

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

DATE: May 4, 2016

APPROVED

TIME: 7:00 p.m.

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

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

MEMBERS EXCUSED: David Seyler

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

OTHERS PRESENT: Brian Adams, Mary Ann Bunyan, Rich Cahill, Perry Morris, Karl Weingartner

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 April 6, 2016 Historic Preservation Commission regular meeting were presented for approval.

Mr. Shepard moved that the Historic Preservation Commission approve the minutes as amended. Mr. Dossett seconded the motion. The minutes were then approved by voice vote as amended.

4. WRITTEN COMMUNICATIONS

- ❖ May 2016 – Preservation Month Calendar

5. AUDIENCE PARTICIPATION

Rich Cahill approached the Commission to give an update on 611 West Elm Street. The trees have been cut down, and it is sad to see the change happening. 708 and 710 West Green Street are two more properties coming down the road. All of these changes impact the neighborhood and the look of the Ricker House from the west. He hoped that the Historic Preservation Commission could weigh in on the design of the new building for the next case.

Brian Adams approached the Commission to speak about the effect of the storm sewer system that was discovered underground at 708 and 710 West Green Street on the historic fabric of the City. He was curious since the storm sewer is over 100 years old if it would merit any recognition of being a historic feature in the City. Ms. Novak replied that it could become a review in compliance case if there is construction activity – Section 106 or State Law 707

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

PRESERVATION MONTH ACTIVITIES

Kevin Garcia, Planner II, referred to the calendar for May 2016 – Preservation Month, which he handed out prior to the start of the meeting. The calendar lists all of the events scheduled for Preservation Month.

The first event is Preservation at the Market on Saturday, May 7, 2016. Mr. Garcia stated that he would set up the table and provide copies of older brochures, Royer Arts and Architecture brochure and landmark applications. Mr. Shepard and Ms. Pagliuso discussed what time they would meet to be available to talk with people who visit the booth. Mr. Garcia mentioned that he would lead the Modern Homes Bike Tour at 10:00 a.m.

8. NEW PUBLIC HEARINGS

Chair Novak recused herself from the two landmark cases due to a conflict of interest for each. She announced that Kim Smith would serve as Acting Chairperson.

HP-2016-L-01 – An application submitted by Brian Adams and Alice Novak to designate the house at 702 West Pennsylvania Avenue (referred to as the Hieronymus House) as a historic landmark.

Acting Chairperson Smith opened this item on the agenda and stated the procedure for a public hearing. Kevin Garcia, Planner II, presented this case to the Historic Preservation Commission. He began by presenting background information on the property. He discussed how the proposed landmark application meets five of the seven possible criteria under Section XII-5.C of the Urbana

Zoning Ordinance. He stated that he would answer any questions and mentioned that the applicants were available to answer questions as well.

Ms. Pagliuso asked for clarification on *Criteria e* and whether it refers to location or physical characteristics or both. Mr. Garcia replied explained that while it refers to both, he addressed the location of the property because that is what the applicant talks about most in the application. So, the Historic Preservation Commission could find that the property meets *Criteria e* based on its physical characteristics.

With there being no further questions for City staff, Acting Chairperson Smith opened the hearing for public input. She invited the applicants to speak first.

Brian Adams approached the Commission to speak. He thanked the Commission members for taking time to consider this landmark nomination. He thanked the owners for agreeing to landmark their house. He felt it is a wonderful, architectural treasure in the City of Urbana. It has many connections, not just with architecture, but also with the history of the City and history with the University of Illinois.

He believed that Robert Hieronymus, having been so involved with the beautification of the State of Illinois and of parks and in advocating beautification of communities, would be glad to hear that his house was potentially being recognized as an important cultural resource that has a positive influence on the community.

The house also has connections with Joseph Blair, who was the landscape architect with several projects in the community associated with beautification in parks. He designed and platted the neighborhood where the house is located.

He felt that the house met *Criteria e* especially because of the hipped-gable roof dormer adding complexity that is not commonly found on Dutch Colonial Revival houses. He looked at many houses of this style throughout the country and did not see any with the same unique dormer treatment on the roof.

