown to Campus Survey (1985). On July 7, 2010, the Historic Preservation Commission made a

preliminary determination under the designation criteria provided in Section XII-5.c of the Urbana Zoning Ordinance. The staff report summarizes the preliminary determination. The options for the Historic Preservation Commission are to make a recommendation to the City Council that the application be approved or denied. The City council is expected to consider recommendation at their September 20<sup>th</sup> meeting. Based on the application and staff's findings, City staff recommended that the Historic Preservation Commission recommend approval.

Ms. Novak asked if there were any questions from the Commission for Ms. Bird. There were none.

Ms. Novak called upon the applicant, Brian Adams, to address the Commission if he wished. He summarized why he felt the Halbertstadt house is worthy of landmarking and his reasons for submitting the nomination. Ms. Novak then asked if Mr. Adams had any additional evidence or witnesses that he would like to present. Mr. Adams called on Karen Kummer, Champaign County Preservation and Conservation Association (PACA).

Karen Kummer agreed with the architectural description provided in the nomination submitted by Mr. Adams. She summarized the architectural style, design, and integrity of the house. She stated it is worthy of landmark designation and meets the criteria as expressed in the Ordinance.

With no further witnesses for Mr. Adams, Ms. Novak then requested that they both remain at the table and asked if the property owner had any questions for them.

Glen Stanko, attorney for the property owner, asked Mr. Adams a series of questions to determine his interest in the Halberstadt House. Why did Mr. Adams chose this point in time to nominate the Halberstadt House when he has lived in the area for about 10 years?

Mr. Adams responded that the Halberstadt House is more than visible now that the Urbana Armory building has been removed. Mr. Stanko then asked how long Mr. Adams had been aware of the house. Mr. Adams stated he had been aware of it even before he purchased his own house. Mr. Stanko asked Mr. Adams what his occupation was and Mr. Adams stated he was there to talk about the house and not his personal information. Ms. Novak clarified that Mr. Adams should answer questions at a level of detail he felt comfortable with. Mr. Adams stated that he is an archaeologist by training and that he enlisted Mr. Chenail, someone interested in architecture, to help with the description of the house in the nomination. Mr. Stanko then asked Mr. Adams about a board he served on for the City of Urbana. Ms. Novak once again encouraged Mr. Stanko to keep his questions to things specifically relevant to the case. Mr. Stanko confirmed that Mr. Adams is a member of PACA. Mr. Adams stated he was not aware of the internal condition of the house. He also stated that he felt the whole house has integrity, not just the front porch. Mr. Stanko asked if Mr. Adams had any prior knowledge of the church's plans to demolish the house before filing the application. Mr. Adams replied he did not. Mr. Stanko had no further questions for Mr. Adams.

Ms. Novak next proceeded to public comments and turned her attention to the public speaking cards. She stated she would begin calling the people who were in support up to speak. Chris Berti, 411 W. Nevada, spoke in support of the landmark designation based on its architectural and historic significance. Mr. Stanko asked if Mr. Berti resided in the neighborhood of the house. Mr. Berti stated he lives a few blocks away. Mr. Stanko then asked if he owned his property and if

it was landmarked. Mr. Berti stated he does own his property, but it is not landmarked. Mr. Stanko asked how Mr. Berti would feel about the rules changing for his own property after he purchased it, that anyone can nominate a house for landmarking even if they are not the owner, and despite the owner's original intentions for the house. Mr. Berti stated the rules had not been changed, simply put into place. He felt that had our community done that a long time ago there would be more landmarked properties. Mr. Stanko had no further questions for Mr. Berti.

John Dorsey, 301 W. Locust, spoke in support of the Halberstadt House landmark designation and hoped that the property could be restored to help preserve the integrity of that neighborhood. He lives less than a block away from the property and has seen the house decline in condition. Mr. Stanko asked if Mr. Dorsey felt the church has done some good things in that neighborhood. Mr. Dorsey stated the church has done good things, but the Halbertstadt house has not been maintained as other homeowners in the neighborhood have done. Mr. Stanko asked if the lack of maintenance was true before the church acquired the property. Mr. Dorsey answered no. Mr. Stanko asked if Mr. Dorsey knew who owned the property before Canaan Baptist. Mr. Dorsey answered no. Mr. Stanko had no further questions for Mr. Dorsey.

Linda Lorenz, 409 W High St, spoke in support of the Halberstadt House landmark designation, expressing the necessity to retain the beauty of the neighborhood. Mr. Stanko verified the location of Ms. Lorenz's house and its distance from the Halberstadt House. He asked if her house had been landmarked. She stated there had been some alterations so it may not qualify for landmarking. Mr. Stanko had no further questions for Ms. Lorenz.

Gina Pagliuso, 806 S. Vine, spoke in support of the Halberstadt House landmark designation. She stated she really enjoys viewing old houses and asks that the church reconsider its plan to demolish and that the house be landmarked. Mr. Stanko noted that Ms. Pagliuso lives a fair distance from the house. She agreed, but stated she drives by the house every day. He asked how long she had been aware of the house. She stated she has lived in the town for two years. Mr. Stanko had no further questions for Ms. Pagliuso.

Carolyn Baxley, 510 W Main St, spoke in support of the Halberstadt House landmark designation based on its wonderful architecture and historical value. Ms. Baxley collected 30 signatures in an hour of people who are in support of landmarking the house. She presented staff with the petition.

