



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### **m e m o r a n d u m**

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, FAICP, Director, Community Development Services

**DATE:** August 5, 2010

**SUBJECT:** 209 South Broadway Avenue (Urbana-Lincoln Hotel): Historic Landmark Application, Case No. HP 2010-L-01

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### **Introduction**

The purposes of this memorandum are: 1) to provide a basis for evaluating an application to designate the Urbana-Lincoln Hotel as a local historic landmark; and 2) to provide feedback on alternatives for any landmark designation ordinance.

Historic Preservation Case No. HP2010-L-01 is an application by Brian Adams to designate the property at 209 South Broadway Avenue (referred to as the Urbana-Lincoln Hotel) as a local historic landmark. Equity Asset Investments, LLC is the property owner. Equity Asset Investments, LLC is managed by Marine Bank Springfield. Marine Bank is also the sole member of Equity Asset Investments, LLC. A Registered Preference against the nomination has been submitted by the property owner (copy attached).

Should the application for designation as a local landmark be approved, the owners would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for any future alteration, relocation, construction, removal or demolition that affects the exterior architectural appearance of the structure.

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 under the following criteria (Section XII-5.C of the Urbana Zoning Ordinance):

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- b) *Associated with an important person or event in national, state or local history;*
- c) *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;*

- d) *Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and*
- e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

Following the Historic Preservation Commission's preliminary determination, the property owner filed a Registered Preference against the nomination on May 3, 2010. (Copy attached.) According to the Urbana Historic Preservation Ordinance (Article XII-5.F.1.B), if an application is submitted by someone other than the property owner and the owner has submitted a Registered Preference against the nomination, the City Council may approve the application by enacting an ordinance by a two-thirds majority vote of all Alderpersons then holding office.

At the Historic Preservation Commission meeting on May 5, 2010, the Commission held a public hearing on the application. Five people, including the applicant, spoke in favor of designating the Urbana-Lincoln Hotel a local landmark. Two people, including a representative of the property owner, spoke in opposition to the designation. During the public hearing, Dan Lanterman, representative of the property owner, explained the possible effect of designation on the hotel from the bank's perspective. At the close of the public hearing, the Historic Preservation 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 with the following findings:

1. Section XII-5.F.2.a of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
3. The property owner sent a letter of opposition to the nomination on April 5, 2010.
4. On April 7, 2010, the Historic Preservation Commission made a preliminary determination that the subject property qualified for designation as a local landmark under criteria a, b, c, d, and e (Section XII-5.C of the Urbana Zoning Ordinance).
5. On April 23, 2010, the property owner sent a revised letter of opposition.
6. The property located at 209 South Broadway Avenue and known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
7. Criteria for Designation of a Landmark A - The Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community. The hotel has been a downtown landmark since its opening in 1924. Additionally, the building is listed in the National Register of Historic Places based on its architectural and commercial significance. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history.
8. Criteria for Designation of a Landmark B - The Urbana-Lincoln Hotel is associated with important people in national, state, and local history. The hotel was designed by Joseph W. Royer, prominent local architect. The hotel is also a symbolic link to Abraham Lincoln's tenure as a lawyer in Urbana.

9. Criteria for Designation of a Landmark C – The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, and method of construction and retains sufficient integrity to well convey a sense of time and place. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Later changes have not appreciably inhibited the public’s ability to perceive the property’s historic character, and the property retains a sufficient degree of integrity.
10. Criteria for Designation of a Landmark D – The Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has influenced an area. The hotel was designed by Joseph William Royer, Urbana’s most prominent architect. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer’s historic and architectural heritage. Moreover, two of the City’s historic landmarks are Royer buildings and the City has a Royer Historic District.
11. Criteria for Designation of a Landmark E – The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.

In addition, the Historic Preservation Commission noted that:

1. The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
2. The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.
3. In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4).

The case was forwarded to the Urbana City Council. On June 7, 2010, City staff requested that the Urbana City Council continue the case due to ongoing negotiations for purchase of the hotel. The case was continued to the July 12, 2010 Committee of the Whole meeting, where a further continuation was granted.