Alice Novak approached the Historic Preservation Commission to speak. She stated that the house is very interesting in that it is not very detailed; however, it has a very complex roofline, particularly on the back side of the house. It has great side porches. The porch on the west side was identical to the porch on the east side on the lower story, except it includes a sleeping porch.

This particular block of West Pennsylvania Avenue and the corresponding side on West Michigan Avenue are unique locations with elegant, deep lots. The houses are sighted further back on the lots with deep yards. Therefore, she claimed *Criteria e*.

She felt it was important to show the diversity of Joseph Royer's skill set with the Period Revival styles. There are a number of Dutch Colonial Revival houses in the City of Urbana. Many of them have garages built in the same style. The proposed property is a great example of one of them.

Ms. Smith commented that she had never heard of the term “jerkinhead”, which is on the end of the gable, until she read the application. Ms. Novak stated that it is a term that she preferred to use. It is where the gable is cut and hips in on both sides.

Mr. Shepard asked if they had original blueprints with Royer’s name on them. Ms. Novak replied yes.

With there being no further input from the audience, Acting Chairperson Smith closed the public input portion of the hearing. She opened the hearing up for Historic Preservation Commission discussion and/or motion(s).

Mr. Metcalf congratulated the applicants for submitting a fantastic nomination. The photos showed all of the historic characteristics embodied by the house.

Mr. Shepard stated that he was ambivalent about *Criteria e*. He would entertain hearing other Commissioner’s thoughts or agreeing to the City staff’s recommendation regarding this. Ms. Pagliuso commented that the windows on the top story are unique. They add an arts and crafts feel to the Dutch Colonial. She felt these windows along with the jerkinheads qualified to meet *Criteria e*.

Ms. Smith pointed out that Pennsylvania Avenue is one of the main arterials between the University of Illinois campus and the City of Urbana. The house is significant in the context of the street. Along with the jerkinheads, she felt it met *Criteria e*.

Ms. Pagliuso expressed her appreciation to the owners for agreeing to landmark the house. Ms. Smith agreed.

Ms. Smith stated that she believed the nomination met *Criterion a, b, c, d and e*.

Mr. Metcalf moved that the Historic Preservation Commission approve the application for historic landmark status for 702 West Pennsylvania Avenue based on the nomination meeting *Criterion a, b, c, d and e*. Mr. Shepard seconded the motion. Roll call was as follows:

Mr. Dossett	-	Yes	Mr. Metcalf	-	Yes
Ms. Pagliuso	-	Yes	Mr. Shepard	-	Yes
Ms. Smith	-	Yes			

The motion was approved by unanimous vote.

HP-2016-L-02 – An application submitted by Alice Novak to designate the house at 601 West Delaware Avenue (referred to as the Frank and Fanny DeWolf Residence) as a historic landmark.

Acting Chairperson Smith opened the public hearing for this case. Kevin Garcia, Planner II, presented this case to the Historic Preservation Commission. He began by presenting background

information on Frank DeWolf and mentioned that many characteristics of the French Revival architectural style was described in detail in Exhibit A of the application. He discussed how the proposed landmark application meets *Criteria a, b, c, and d* from Section XII-5.C of the Urbana Zoning Ordinance. He stated that he would answer any questions and that the applicant was available to answer questions.

With there being no questions for City staff, Acting Chairperson Smith opened the hearing for public input. She invited the applicant to speak.

Alice Novak, applicant, approached the Commission. She mentioned that she had connected to the DeWolf grandchildren. They have shared memories with her that adds to the history of the house. She mentioned that she would like to figure out how to involve the “wife role” in with being a significant part of the history of the house as wives of significant faculty members of the University of Illinois played an important role in making their husbands significant. The wives participated in the University Club and entertained many parties in their homes.

She discussed how the proposed property meets *Criteria e*. The house is a single loaded corridor house in that it is never two rooms deep, which is unique. Some other interesting features are the bird house and the garage doors.

Mr. Shepard asked about one of the photos in Exhibit B. Mr. Garcia explained it was an error. The photo of the house (c. 1940s-1950s) states “under construction”, but the house was constructed in 1933. He simply had not adjusted the caption for the photo.

Ms. Novak talked about a chimney that had been in severe disrepair and chopped off by the third owners. It is one of the few integrity issues to the house.