Mr. Stanko confirmed Ms. Baxley's active status in historic preservation issues in this city and asked if her house was landmarked. Ms. Baxley stated no. He then asked if the Halberstadt House is such an important house, why has there been such a delay in the landmark designation nomination? Ms. Baxley stated that the ordinance is fairly new and the process of nominating a house takes a lot of time and research that most people don't have. Mr. Stanko asked how far she resided from Canaan Baptist Church. She stated she lives about a block away. He asked if she felt Canaan has done positive things in the neighborhood. She stated that they have done some positive things, but also some negative things such as lack of property upkeep. Mr. Stanko asked what her perceptions of the church's parking issues were. Ms. Baxley summarized why she doesn't think there is a problem with parking. Mr. Stanko had no further questions for Ms. Baxley.

Ms. Novak stated she had no further public input cards in support of the designation.

Darrel Foste, 409 W. Main St, stated he did fill out a card and wanted to speak as neutral in the case of the landmark designation. He explained his issue was not with the structure itself, but the land it is sitting on. He stated that this house is constructed right next to Boneyard Creek, and ground subsidence along Boneyard Creek is making repair impossible in some cases. His own house a block away has had serious problems with shifting foundation and walls due to underground subsidence. It's impractical to ask property owners in this situation to keep sinking money into properties in this situation. Mr. Stanko had no questions for Mr. Foste.

Ms. Novak asked if there was anyone else who wished to speak as a proponent of the case. There were none.

Ms. Novak then asked the property owner and his representative to speak at this time. She also stated that Mr. Adams was welcome to remain at the table.

Mr. Stanko addressed the Commission. In his opening statement he discussed the origin and impact of the church on the community, the types of additional properties purchased by the church over the years, and their significant parking issues. He stated that the Halberstadt House specifically was bought with the intent to demolish and use for additional parking. He noted that the church invested money and intended to restore the Urbana Armory to use for its academy but it was demolished at the direction of the City of Urbana. Ironically, the church now faces landmark status on a house they bought specifically to demolish for development purposes. Mr. Stanko stated he would talk about the condition of the house, what maintenance has been done over the years, and the expense to further maintain it. He stated that he hoped the Commission would choose not to recommend approval after hearing all the evidence. He then presented a packet of exhibits to the Commission.

After asking Mr. Stanko how long he would need to present his case, Ms. Novak called for a two minute recess. Following the recess Ms. Novak called the meeting back to order.

Mr. Stanko called his first witness, Rev. B. J. Tatum, Canaan Baptist Church. Mr. Stanko asked general questions regarding the church's background. Rev. Tatum summarized the church background and history in terms of its location and use. The church was purchased in 1977. Mr. Stanko then identified on a map the church and nearby properties owned by Canaan Baptist Church, and how each property is used. Mr. Stanko asked if the church had been renovated over time. Rev. Tatum described in detail the renovations that had taken place. Mr. Stanko asked how many members Canaan Baptist Church has on its roster. Rev. Tatum stated the church sees about 500 to 700 people a week. That includes Sunday services as well as all activities offered through the week. Mr. Stanko then asked about the number and types of services offered on Sundays and specific questions regarding programs offered by the church. Rev. Tatum described the different types and times of the Sunday services as well as the many activities and ministries provided by the church. He gave reasons why the church provides the services and programs that it does.

Mr. Stanko then asked about the long-term plans for the property in question. Rev. Tatum stated that the property were purchased for demolition and use for parking. That is still the present plan. Mr. Stanko asked if anyone was aware of the historic nature of the Halberstadt House when it was purchased. Rev. Tatum stated that the previous owner did not give any historical background on the

house. He also added that the owners of all of the additional properties purchased by the church came to the church and offered to sell their property in order to assist the church with its needs. Mr. Stanko asked if parking had been a longstanding issue for the church. Rev. Tatum described many of the problems that exist due to lack of parking. He stated that parking issues have deterred some people from attending the church.

Mr. Stanko asked when and in what condition was the house when it was purchased. Rev. Tatum stated it was purchased in June 1999 and was in terrible shape at the time. He summarized the many repairs and renovations done to the property, and the large amount of man-hours required to complete this work. Mr. Stanko referenced pictures in the exhibit packet as Rev. Tatum explained the state of the house. In the exhibit packet Mr. Stanko called attention to a written quote to demolish the house dated February 18, 2010, and that the church was then beginning the demolition process. Rev. Tatum stated that one of the reasons they had not demolished it yet was because there were three tenants whose leases had not yet expired. They were waiting until the leases were up before having the house demolished. Mr. Stanko asked if the church has tried to maintain this house since the time of purchase. Rev. Tatum stated that they have, but while doing what needed to be done to the house, they did not plan to invest a lot of money into it since it was purchased for the purpose of demolition. Mr. Stanko asked if the church has spent a significant amount of money repairing and maintaining the house. Rev. Tatum stated yes. Mr. Stanko asked if the church has gotten estimates on some repairs needed for the house. Rev. Tatum stated yes. Mr. Stanko noted on the inspection report from Bash/Pepper Roofing Company, the inspector concluded it would be too costly to repair this building. Mr. Stanko reviewed some of the estimates done by other contractors. Mr. Stanko asked if refurbishing and renting out the house is consistent with the mission of the church. Rev. Tatum stated that it is not, because his church is investing in people, and for them to do anything that distracts from that is not in line with their mission. The money spent to repair or renovate the house would take away from empowering people. Mr. Stanko asked if Rev. Tatum took over a mortgage when he purchased the house, and had obligations to pay it down. Rev. Tatum stated yes. Mr. Stanko asked if that was another reason the demolition has been delayed. Rev. Tatum stated yes, that the congregation has sacrificed to purchase the property that was intended for demolition to provide parking. He said the church is not against preservation as evidenced by over \$200,000 spent on plans to renovate the Urbana Armory Building. Mr. Stanko asked if someone were to ask to have the house moved would Rev. Tatum have a problem with that. Rev. Tatum stated no, in fact he would encourage that. Mr. Stanko asked if he saw the property as being a part of the future expansion of the church, whether as a parking lot or some other structure. Rev. Tatum stated yes.

