

**MINUTES OF A SPECIAL MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**DATE:** October 12, 2017

**APPROVED**

**TIME:** 5:30 p.m.

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

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**MEMBERS PRESENT:** Scott Dossett, Matt Metcalf, Alice Novak, Gina Pagliuso, David Seyler, Trent Shepard, Kim Smith

**STAFF PRESENT:** Lorrie Pearson, Planning Manager; Kevin Garcia, Planner II

**OTHERS PRESENT:** Gary Burgett, Yidan Chen, Gaelan Finney-Day, Alex Graden, Keddy Hutson, Louise Kuhny, Seokwoo Lee, Linda Lorenz, Dahee Min, Marie Pierre Lassiva Moulin, Pierre Moulin, Sheila Parinas, Luke Pilliod

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

Chair Novak called the meeting to order at 7:00 p.m. Roll call was taken, and a quorum was declared present.

**2. CHANGES TO THE AGENDA**

There were none.

**3. APPROVAL OF MINUTES**

The minutes of the June 7, 2017 Historic Preservation Commission special meeting were presented for approval. Mr. Dossett moved that the Historic Preservation Commission approve the minutes as written. Ms. Smith seconded the motion.

Chair Novak suggested including the following corrections:

- Page 3, 2<sup>nd</sup> Paragraph from the bottom – *Change IHSA to IHPA*
- Page 4, 2<sup>nd</sup> Paragraph from the top – amend to read as such, “*If several people helped to write the nominations, then it would help.*”

Mr. Dossett and Ms. Smith both agreed to include the corrections in the motion. The minutes were approved as amended by unanimous voice vote.

#### 4. WRITTEN COMMUNICATIONS

- Letter from Ted Christy, Associate Director for Project Planning in Facilities and Services at the University of Illinois in response to the Commission's letter regarding Mumford House's red x in the Campus Master Plan Update

#### 5. AUDIENCE PARTICIPATION

Louis Kuhny approached the Historic Preservation Commission to speak. She asked if the Historic Preservation Commission had a formal process for monitoring historic properties. She said there are historic properties that are not being well kept. She encouraged the Commission members to look at any written processes they have and to consider making monitoring of historic properties a more formal process to become more proactive.

#### 6. CONTINUED PUBLIC HEARINGS

There were none.

#### 7. OLD BUSINESS

There was none.

#### 8. NEW PUBLIC HEARINGS

**HP-2017-COA-01 – A request by Pierre Moulin for a Certificate of Appropriateness for the repair and restoration of exterior architectural features, the removal of an enclosed porch addition from the 1980s, and other exterior work at 1404 South Lincoln Avenue.**

Chair Novak opened the public hearing for this case. Ms. Smith recused herself due to a conflict of interest. Chair Novak reviewed the procedure for a public hearing.

Kevin Garcia, Planner II, presented the staff report for the case to the Historic Preservation Commission. He began by noting the work that the applicant intends to do to the existing building. This includes removal of the existing sunroom that was constructed in 1988, adding two new parking areas, widening of the access drives off Vermont Avenue, restoring existing windows, maintaining existing and providing new landscaping, installing 20 bicycle parking spaces and providing a collection area for garbage and recycling. He explained the history of the existing building. He reviewed the requirements for a Certificate of Appropriateness from Section XII-6.C of the Urbana Zoning Ordinance. He read the options of the Historic Preservation Commission and presented City staff's recommendation for approval including two conditions. Lorrie Pearson, Planning Manager, suggested adding the following language to the conditions, "*except for those changes that are necessary to achieve approval of the Planned Unit Development.*" This would prevent having to bring the case back to the Historic Preservation Commission for further review if the Plan Commission should recommend a change to the PUD plans.

Chair Novak asked if the Historic Preservation Commission members had any questions for City staff. There were none. Chair Novak opened the hearing for public input. She invited the petitioner to speak.

Pierre Moulin, applicant, approached the Historic Preservation Commission to speak in favor of his request for a Certificate of Appropriateness. Although it needs many repairs, he found that restoring the windows and roof would be easier than he initially thought it would be. He hoped to have the repairs and restorations completed by August 1, 2018.

Keddy Hutson, architect for the renovation, approached the Historic Preservation Commission to speak in favor of the proposed Certificate of Appropriateness. They are proposing to have 18 apartments, unique in the shape of the spaces and features such as fireplaces and French doors. There is very little new work planned for the exterior, so they would be reusing the existing roofing, stucco and window materials. They would have 40 beds so there would be a reduction from when it was used as a sorority. Both entrances and the first floor units would be accessible.

Mr. Dossett did not notice any fire escapes in any of the pictures. He asked if the existing building met the current building code. Mr. Hutson replied that when the 1960s addition was constructed, they provided a two-code fire stair in the northwest corner of the front courtyard. There is also a stairway in the rear of the original part of the building.

Mr. Dossett stated that the existing building seemed to lack a lot of modern communication infrastructure. Mr. Hutson responded that this would be taken into consideration and they should be able to get sight lines from the rear part of the property. The interior will have new cable, electrical and mechanical.

Mr. Dossett expressed concern about the long-term viability of the roof. Mr. Hutson explained that Mr. Moulin had obtained bids from roofing contractors for ongoing maintenance to the roof. Mr. Moulin factored this cost into his pro forma where he will maintain the two distinct types of roofing, but bring them both back gradually.