## **Background**

### ***History of the Urbana-Lincoln Hotel***

A group of prominent Urbana citizens formed a corporation in 1921 to build a new hotel in downtown Urbana. In 1922, the northeast corner of Broadway Avenue and Green Street was chosen as the location and prominent local architect Joseph Royer designed a Tudor Revival hotel for the site. Construction began later that year and the new hotel, the Urbana-Lincoln Hotel, opened to the public in early 1924. In 1964, Lincoln Square Mall, one of America’s earliest downtown enclosed shopping malls, was built adjacent to the hotel, enclosing the main entrance on the south façade. The hotel was bought by James Jumer in 1976. In 1982, an addition was built on the north side of the original hotel. The addition included a ballroom, a swimming pool, conference rooms and 69 guest rooms. The mall and hotel were

listed on the National Register of Historic Places in 2006 as having national significance.

### ***2008 Landmark Nomination***

In 2008, the City received an application to designate the Urbana-Lincoln Hotel as a local historic landmark (Case No. HP 08-L-01). The Historic Preservation Commission made a preliminary determination that the property qualified for designation as a local landmark. The property owner then filed a Registered Preference against the nomination. Following a public hearing on May 7, 2008, the Historic Preservation Commission voted six ayes and zero nays to recommend to the Urbana City Council that the hotel be designated as a local historic landmark. On June 2, 2008, the Urbana City Council voted against designation (1-aye: 4-nays). In making this decision, the Urbana City Council expressed concerns that the landmark designation would interfere with the property owner's efforts to secure financing and a national brand for the property.

### ***Current Landmark Nomination***

Based on research and documentation submitted with the application, the applicant states that the Urbana-Lincoln Hotel:

- Has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
- Is associated with an important person or event in national, state, or local history;
- 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;
- Is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area;
- Is identifiable as an established and familiar visual feature owing to its unique location or physical characteristics; and
- Has character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures with a high level of integrity or architectural significance.

For detailed documentation on the property's history and significance, please refer to the attached application.

### ***Owner Objection***

On May 3, 2010, Marine Bank filed a Registered Preference against the landmark designation (copy attached). According to Marine Bank, they have had an ongoing money-losing relationship with the property since the 1990s. The hotel has failed financially three times since then, costing Marine Bank with each failure. Marine Bank currently owns the property due to foreclosure proceedings on the previous owner. The bank has expressed that they have no interest in being a long-term owner or operator of the property. Consequently, the bank has been trying to sell the property and feels that the historic landmark designation would harm the salability of the property. Through their realtor, CRES Hotel Brokers, the bank is currently in negotiations with potential purchasers of the property and believe

that a purchase agreement is imminent. However, as of the date of preparing this memorandum, a purchase contract has not yet been finalized.

## Discussion

### *Criteria for Designation of a Landmark*

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of the following criteria for designation. Following each criteria (*provided in italics*) is a discussion based on analysis and information provided in the application.

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.*

The Urbana-Lincoln Hotel began as a local “booster” project. Since its inception, it has had significant value as part of the history of Urbana. Raymond Bial, in his chronicle of the social, cultural, and economic history of Urbana, “Urbana: a Pictorial History,” recognizes the opening of the hotel in 1924 as one of the highlights in Urbana history. He refers to the hotel building as an “Urbana landmark” and the restaurant at the Urbana-Lincoln Hotel as “the most elegant restaurant in town.” The hotel also has significant value as part of the architectural heritage of Urbana. The Urbana-Lincoln Hotel/Lincoln Square Mall is listed in 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 City of Urbana recently designated the Joseph W. Royer Arts and Architecture District to recognize his contributions to the city’s historic and architectural heritage. 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 is the only commercial building downtown in the Tudor Revival style. The Urbana-Lincoln Hotel has been an important part of the community since the early twentieth century.