Mr. Stanko returned to the topic of the Urbana Armory. He asked Rev. Tatum about the money put into the building and the purpose for the building at the time of purchase. Rev. Tatum described in detail the investment and plans for the building along with problems encountered in proceeding. Rev. Tatum commented how ironic it was that the church spent so much money to preserve the Armory which ended up being demolished, and now they are fighting over a building that was purchased solely for the purpose of demolition. Mr. Stanko asked if the lot where the Armory was located could be of use to the church. Rev. Tatum stated since it's located in a flood zone, it would not be cost effective to build anything on it. The most cost effective option would be to tear down the Halberstadt House and combine the two, providing access from three streets.

Mr. Stanko asked if Rev. Tatum had anything else to say regarding the property or the plans to landmark it that hadn't been discussed. Rev. Tatum stated no, but wanted to comment on the intrusive nature of this nomination. He stated that he was offended by how the nomination was carried out. The application was not brought to the church directly before submittal. It's the height of insensitivity to just be sent letters and felt the church should have been approached directly. Rev. Tatum stated there should be a revision to this ordinance that allows anyone to nominate a property that they do not own or have an interest in. Mr. Stanko had no further questions for Rev. Tatum.

Ms. Novak asked Mr. Stanko if he had any additional evidence or witnesses.

Mr. Stanko stated he wanted the Commission to take notice of what the zoning of this property was and is. It was rezoned after the Downtown to Campus Plan from B-4 (Central Business District) to R-5 (Medium High Density Multiple-Family Residential). He also wanted the Commission to note that it is located in the Boneyard Creek District and the floodplain. Mr. Stanko stated he had people in support of Canaan's position sign a statement, showing their opposition and reason for opposition. He submitted them to Ms. Bird as Exhibit 25 and 26. Mr. Stanko's last exhibit included a letter from Albert Williams.

Ms. Novak asked Mr. Adams if he had any questions. Mr. Adams stated that there are a number of historic buildings in our city that may not be recognized as such, so the Ordinance in place allows them to be recognized and remain a part of the city. He acknowledged the work done by Canaan in the community and hoped that they would realize the structure is unique and rare and should be preserved. He also stated he did send a letter to the church regarding the nomination but never received a response.

Ms. Novak stated she would be calling additional opponents up and that Mr. Adams could remain at the table in the event he would like to question them. She read the names of people who chose not to speak but who opposed the application: Mattie Gray, Marion Knight, Mark Jones, Linda Randall, Wally Wynn, Kimberly Brown-Riley, Brandon Trice, Lori West, Charles Pettigrew, Ritchie Drennen, James Lusk, Lakeith Brooks, and Willie Summerville. Ms. Novak then called names of opponents who wished to speak

Jeff Johnson, a resident of Mahomet, but employed at BLDD Architects in Champaign, stated he was representing Canaan Baptist Church as well. He described himself as passionate for architecture and preservation but commented on the lack of discussion on people and the community. Mr. Johnson stated the Ordinance has value, but the issue becomes whether the value is with the people or a building. He stated he is not against historic preservation, but there would be more value in supporting the people at Canaan Church instead of preserving the Halberstadt House. The repairs needed for the house quoted by contractors are roughly \$100,000. That money would be about the cost of turning around the lives of 10 to 12 men through Canaan's Men's Safe House drug addiction program. The money going to repair the house would have to come from Canaan's other programs. Which one is more important for the community?

Albert Williams, representative of Canaan Church, 107 Goldenrod, Savoy, read a statement regarding the church's mission and intention for the property in the purchase.

Alisha Lowery, member of Canaan, addressed the Commission on behalf of the parishioners of the church. She commented on the ministries of the church and their impact on the community. She asked the Commission not to remove the church's option to expand and provide future opportunities for development. She asked the Commission to deny the request for landmark designation.

Ms. Novak asked if there was anyone else from either side who wished to speak. There were none.

Ms. Novak asked if Mr. Adams would like to make any summary statements as the nominator. Mr. Adams reiterated that in terms of the Ordinance, this house is a great historic and architectural value and is worthy of landmarking. The church does great work, but a lot of people in the neighborhood are interested in our history and architecture. The various interests of the community should be recognized and shared. Mr. Adams urged the Commission to support the nomination.

Mr. Stanko asked if he could add to earlier information by making a closing statement. Ms. Novak stated she would allow it but would also allow Mr. Adams to have the final word as per the bylaws.

Mr. Stanko shared his concern that the Commission has to look at criteria specified in the Ordinance, but he wants them to consider the discussion of the church's mission, the condition of the house, and the Church's development plans. He pointed to one of the criteria that the property be "worthy of" rehabilitation, restoration and preservation. He stated that a lot of the evidence presented raises doubts if it is indeed worthy of landmark designation. He understands there is a Certificate of Appropriateness and Certificate of Economic Hardship processes for demolition of landmarks, but why put Canaan Church through that? He concluded by referencing the map of Canaan's properties. The Halberstadt House is located right in the middle of their campus and development plan. He asked the Commission to consider all the things Canaan has done through its missions and development of the neighborhood.