Ms. Smith asked if Ms. Novak could describe some of the French Revival characteristics. Ms. Novak explained that French Revival shared some characteristics as English Revival and Tudor Revival. Some characteristics are the steepness of the roof, the general proportions of the house and the wavy, clapboard siding. For her house, it was constructed with red brick but then painted white. She believed it was painted to give it a stucco look like a French country house. The ends of the gables have seven course corbels, and the steel casement windows also make it look more rustic.

With there being no further input from the audience, Acting Chairperson Smith closed the public input portion of the hearing. She opened the hearing up for Historic Preservation Commission discussion and/or motion(s).

Mr. Metcalf commented that it was an amazing nomination. It was very thorough and a great resource; although, nominations do not have to be this detailed.

Ms. Pagliuso thanked Ms. Novak for submitting the historic nomination on the house.

Mr. Shepard enjoyed reading the nomination. All the details inside and out show that the DeWolf’s put a lot of effort into planning how they were going to live in the house. He believed that it conforms to *Criteria e*.

Mr. Dossett stated that he would support the modification to add *Criteria e*. He felt the centerline roofline was striking. It is a notable house and many people know about it. So in the context of the community, he feels it conforms to *Criteria e*.

Ms. Smith stated that she believed it had some unique characteristics with the window patterns, the front gables, and the flared eaves with the corbels. Therefore, she felt it conforms to *Criteria e*.

Mr. Dossett commented on the application itself. He mentioned that he never got the feeling that information was added to bulk the nomination.

Mr. Shepard moved that the Historic Preservation approve Case No. HP-2016-L-03 based on the nomination meeting *Criterion a, b, c, d and e*. Mr. Dossett seconded the motion. Roll call on the motion was as follows:

Mr. Dossett	-	Yes	Mr. Metcalf	-	Yes
Ms. Pagliuso	-	Yes	Mr. Shepard	-	Yes
Ms. Smith	-	Yes			

The motion was approved by unanimous vote.

Acting Chairperson Smith announced that Ms. Novak would resume as the Chair.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

- HP-2016-COA-01 – A Certificate of Appropriateness for 810 West Main Street was received to repair the deteriorated, concrete stoop. He showed images of the deterioration. It was administratively approved.
- Mumford House – Does the University of Illinois maintain the property? Has anyone responded to the letter that was received from a descendant of a previous resident? Ms. Novak replied that she would follow-up and check to see if there had been a response.
- Historic Landmark Hotel – Ms. Pagliuso mentioned that the Fire Marshall closed the hotel on April 19, 2016. Ms. Pearson responded that there are some repairs that need to be completed and it would need to be re-inspected before it could be reopened. No information was available about it being for sale.
- Freeman House – Mr. Shepard inquired about the condition of the leaseable space. Mr. Garcia replied that they had done some work but had not heard about it being unrentable.
- 611 West Elm Street – Ms. Pagliuso noticed that the windows were out and believed that the house would be demolished soon.
- Former Sewer System – Mr. Metcalf asked if there were any maps showing the former sewer system. Mr. Shepard stated that there was an article in the News-Gazette and there is a map available online. Mr. Adams approached the Commission to talk about the sewer

system that Joseph Royer updated in 1904. Ms. Pearson noted that the City Engineer cited the former storm sewer being operable from 1858 to the 1890s. Ms. Novak believed that any new construction on properties above where the old storm sewer system lies would be applicable to Section 106 review. There was further discussion about what it would entail if a property is still in use and if a property was nominated for landmark status.

11. STAFF REPORT

There was none.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

- **Historic “Recognition” Landmark Status** – City staff has been handling many cases and applications and unable to research if there is a similar program in other cities.
- **Downtown Design Guidelines** – City staff has been handling many cases and applications and unable to make further progress; however, they are hoping to resume work soon and have a draft made available in the near future.
- **Kids Building Fair** – Event will be held at the Children’s Orpheum Theater in Champaign on May 7th from 10:00 am to 3:00 pm.

14. ADJOURNMENT

Mr. Dossett moved that the meeting be adjourned. Ms. Smith seconded the motion. With all Commission members in favor, the meeting adjourned at 8:19 p.m.

Submitted,

Lorrie Pearson, Planning Manager
Historic Preservation Commission Recording Secretary