- b) *Associated with an important person or event in national, state or local history.*

The hotel was designed by Joseph W. Royer, a native of Urbana and a University of Illinois graduate in Civil Engineering. Royer, as Urbana’s City Engineer, designed the Champaign County Courthouse, which was completed the previous year and brought him immediate recognition. Further discussion about Joseph Royer can be found in the “Notable work of a master builder...” section below. The application states that the hotel is significant due to its symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana. Although there is no doubt as to the importance of Lincoln to Urbana, Lincoln visited an earlier inn located on the same lot and not the 1924 Urbana-Lincoln Hotel. Lincoln is commemorated through the name of the hotel and the statue formerly located at the hotel.

- c) *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.*

The 1924 hotel is an excellent example of the Tudor Revival architectural style. This architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This was a period when architects looked to the past for inspiration, borrowing freely from historic styles. Tudor Revival, popular from 1890-1940, is derived primarily from English Renaissance buildings of the 16<sup>th</sup> and 17<sup>th</sup> centuries. Buildings in this style emphasize steeply pitched side-gabled roofs, with the front façade dominated by one or more prominent cross gables, decorative half-timbering, tall narrow multi-pane windows, and prominent chimneys. The Urbana-Lincoln Hotel is built of brick with stucco and decorative (i.e., not structural) half-timbering. The 1924 building has a steeply pitched side-gabled roof with a medieval tower-like projection on the southeast façade. It is representative of the distinguishing characteristics of the Tudor Revival architectural style.

The second part of Criterion c) deals with integrity. The original hotel, constructed in 1922-1924, was built on an angle, with an irregular floor plan, a projecting center pavilion, and two large corner blocks. The hotel was built in the Tudor Revival architectural style, of a dark brick on the lower stories and stucco above. The hotel's detailing includes half-timbering, a deeply recessed arched entrance and loggia, stone elements, a steeply pitched roof with dormers, and medieval architectural details. The application mentions a 1982 addition to the north side of the hotel, but does not mention the 1964 construction of Lincoln Square Mall. Both of these additions have obscured some of the significant architectural details of the original 1924 hotel. The 1964 construction of Lincoln Square Mall enclosed the original entrance to the hotel within the Lincoln Square Mall and the hotel's entrance was moved to its west elevation off of the parking lot at Elm and Race streets, obscuring much of the south and southeast facades. The 1982 addition, constructed of stucco and half-timbering attempting to imitate the Tudor Revival style, covered much of the north, northeast, and northwest facades. While both of these additions have obscured views of the original structure, the 1924 hotel nonetheless retains sufficient integrity to convey a sense of time and place.

*d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area.*

The hotel was designed by Joseph William Royer, Urbana's most prominent architect of the time. The section titled "Historical Significance" in the application contains a biography of Royer (page 6). Local buildings designed by Royer include: the Champaign County Courthouse, the Sheriff's Residence and the County Jail, the Urbana Flat Iron Building, the Urbana High School, the Urbana Free Library, the Champaign Country Club, the Urbana Post Office, Tiernan's Block, and the Cohen Building. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District, to commemorate Royer's historic and architectural heritage. The district's architectural character is defined by Royer's masterfully designed buildings and includes many of those listed above. Moreover, two of the City's historic landmarks, the Freeman House and Tiernan's Block/Masonic Temple, are Royer buildings. In addition to the Royer Arts and Architecture District mentioned above, the City has a Royer Historic District which consists of Royer's personal residence and a cottage he built for his mother-in-law.

e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

The Urbana-Lincoln Hotel, built in the heart of downtown Urbana, has been a focal point for the community since the early 1920s. It is one of the few remaining historic commercial buildings south of Main Street in downtown Urbana, as much of the area was cleared to build the Lincoln Square Mall. Its physical characteristics are unique in the downtown area as it is the only commercial Tudor Revival style building. The building could be considered an icon in terms of being readily recognizable and its visual association with Urbana in general.

f) *Character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level or integrity or architectural significance.*

The Urbana-Lincoln Hotel does not qualify under criterion f) as the building is not a utilitarian structure.

g) *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

The Urbana-Lincoln Hotel does not qualify under criterion g). City staff and the applicant are not aware of any archaeological significance of the area.