Ms. Novak asked Mr. Adams if he had any closing remarks. Mr. Adams stated that one benefit of landmarking is for students and other people interested in studying architecture. Just as Canaan benefits the community, landmarking houses that have historical value can benefit people who have other interests in the community.

Ms. Novak asked for Commission discussion and/or motions.

Mr. Dossett made a motion that the Historic Preservation Commission recommend to the City Council that 104 N Central Avenue, the Eli Halberstadt House, be designated as a local landmark based on criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance: specifically that the property qualifies based on its documented significance as part of the architectural, civic, cultural, economic, educational, political and social heritage of the community; is associated with an important person in local history; and is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, and which retains a high degree of integrity.

Ms. Stuart seconded the motion.

Ms. Novak asked for any discussion by the Commission.

Mr. Shepard said it was difficult to ignore the architectural detail, integrity of the house, and the fact it was lived in by a former mayor of Urbana. He also commented on the location and setting. According to the Sanborn Fire Insurance Maps Mr. Halberstadt's grain mill was on the opposite side of Boneyard Creek from the house. Given the wonderful historic integrity of the house today one can imagine looking across the creek and seeing his mill.

Ms. Smith commented that the mission and achievements of Canaan Baptist Church are wonderful. But a commissioner's role is to evaluate nominations for historic designations and make a recommendation to forward to the City Council. She stated that based on the criteria written in the Ordinance, the Halberstadt House meets several criteria. She stated that the house is a great representation of Italianate/Eastlake architectural styles, and it retains its original location, construction methods, design, and materials. Ms. Smith also commented on its representation of an important person in our community history. She stated that for these reasons she would vote in favor of the landmark designation.

Ms. Stolz stated that the consideration of criteria for historic landmark designation are specific and narrow and must be adhered to. She also commented that she understood the costly upkeep. She stated she would vote in favor of the landmark designation.

With no further discussion Ms. Novak asked for a roll call vote. Roll was taken and the votes were as follows:

Mr. Dossett-yes  
Ms. Novak-yes  
Mr. Shepard-yes  
Ms. Smith-yes  
Ms. Stolz-yes  
Ms. Stuart-yes

With all Commissioners in favor, the motion carried unanimously. Ms. Novak closed the public hearing.

Ms. Bird stated that this case is scheduled to go before the City Council on September 20 at 7:00 pm.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

There were none.

**9. NEW BUSINESS**

There was none.

**10. MONITORING OF HISTORIC PROPERTIES**

There were none.

**11. STAFF REPORT**

Ms. Bird reported on the following:

- **Certificate of Appropriateness for 312 West Green Street** was administratively reviewed and approved. The Certificate of Appropriateness was for painting and possible siding of the house.
- **Training Opportunities- Traditional Building Exhibition and Conference-** The Illinois Historic Preservation Agency will host a day long historic preservation training session in conjunction with the Building Expo at Navy Pier in downtown Chicago. Scholarships are available for attendees. Attendees will also receive a free entry ticket to the Building Expo. Additionally, NAPC has a one day Commission Assistance Mentoring Program (CAMP) in Dubuque, Iowa similar to the one Ms. Bird attended in Grand Rapids. There is a small budget for training of Commissioners and scholarships are also available. Ms. Bird requested for anyone interested in either opportunity to contact her.
- **The Historic Lincoln Hotel Landmark Nomination** was continued until the Committee of the Whole meeting on September 13, 2010 at 7:00 pm.
- **Study Session-** A study session on the benefits and challenges of historic preservation will be made before the Committee of the Whole meeting on September 13, 2010 at 6:00 pm.

**12. STUDY SESSION**

There was none.

**13. ANNOUNCEMENTS**

There were none.

**14. ADJOURNMENT**

With no further business Mr. Dossett moved that the meeting be adjourned. Ms. Smith seconded the motion. With all Commission members in favor, the meeting adjourned at 9:46 p.m.

Submitted,

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Robert Myers, Planning Manager

**MINUTES OF A REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** December 1, 2010

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, Alice Novak, David Seyler, Trent Shepard, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Sukiya J. Robinson, Recording Secretary

**OTHERS PRESENT:** Guy W. Hampel, Brian Adams, Xiao Jin Yuan, Rodney Peacock

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:02 p.m. The roll call was taken, and a quorum was declared present. Ms. Novak welcomed the newest member, Mr. Seyler to the Commission.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes of the September 1, 2010 Historic Preservation Commission Meeting were presented for approval. Mr. Shepard suggested a correction to the minutes. He commented on the sentence on page 6 referring to the intent made by the church to demolish the Halberstadt house when it was purchased. Mr. Shepard requested to have that sentence removed due to its repetitiveness and slight unclarity. He also stated he had 3 other minor corrections that he would submit to the recording secretary. Ms. Novak asked if there was a motion to approve as corrected. Mr. Dossett moved to approve the minutes. Ms. Smith seconded the motion. The September 1<sup>st</sup> minutes, as corrected, were approved by unanimous vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

## 5. AUDIENCE PARTICIPATION

Ms. Novak informed the audience that they were welcome to speak on any matter other than the requested Certificate of Appropriateness at that time. No one in the audience indicated they wished to speak. Ms. Novak proceeded to the next agenda item.

## 6. CONTINUED PUBLIC HEARINGS

Ms. Novak noted a correction to the agenda and stated the hearing was in fact new, so there were no continued public hearings.

## 7. OLD BUSINESS

There was none.