Mr. Dossett wondered if any of the demolished brick from the 1980s addition could be used to redo the bottom section of the walls in the kitchen instead of using stucco for the entire walls. Mr. Hutson said that would be a good idea, and they should have plenty of brick to use.

Chair Novak inquired about the window on the east side of the gable toward the front. Was that an original opening? Mr. Hutson said no. He believed it was modified. He planned to replace the window with a historic window and raise it up to the original opening.

Chair Novak questioned where the location of the air conditioning units would be. Would it be possible to avoid putting any in the front? Mr. Hutson replied that they would try to get as many in back as possible; however, there is a limitation on how far the lines could run. If any units need to be placed in the front, they would be screened.

Louise Kuhny approached the Historic Preservation Commission to speak in favor of the proposed request. She fully supported Mr. Moulin on his restoration of the existing building at 1404 South Lincoln Avenue. She said his motives are purely historic driven.

She expressed concern about the next time a Planned Unit Development is proposed that might be less clear-cut, especially with a historic building. She felt that the processes should be reviewed and improved if needed to protect areas that need to be protected.

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

Mr. Shepard stated that he is pleased with the professionalism of the plan and the way it is being approached. It is a great ending for an empty landmark. He felt that the proposed Certificate of Appropriateness should be granted.

Mr. Metcalf felt that the renovations/restorations appeared to be respectful of the existing structure. The improvements will preserve the architectural as well as the social aspect of the structure.

Mr. Dossett was pleased with the plan as represented. He felt they made the right decision a couple of years back to hold out and now the applicant has proposed great plans for the structure.

Ms. Pagliuso noted that it has been a long battle to get the structure landmarked, and it was nice to see someone take such good care of it going forward.

Mr. Dossett moved that the Historic Preservation Commission grant a Certificate of Appropriateness for Case No. HP-2017-COA-01 subject to the following conditions:

1. That construction be in general conformance with the submitted Site Plan and Elevations, except those changes to the Site Plan that are necessary to achieve approval of the Planned Unit Development (PUD); and,
2. That additional Certificates of Appropriateness be obtained prior to:
  - a) Undertaking any minor or major works not contained in the attached Site Plan and Elevations; or,
  - b) Making substantial changes to minor or major works approved by this Certificate of Appropriateness.

Mr. Shepard seconded the motion. Roll call on the motion was as follows:

Mr. Metcalf	-	Yes	Ms. Pagliuso	-	Yes
Mr. Seyler	-	Yes	Ms. Novak	-	Yes
Mr. Dossett	-	Yes	Mr. Shepard	-	Yes

The motion was approved by unanimous vote.

Mr. Dossett commented that there are some mature, invasive shrubs along the northern property line. He asked that they please clear-cut them, stem poison them and prevent their spread, if possible.

Ms. Smith returned to the dais.

**9. NEW BUSINESS**

There was none.

**10. MONITORING OF HISTORIC PROPERTIES**

**Southeast Property at Buena Vista**

Ms. Pagliuso reported that the existing structure is looking ragged. The stucco is falling off.

**Mumford House**

Ms. Pagliuso reported that the existing structure is in need of repairs. She contacted the University of Illinois and was given the feeling that they did not have plans at this time to make repairs, so she has requested to speak with someone else. She will keep the other members updated.

Mr. Metcalf shared her concern. He mentioned that last spring he was taking a course on “Cultural Heritage” and wanted to show people the inside of the Mumford House. Unfortunately, no one knew who had the keys to the house to open it up. This was alarming. The letter that was handed out prior to the start of the meeting assures the City that the Mumford House would not be demolished. However, there is no pledge for the University of Illinois to do any repairs or restoration. Ms. Pagliuso said that the latest email she received from the University of Illinois stated that the Mumford House is on their Master Plan but confirmed that there is no money budgeted for improvements to it. Mr. Metcalf added that the University of Illinois could do much better, especially since it is the 150<sup>th</sup> anniversary of the University of Illinois. He said the Mumford House is crucial to the story telling of what the University of Illinois was founded on which is agriculture and part of that agriculture landscape that is still intact on campus.

**Formal Process for Monitoring Historic Properties**

Mr. Dossett said that the Historic Preservation Commission does not have a formal process. This [“Monitoring of Historic Properties”] is the portion of the meeting when the members talk about the historic properties and what they have become aware of happening with them. He felt this would be a good challenge for the Historic Preservation Commission. It could be added to a future agenda so the Historic Preservation Commission could discuss it further.

Mr. Metcalf stated that not every beautiful old house has been landmarked. They can talk about them, but enforcement falls outside of their jurisdiction. He believed that being able to enforce maintenance would begin with more properties being landmarked.

Ms. Novak thought they could also look at offering more incentives on the part of the City for maintenance and projects like the case they reviewed earlier in the meeting. It would help to encourage quality rehabs if there was a program similar to the Tax Rebate for new development of single-family homes.

**Royer House at 801 West Oregon**

Ms. Novak mentioned that there is a new owner. The owner is a preservation architect, so she felt the owner would have a maintenance plan.

**11. STAFF REPORT**

Mr. Garcia reported on the following:

- Training – He would be attending the National Trust Preservation Conference and the Section 106 Training.

**12. STUDY SESSION**

There was none.

**13. ANNOUNCEMENTS**

There were none.

**14. ADJOURNMENT**

The meeting adjourned at 7:58 p.m.

Submitted,

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Lorrie Pearson, AICP  
Historic Preservation Commission Recording Secretary