### ***Other Factors to Consider***

#### *Urbana-Lincoln Hotel's Role in Downtown Urbana*

The Urbana-Lincoln Hotel plays an important economic role for Urbana's downtown. In 2002, the City of Urbana adopted the Downtown Strategic Plan with the goal of making Urbana's downtown successful. Revitalizing Lincoln Square Mall and the attached Urbana-Lincoln Hotel are identified as important to this success. In 2004, the Urbana City Council adopted an amendment to Downtown Tax Increment Finance District No. 1 in which revitalization of the Urbana-Lincoln Hotel was specifically identified as a project for private development assistance (Downtown Tax Increment Finance District #1 Plan Amendment, page 13). The plan amendment identifies age, the hotel building being functionally obsolete, and depreciation of physical maintenance of the building as deficiencies of the Urbana-Lincoln Hotel (page 11). In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal # 4, strategy F, page 4).

#### *Effect of Landmark Designation*

One issue for consideration is any effect designation might have on the financial viability of the property. Given that historic buildings must have a viable use in order to be maintained, being financially successful is necessary for the building's long-term survival. According to Marine Bank, the sole member of Equity Asset Investments, LLC, they have had a relationship with the subject property since the 1990s and are currently in a "forced ownership" position. During this time, Marine Bank has held a mortgage on the property. Marine Bank has filed foreclosure on the property twice, and has now

taken over the property due to bankruptcy of the prior owner. If designating the property as a local landmark impedes Marine Bank from finding an appropriate buyer for the hotel (as suggested by the owner), then designation could actually be counter to the long-term preservation of the property and could also be viewed as an obstacle to implementing the City's policies for downtown revitalization.

Under the historic preservation provisions in the Zoning Ordinance, only the exterior of a building is protected by landmark designation (Section XII-6.A). Much of the renovation work necessary to bring the Urbana Lincoln Hotel up to a quality hotel standard would be work on the interior of the building and would not be subject to review by the Historic Preservation Commission. A major exception is the asbestos shingle roof which covers the older portions of the hotel. Inspections shows that the roof is in need of replacement. If the property is designated a local landmark, the roof replacement would require a Certificate of Appropriateness (COA) from the Historic Preservation Commission. Routine maintenance and repair to the exterior and grounds would not typically require a COA, although other improvements or alterations would, per Section XII-6 of the Urbana Zoning Ordinance.

#### *Potential Buyers*

Marine Bank has been trying to sell the property since it took ownership in September 2009 using various means including a national hotel sales company, CRES Hotel Brokers. City staff have worked with a number of potential buyers of the hotel. As of the writing of this memorandum, there are at least three potential purchasers which are interested in the property as a historic boutique hotel. The City and hotel broker believe that a successful purchase contract is imminent. This contract will likely be followed by a 60-day due diligence period, followed by a 30-day real estate closure period. The City is interested in working with the potential purchaser to assist them in understanding the process and potential benefits of landmark designation and to allow any landmark designation to be reflected in a likely redevelopment agreement with the purchaser. Designation as a landmark prior to this process could potentially chill the purchase and reduce the chances of working in a positive fashion with the purchaser to ensure the appropriate long-term preservation of the property.

#### *Financial Incentives for Historic Landmarks*

Historic preservation incentives available for a potential buyer include the Federal historic preservation tax credit program which could provide a 20% tax credit for a substantial rehabilitation of the property. As the building is listed on the National Register of Historic Places, it is eligible for this tax credit. To qualify for the tax credit, the property owner would have to rehabilitate the building in accordance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." These standards are the same used by the Historic Preservation Commission to review exterior changes to locally-designated landmarks. Lincoln Square Village has taken advantage of this tax credit. More information can be found at <http://www.nps.gov/hps/tps/tax/index.htm>. Additionally, if the building is designated as a local landmark, all building permit fees would be waived by the City under the City's historic preservation building permit fee waiver program.