## 8. NEW PUBLIC HEARINGS

**Case No. HP-2010-COA-06: Request for a Certificate of Appropriateness to replace the existing roof shingles, construct a porte cochere and replace the existing door at the west entrance of 209 S. Broadway Avenue, Xiao Jin Yuan, applicant. (Public Hearing)**

Ms. Novak opened the public hearing in regards to this case and asked for the City staff report.

Ms. Bird presented the staff report to the Commission, outlining staff's findings regarding this case. Based upon the proposed project's adherence to Section XII-6.A of the Urbana Zoning Ordinance, City staff recommended that the Commission approve a Certificate of Appropriateness to allow replacement of the existing roof shingles, construction of a porte cochere over the main entrance, and replacement of the existing door at the main entrance with the following conditions:

1. The work will be done in general conformance to that described herein and as approved by the Historic Preservation Commission at the public hearing.
2. As much of the decorative copper cresting be re-used as possible.
3. Any changes to the proposal must be reviewed by the Zoning Administrator, in consultation with the chair of the Historic Preservation Commission.

Commission questions to City staff were addressed. At that time the architect, Mr. Hampel was called to address the Commission and answer questions.

Guy W. Hampel, 314 Wheaton Ave, Champaign, addressed the Commission. Mr. Hampel gave information regarding the proposed changes and answered questions from the Commissioners.

The Commission then discussed the case. Following discussion, Mr. Dossett made a motion that the Commission approve the requested Certificate of Appropriateness HP-2010-COA-06, finding that the requests are appropriate given the duties of the HPC and including the staff recommendation of the conditions mentioned above.

Ms. Smith seconded the motion.

With no further discussion of the case, Ms. Novak asked for a roll call vote. Roll was taken and the votes were as follows:

Dossett –Yes  
Novak-Yes  
Seyler-Yes  
Shepard-Yes  
Smith-Yes  
Stolz-Yes  
Stuart-Yes

The HPC approved asphalt shingles to replace the existing roofing material, and gave recommendations on the design features of the shingles. With all Commissioners present in favor, the motion carried unanimously and the Certificate of Appropriateness was granted.

With no further discussion, Ms. Novak closed the public hearing for Case #HP-2010-COA-06.

## 9. NEW BUSINESS

There was none.

## 10. MONITORING OF HISTORIC PROPERTIES

Ms. Novak reported that two historic non-original additions were removed from the Mumford house in October 2010. The house was power washed and fairly soon thereafter spray painted. She also stated that work had been done on the foundation and cedar siding was made to close up exposures that were left open due to the removal of the additions.

Mr. Dossett stated the Round Barns were scheduled to be painted according to the newspaper.

## 11. STAFF REPORT

Ms. Bird reported on the following:

- **Mumford House-** The Landmarks Illinois email news blast includes an article on the house. Ms. Bird stated she could forward the article to those who had not received it.
- **Certified Local Government Grant Application** was modified from last year and resubmitted. The grant would aid in the process of creating a 100 most significant structures list from structures in town. Research would be done on each structure and an interactive website would be created. A decision on this grant is usually made in January or early February. Ms. Bird stated she would inform the Commission when a decision is received.

- **The Historic Lincoln Hotel Landmark Application** is going to the Committee of the Whole on December 13, 2010 at 7:00 pm. The application is expected to be forwarded to the City Council Meeting on December 20, 2010 at 7:00 pm.
- **Eli Halberstadt House Landmark Application** is going to the Committee of the Whole on December 13, 2010 at 7:00 pm. Mr. Myers stated that an update would be presented, but no action would be taken as of yet. They are working hard to satisfy both parties in this case.

## 12. STUDY SESSION

There was none.

## 13. ANNOUNCEMENTS

There were none.

## 14. ADJOURNMENT

With no further business Mr. Dossett moved that the meeting be adjourned. Mr. Shepard seconded the motion. With all Commission members in favor, the meeting adjourned at 8:08 p.m.

Submitted,

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Robert Myers, Planning Manager

**MINUTES OF A REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION**

**DRAFT**

**DATE:** March 2, 2011

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Alice Novak, David Seyler, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS ABSENT:** Scott Dossett, Trent Shepard

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Sukiya J. Robinson, Recording Secretary

**OTHERS PRESENT:** Marie Bohl, Ricardo Diaz, Mike Lehman, Tatyana Safronova

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:03 p.m. The 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 December 1, 2010 Historic Preservation Commission Meeting were presented for approval. Ms. Smith moved to approve the minutes. Ms. Stolz seconded the motion. The December 1 minutes were approved by unanimous vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. AUDIENCE PARTICIPATION**

Ms. Novak informed the audience that they were welcome to speak on any matter at that time but noted there would be a point on the agenda for public input on the Independent Media Center tower specifically. No one in the audience indicated they wished to speak. Ms. Novak proceeded to the next agenda item.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

There were none.

**9. NEW BUSINESS**

**Review and comment on the effects of a special use permit application on a local landmark, the Urbana-Lincoln Hotel, 209 S. Broadway Avenue**

Ms. Novak introduced this agenda item and asked for the City Staff report.

Ms. Bird presented the staff report to the Commission. The Independent Media Center (IMC) has submitted an application for a Special Use Permit to construct a 100-foot radio transmission tower for their radio station (WRFU) located at 202 S. Broadway. Under Section XII-3.F of the Zoning Ordinance, the Historic Preservation Commission has the power to review and comment upon Special Use Permits for properties contiguous to local historic landmarks and districts. In this case the tower would be located contiguous to the Urbana-Lincoln Hotel, a local historic landmark.

Ms. Bird reported that the process for the application includes three public meetings: the Historic Preservation Commission (March 2, 2011), the Plan Commission (March 10, 2011), and the City Council (March 21, 2011).

The HPC should discuss what effects if any the application would have on the landmark and make any suggestions for reducing those impacts. The HPC's comments will be provided to the Plan Commission and City Council as part of reviewing the application.

Ms. Novak asked IMC representatives address the Commission.

Tatyana Safronova , IMC volunteer; Mike Lehman, IMC President; and Ricardo Diaz, WRFU Project Manager addressed the Commission. Mr. Lehman and Mr. Diaz presented information regarding the application. WRFU is a low power (100 watt) radio station. Their Federal Communications Commission license limits their tower to 100 feet in height. Their current radio tower is mounted on their rooftop and extends to about 60 feet above the ground. The additional 40 feet will allow better coverage of their intended Champaign-Urbana audience, especially in Champaign and in the larger trailer parks on the outskirts of both cities. Placing the tower at another site than their radio station has some distinct drawbacks in reliability. A microwave antenna would have to be installed along with relay stations with a clear line of sight to the tower. Each relay

station and the tower would have to have its own back up power source in case of power failure. The station needs reliability, especially in times of emergency. The tower would have no lights, blinking or otherwise.

Ms. Safronova provided each Commissioner and City staff with a photo simulation showing the existing tower and the proposed tower. The existing roof-mounted tower would be removed once the new tower is installed.

Commission questions to the members of UCIMC were addressed.

The Commission then discussed the case. Following discussion, the Commission stated the following comments and concerns:

1. *Concern over visual impact of a taller tower.* Commissioners Smith, Stuart, and Novak felt that the new tower would have an adverse visual impact on the historic hotel. The chief concern is the substantial height increase above the existing antenna on the roof of the IMC building. Commissioners Stoltz and Seyler felt that the effects of the taller tower would be minimal and not a substantial concern.
2. *Possible precedent.* A concern was discussed that approval of a tall tower downtown might set a precedent for other downtown towers. Chair Novak noted that it would be impossible to predict what might come about in the next decade so this is impossible to predict.
3. *Necessity of tower height.* Commissioner Stuart believes there is insufficient data to support the need to increase the tower height to 100 feet as opposed to a lower height such as 90 or 80 feet to better cover the listening area. Four members of the Commission expressed this concern. Commissioner Seyler felt that it was reasonable to extend the tower to their limit of 100 feet in order to provide better coverage for the community.
4. *Possible alternate sites should be investigated.* Commissioners Smith and Stuart asked that alternative sites outside the downtown should be fully investigated before proposing to construct in the historic downtown.

Ms. Novak asked IMC representatives to become familiar with and comply with the historic covenants placed on the property when the IMC purchased it. The historic covenants require prior approval by the Illinois Historic Preservation Agency before any changes to the interior or exterior of the building.

Ms. Bird said she would forward these comments to the Plan Commission and City Council as part of the application process.

With no further discussion, Ms. Novak closed the case.

## 10. MONITORING OF HISTORIC PROPERTIES

There were none.

## 11. STAFF REPORT

Ms. Bird reported on the following:

- **Certificate of Appropriateness (#1 Buena Vista Court).** An application was administratively reviewed and approved. The application was for adding additional awnings to the house.
- **Certificate of Appropriateness (Urbana-Lincoln Hotel).** An application for a wall sign on a noncontributing portion to the hotel was reviewed and approved administratively. The sign will use the hotel's new name, The Urbana Landmark Hotel.
- **A Landmark Application** has been submitted for 404 W. Illinois Street. This is the house that recent research identified as a pre-Civil War home in which Abraham Lincoln stayed in. The application was submitted by the owner and will be presented at the April meeting.
- **Certified Local Government Grant Application** was approved. The Illinois Historic Preservation Agency has announced it will grant the City of Urbana nearly \$6,000 to create a list of the 100 most significant structures in Urbana. This list can be used to identify significant resources in the community for preservation and education.
- **Eli Halberstadt House Landmark Application.** Mr. Myers reported that the property owner, Canaan Baptist Church, and their attorney, have indicated they are open to the possibility of selling the property. Potential purchasers had toured the property and an offer may be made. The potential purchasers were interested in seeing that the property be preserved and rehabilitated.
- **Statewide Preservation Conference** themed "Old is Our New Green" will take place June 2-4, 2011 in Godfrey, IL at Lewis & Clark Community College. The opening keynote speaker is Jean Carroon, an architect out of Boston, who will speak on "The Power of Preservation." The closing keynote speaker will be Walter Sedovic, architect and CEO from New York, who will present "Sustainability Begins at Home." Mr. Myers reported that a commissioner training track would be offered and that he was keenly interested in local landmark commissioner participation. He hoped the conference would attract a diverse audience of people interested in the preservation field. Ms. Bird stated that funding from IHPA and possibly other funding could be available if any of the Commissioners were interested in attending.

## 12. STUDY SESSION

There was no study session.

**13. ANNOUNCEMENTS**

There were no announcements.

**14. ADJOURNMENT**

With no further business Ms. Smith moved that the meeting be adjourned. Ms. Stuart seconded the motion. With all Commission members in favor, the meeting adjourned at 8:32 p.m.