### *Contributing vs. Noncontributing Structures Ordinance*

At the June 7, 2010 City Council meeting, members of the City Council asked City staff to provide information on designating only the older part of the building as a landmark and not designating the 1982 addition on the north side of the building. If the Urbana-Lincoln Hotel is designated as a local landmark, it is important to allow review of changes to the whole building to prevent alterations that would negatively impact the older part of the building. Changes to a newer addition should be compatible with the historic building. A more practical approach would be to include in the designating ordinance a clause identifying the original Royer-designed building as contributing and the later additions as noncontributing (the attached draft ordinance includes language that would designate the building accordingly). This would allow a simpler review process for any exterior work done on the newer addition, but would still ensure that changes are compatible with the original Royer-designed part of the building.

### **Summary of Findings**

The following recommended findings are based on the application, the findings adopted by the Historic Preservation Commission at their May 5, 2010 meeting, the testimony given at the public hearing, and analysis, are as follows:

1. Article XII of the *Urbana Zoning Ordinance* provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
3. The property owner, upon notification, sent a letter opposing the nomination on April 5, 2010.
4. On April 7, 2010, the Historic Preservation Commission made a preliminary determination that the subject property qualified for designation as a local landmark under criteria a, b, c, d, and e (Section XII-5.C of the Urbana Zoning Ordinance).
5. On April 23, 2010, the property owner sent a revised letter of opposition.
6. The property located at 209 South Broadway Avenue and known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
7. The Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community. The hotel has been a downtown landmark since its opening in 1924. Additionally, the building is listed in the National Register of Historic Places based on its architectural and commercial significance. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history.

8. The Urbana-Lincoln Hotel is associated with important people in national, state, and local history. The hotel was designed by Joseph W. Royer, prominent local architect. The hotel is also a symbolic link to Abraham Lincoln's tenure as a lawyer in Urbana.
9. The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, and method of construction and retains sufficient integrity to well convey a sense of time and place. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Later changes have not appreciably inhibited the public's ability to perceive the property's historic character, and the property retains a sufficient degree of integrity.
10. The Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has influenced an area. The hotel was designed by Joseph William Royer, Urbana's most prominent architect. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer's historic and architectural heritage. Moreover, two of the City's historic landmarks are Royer buildings and the City has a Royer Historic District.
11. The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.
12. The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
13. The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.
14. In 2002, the City of Urbana adopted the Downtown Strategic Plan with the goal of making Urbana's downtown successful. Revitalizing the Urbana-Lincoln Hotel is identified as important to this success.
15. In 2004, the Urbana City Council adopted an amendment to Downtown Tax Increment Finance District No. 1 in which revitalization of the Urbana-Lincoln Hotel was specifically identified as a project for private development assistance.
16. In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4).
17. On April 30, 2010, the property owner submitted a Registered Preference against designation of the property as a local historic landmark.
18. In accordance with all public notice requirements of Section XI-10 of the Urbana Zoning Ordinance, the Urbana Historic Preservation Commission held a public hearing on May 5, 2010 on the landmark application. Five people, including the applicant, spoke in favor of the application. Two people, including a representative of the property owner, spoke in opposition.

19. Following the public hearing, the Historic Preservation Commission voted four ayes and zero nays to recommend that the City Council approve the application for designation.
20. The property owner, Equity Asset Investments, LLC, has been trying to sell the property since it took ownership of it through a foreclosure and believe landmark designation would be a hindrance to selling the property.

## Options

In considering Case No. HP 2010-L-01, the Urbana City Council may:

- a) Approve the application; or
- b) Deny the application.

## Recommendation

Over the past several months, City staff have been working with a variety of potential purchasers of the Historic Lincoln Hotel in an effort to reopen the property as an historic boutique hotel consistent with the direction of the Mayor and City Council and with the policies of our Downtown Strategic Plan and TIF Redevelopment Plan. It is very likely that any redevelopment of the property as a hotel or other adaptive reuse will involve a redevelopment agreement with the City and the expenditure of significant public funds. As a potential landmark, compliance with the City's Historic Preservation Ordinance will be a critical aspect of this redevelopment effort, and could also have financial implications for both the purchaser and the City.

Over the past several weeks, two to three parties have stepped forward as potential purchasers of the property through the extensive marketing efforts of the hotel broker who is handling the property. It is very likely that the successful contract purchaser will become known within the next few weeks. In order to allow this potential purchaser an opportunity to fully evaluate the property during their due diligence phase and to become educated about the benefits and process of local landmark designation, City staff is recommending that the City Council continue to hold the landmark request in Committee until the ownership of the property is settled with a successfully awarded purchase contract. City staff is also concerned that establishing a landmark designation in advance of a purchase contract being awarded could directly or indirectly affect the pending purchase arrangement, possibly reducing the likelihood of a purchase being executed and the property being reused as a boutique hotel.

**For these reasons, staff is making a very strong recommendation to continue consideration of the Landmark designation until the next scheduled committee meeting on September 13, 2010, at which time additional information can be provided to the Council regarding the ownership and potential for redevelopment of the property as an historic hotel.**

Prepared by:

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Rebecca Bird, Planner I

cc: Mike Gillespie, Marine Bank Springfield, 3120 Robbins Rd, Springfield, IL 62704  
Dan Lanterman, Marine Bank Springfield, dlanterman@ibankmarine.com  
Brian Adams, 412 W Elm St., Urbana, IL 61801

Attachments:

- Exhibit A: Application including photographs and maps
- Exhibit B: Property Owner's Registered Preference
- Exhibit C: March 30, 2010 staff memorandum to the Historic Preservation Commission
- Exhibit D: Minutes from the April 7, 2010 Historic Preservation Commission meeting
- Exhibit E: April 29, 2010 staff memorandum to the Historic Preservation Commission
- Exhibit F: Minutes from the May 5, 2010 Historic Preservation Commission meeting

ORDINANCE NO. 2010-06-046

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK**

(209 S. Broadway Avenue, "Urbana-Lincoln Hotel" Historic Preservation Case No.  
HP2010-L-01)

WHEREAS, Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic, and general welfare of the community; and

WHEREAS, Brian Adams has nominated the property located at 209 S. Broadway Avenue, Urbana (commonly referred to as the "Urbana-Lincoln Hotel") to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owner of the subject property, Equity Asset Investments, LLC, managed by Marine Bank Springfield, has been duly notified of the nomination and has submitted a Registered Preference against the nomination; and

WHEREAS, after due publication and notice to all parties as is required under the Ordinance, a public hearing was held by the Urbana Historic Preservation Commission on May 5, 2010 concerning the subject historic landmark nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend approval of said nomination for the subject parcel by a vote of 4 ayes and 0 nays, and made a written recommendation accompanied by a report summarizing the evidence presented at the hearing, with an explanation of its recommendation, which said recommendation and report were forwarded to the City Council; and

WHEREAS, the owner of the subject parcel was notified by letter of the recommendation on May 12, 2010 of the date of the City Council meeting at which the designation is to be considered.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1.

The Council does hereby find and determine, pursuant to the recommendation and report of the Historic Preservation Commission, that the subject property should be designated as a historical landmark on the basis of meeting the following criteria in Section XII-5.C.1 of the Urbana Zoning Ordinance:

- a) Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community; and
- b) Associated with an important person or event in national, state or local history; and
- c) 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; and
- d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and
- e) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Section 2.

The said structure at 209 S. Broadway Avenue, commonly referred to as the "Urbana-Lincoln Hotel", is hereby designated as a historic landmark, pursuant to Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois, being more particularly described as follows:

Lots 3, 8, 17, 18 and a part of Lots 2 and 11 of Central Business Addition to the City of Urbana, as shown on a plat recorded June 11, 1963, as Document Number 697127 in Plat Book "O" at page 1 in the Office of the Recorder of Deeds, Champaign County, Illinois

and;

Lot 52 of the Original Town of Urbana, as shown on a plat recorded October 19, 1833 in Deed Record Book "A" at page 3 in the Office of the Recorder of Deeds, Champaign County, Illinois

and;

All of the vacated Cherry Alley and Crane Alley right-of-way adjacent to the above described lots

Said property being the same property as described in a Warranty Deed dated July 5, 2001 and recorded July 6, 2001 as Document Number 2001R18213 in the Office of the Recorder of Deeds, Champaign County, Illinois. Said property being commonly known as 209 South Broadway Avenue, Urbana, Illinois.