Submitted,

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Robert Myers, Planning Manager

**MINUTES OF A REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** April 6, 2011

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, David Seyler, Trent Shepard, Kim Smith

**MEMBERS EXCUSED:** Alice Novak, Joan Stolz, Mary Stuart

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I;

**OTHERS PRESENT:** Hira Aamir, Stewart Berlocher, George Gasyna, Terrance Hall, Linda Lorenz, Sarah Nixon

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

Urbana Historic Preservation Commission Vice-Chair, Kim Smith, called the meeting to order at 7:00 p.m. The 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 March 2, 2011 Historic Preservation Commission Meeting were presented for approval. Mr. Shepard asked that the names of the two commissioners noted as “absent” in the meeting minutes instead be noted as “excused.” Mr. Seyler moved to approve the minutes as corrected. Mr. Shepard seconded the motion. The March 6 minutes were approved by unanimous vote.

**4. WRITTEN COMMUNICATIONS**

There were none.

**5. AUDIENCE PARTICIPATION**

Ms. Smith informed the audience that they were welcome to speak on any matter at that time but noted that there would be an opportunity for public input on the public hearing later in the agenda. No one in the audience indicated they wished to speak. Ms. Smith proceeded to the next agenda item.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

**Case No. HP-2011-L-01: An application to designate 404 W. Illinois Street (Ezekial Boyden House) as a local historic landmark, Sarah Nixon and George Gasyna applicants.**

Ms. Smith opened the public hearing regarding this case and asked for the City staff report.

Ms. Bird presented the staff report to the Commission, outlining staff's findings regarding this case. Based on the application and analysis provided, staff recommended that the Historic Preservation Commission find that the landmark nomination for 404 W. Illinois Street conforms with criteria a) and b) in Section XII-5.C of the Urbana Zoning Ordinance and approve the application. She stated that because the application was submitted by the property owners, the Historic Preservation Commission has decision-making authority in this landmark application.

Commission questions to City staff were addressed.

Ms. Smith asked if the applicants, Sarah Nixon and George Gasyna, had any comments on the matter. They had none but said they were available for any questions.

Stewart Berlocher, author of the article, "An Illinois Lincoln Site Rediscovered: The Ezekial Boyden Home in Urbana" addressed the Commission. His research began as part of a project to identify all surviving Civil War era homes in Urbana shown on the 1869 Ruger Panoramic Map of Urbana. Along the way he discovered that 404 W. Illinois Street was a pre-Civil War house moved to this location a century ago, and that the home was connected with Abraham Lincoln. He asked that anyone possessing an original photograph of the house to contact him. Mr. Berlocher then answered questions from Staff and the Commission. He discussed the specific evidence he had uncovered that this house had been constructed about 1850, the evidence that Abraham Lincoln had visited and lodged at the house, and its relocation from 303 W. Elm Street between 1897 and 1900. An important clue was a 1914 article about Lincoln sites in Urbana which refers to the home and its significance. Other evidence includes a postmarked letter in the U.S. Library of Congress addressed

to Abraham Lincoln in care of Ezekial Boyden's residence and documentary references that Lincoln stayed at the Boyden House on September 24, 1858 during the Lincoln-Douglas Debates.

Robert Myers said that he should add that he had been invited by the owners to inspect the house on the interior, including in the attic and basement. Based on physical evidence, he believes the house predates the Civil War. This evidence includes mortise and tenon construction with adze marks showing on beams in the basement, roof decking exposed in the attic using varied width lumber boards up to 24-inches wide (indicating use of first generation timber), and early door hardware in a cupboard underneath the front staircase.

Ms. Smith asked if any other proponents wanted to address the Commission.

Linda Lorenz, 409 W. High St., spoke in support of the Ezekial Boyden House landmark designation. She complimented the current owners for better maintaining the house than previous owners and for being good neighbors.

Ms. Smith asked if anyone else wished to speak as a proponent of the case. There were none.

Ms. Smith then asked if there were any opponents to the nomination who wished to speak. There were none.

Ms. Smith asked if there was anyone else wished to speak. There were none.

Ms. Smith then opened up discussion from the Commission. The Commission briefly discussed the merits of the case.

Following discussion, Mr. Dossett made a motion that the historic landmark application for Case No. HP-2011-L-01 be affirmed by the Commission based on criteria a) and b) under Section XII-5.C of the Urbana Zoning Ordinance, based on the evidence presented and with the findings in the staff report. Mr. Seyler seconded the motion.

With no further discussion of the case, Ms. Smith asked for a roll call vote. Roll was taken and the votes were as follows:

Dossett- Yes  
Seyler- Yes  
Shepard – Yes  
Smith- Yes

With all Commissioners present in favor, the motion carried unanimously and the historic landmark application for 404 W. Illinois was granted.

With no further discussion, Ms. Smith closed the public hearing for Case #HP-2011-L-01.

## **9. NEW BUSINESS**

There was none.

#### 10. MONITORING OF HISTORIC PROPERTIES

There were none.

#### 11. STAFF REPORT

Ms. Bird reported on the following:

- **The Urbana Landmark Hotel.** The final asphalt shingles for the hotel were approved within the allowances of the Certificate of Appropriateness. Work is expected to start next week.
- **Special Use Permit Application (202 S. Broadway).** The City Council reviewed and approved on April 4 an application to construct a 100-foot radio transmission tower for IMC's radio station (WRFU). Based on their questions and comments at that meeting, the City Council followed closely the comments of the Historic Preservation Commission and Plan Commission and made that part of their deliberations.
- **Statewide Preservation Conference** Mr. Myers reported that this conference themed "Old is Our New Green" will take place June 2-4, 2011 at Lewis & Clark Community College in Godfrey, Illinois. Registration can be completed through [www.iahpc.org](http://www.iahpc.org). He stated that a commissioner training track would be offered and that hoped that Urbana landmark commissioners would participate. Conference and travel expenses can be reimbursed through the Illinois Historic Preservation Agency up to \$400 per community.

#### 12. STUDY SESSION

There was no study session.

#### 13. ANNOUNCEMENTS

Ms. Bird asked the Commission to start thinking of properties that should be included in the "100 Most Significant Structures" list, as funded by a CLG grant awarded by the Illinois Historic Preservation Agency. More details on this topic would be presented at the next meeting.

#### 14. ADJOURNMENT

With no further business Mr. Dossett moved that the meeting be adjourned. Mr. Shepard seconded the motion. With all Commission members in favor, the meeting adjourned at 7:45 p.m.

Submitted,

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Robert Myers, Planning Manager

**MINUTES OF A REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** June 1, 2011

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Alice Novak, David Seyler, Trent Shepard, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS EXCUSED:** Scott Dossett

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Sukiya J. Robinson, Recording Secretary

**OTHERS PRESENT:** Marie Bohl, Bernadine Stake, Susan Taylor

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:03 p.m. The 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 April 6, 2011 Historic Preservation Commission Meeting were presented for approval. Ms. Novak asked that the title used to address Kim Smith be changed from Member to Vice-Chair in the meeting minutes. Mr. Shepard then commented on the possible omission of some comments made by Mr. Dossett during his motion. This matter was not further clarified. However, Ms. Novak stated that moving forward, Commission members should specify when comments made during meetings are to be included in the minutes. Ms. Smith moved to approve the minutes as corrected. Mr. Seyler seconded the motion. The April 6th minutes were approved by unanimous vote.

**4. WRITTEN COMMUNICATIONS**

Ms. Bird reported on a handout she gave to the Commission members from the City Attorney, which addressed updated City policies regarding public meetings. She asked that they read through the policy.

**5. AUDIENCE PARTICIPATION**

Ms. Novak asked if anyone in the audience wished to speak on any matter at that time.

Bernadine Stake, 304 W Iowa St, U, addressed the Commission. She asked for clarification on what topics would be discussed at the meeting that night. Ms. Novak provided her with information regarding the topics on the agenda. Ms. Stake then asked about nominating a house for the National Register of Historic Places. Ms. Novak answered her question. No one else in the audience indicated they wished to speak. Ms. Novak proceeded to the next agenda item.

**6. CONTINUED PUBLIC HEARINGS**

There were none.

**7. OLD BUSINESS**

There was none.

**8. NEW PUBLIC HEARINGS**

**Case No. HP-2011-L-02: An application to designate 604 W. Pennsylvania Avenue as a Local Historic Landmark; James & Mary Ann Bunyan, applicants**

Ms. Novak opened the public hearing regarding this case. She stated that there had been a request from the property owners to defer the application until the July 6th meeting due to a death in the family. Ms. Novak asked for a motion to defer from the Commission. Mr. Shepard moved to defer the hearing. Ms. Smith seconded the motion. The motion was carried by unanimous vote.

**9. NEW BUSINESS**

There was none.

**10. MONITORING OF HISTORIC PROPERTIES**

There were none.

**11. STAFF REPORT**

- **Statewide Preservation Conference** Mr. Myers reported that he and Ms. Bird would be attending this conference themed “Old is Our New Green” from June 2-4, 2011 at Lewis & Clark Community College in Godfrey, Illinois. Registration can be completed through [www.iahpc.org](http://www.iahpc.org). He stated that a Commissioner Training track would be offered and hoped

that Urbana commissioners would participate. Conference and travel expenses can be reimbursed through the Illinois Historic Preservation Agency up to \$400 per community.

## 12. STUDY SESSION

### **Certified Local Government Grant: Urbana's 100 Most Significant Buildings**

Ms. Novak introduced this agenda item and asked for City staff presentation.

Ms. Bird presented background on this project for which a grant was awarded. She stated that the objective for the Commission that night would be to determine the project parameters and the criteria to be used in evaluating properties. She asked that the Commission make their own lists of properties that they feel should be included and send them to her.

Ms. Novak then opened up discussion from the Commission.

Mr. Shepard commented on the disconnect from the proposed title of the list and the suggestion about including non-building places on the list. Ms. Novak suggested maybe changing the word "building" in the title to sites or resources.

Several Commission members agreed that sticking to just buildings would make this project a simpler process. Ms. Novak stated that all building types should be included but felt that the U of I buildings should be kept off the list for various reasons. More discussion from the Commission ensued.

Following discussion, Ms. Novak briefly summarized the parameters and criteria agreed upon by the Commission.

The parameters were as follows:

- All property types should be included for the preliminary list.
- University of Illinois owned buildings should not be included.
- Sites without buildings, and landscapes should be eligible.
- Buildings should generally be at least 50 years old, but that exceptions to this rule may be allowed for exceptional properties.

As far as evaluation criteria, Ms. Novak stated that the use of the criteria similar to the City's landmark criteria and the Rock Island criteria would be beneficial to start with. There should be a change to number 2 of the Rock Island criteria to say, "the rarity of architectural style or particularly outstanding example..."

Ms. Bird stated that each Commission member should submit their lists to her as soon as possible.

**13. ANNOUNCEMENTS**

There were none.

**14. ADJOURNMENT**

With no further business, Mr. Shepard moved that the meeting be adjourned. Ms. Stuart seconded the motion. With all Commission members in favor, the meeting adjourned at 8:01 p.m.

Submitted,

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Robert Myers, Planning Manager