Permanent Identification Numbers:

91-21-17-212-001, 91-21-17-212-003, 91-21-17-212-012 and 91-21-17-212-017.

Section 3.

The original 1924 Joseph Royer-designed building is hereby classified as a "contributing" portion of the landmark, as defined in the Historic Preservation Ordinance, while the remainder of the property including the 1982 addition to the north is hereby classified as a "non-contributing" portion of the landmark, as defined in the Historic Preservation Ordinance.

Section 4.

The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the corporate authorities of the City of Urbana. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Article 11, Division 13 (Zoning) of the Illinois Compiled Statutes (65 ILCS 5/11-13-14).

PASSED by the Corporate Authorities this \_\_\_\_\_ day of \_\_\_\_\_,  
2010.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor



**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2010, the Corporate Authorities of the City of Urbana passed and approved Ordinance No.

\_\_\_\_\_, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(209 S. Broadway Avenue, "Urbana-Lincoln Hotel" Historic Preservation Case No.

HP2010-L-01) which provided by its terms that it should be published in pamphlet

form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a

copy of such Ordinance was posted in the Urbana City Building commencing on the

\_\_\_\_\_ day of \_\_\_\_\_, 2010, and continuing for at least ten

(10) days thereafter. Copies of such Ordinance were also available for public

inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.



# Application for Historic Landmark Designation

## Historic Preservation Commission

### APPLICATION AND REVIEW FEE – NO CHARGE

Although there is no fee to file an application for Historic Landmark Designation, the Applicants are responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette.

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed \_\_\_\_\_ Case No. \_\_\_\_\_

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

- Location 209 South Broadway Avenue
- PIN # of Location 92-21-17-212-003, -001, -012, -017
- Name of Applicant/Petitioner(s) Brian Adams Phone 217-367-1339  
Address 412 W. Elm St., Urbana, IL 61801  
(street/city) (state) (zip)
- Property interest of Applicant(s) \_\_\_\_\_
- Name of Owner(s) Marine Bank Springfield Phone 217-726-0600  
Address 3050 West Wabash, Springfield, IL 62704  
(street/city) (state) (zip)

### DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description Cunningham Twp. W<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> Section 17,  
T.19N, R.9E. Zoned B-4 Central Business  
Property has four tax I.D.#'s : 92-21-17-212-003,  
92-21-17-212-001; 92-21-17-212-012; 92-21-17-212-12  
Legal description at County Recorder's office is 14  
pages long (Document # 2001R18213)

WHEREFORE, petitioner prays that this petition be heard by the Urbana Historic Preservation Commission and the Application for Historic Landmark Designation be granted.

Respectfully submitted this 15<sup>th</sup> day of February, 2010.

Brian Adams

Signature of Applicant

STATE OF ILLINOIS }  
  }  
CHAMPAIGN COUNTY }

I, \_\_\_\_\_ being first duly sworn on oath, deposes and says, that \_\_\_\_\_ is the same person named in and who subscribed the above and foregoing petition, that \_\_\_\_\_ has read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

SEAL

Signature of Applicant \_\_\_\_\_

Petitioner's Attorney (if applicable) \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

6. Date of Construction of Structure 1923
7. Attach a map showing the boundaries and location of the property proposed for nomination.
8. Attach photographs showing the important structures or features of the property or structure
9. Indicate which of the following criteria apply to the property or structure (check all that apply). Additionally, attach a statement that describes the proposed landmark and its historic significance; list reasons why it is eligible for nomination; and show how the proposed landmark conforms to the criteria for designation (see attached Suggested Format).
- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
  - Associated with an important person or event in national state or local history;
  - 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;
  - Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;
  - Identifiable as an established and familiar visual location or physical characteristics;
  - Character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance;
  - Yields, or may be likely to yield information important in history or prehistory

## Urbana-Lincoln Hotel

The Urbana-Lincoln Hotel, 209 South Broadway Avenue, is being nominated as an Urbana Landmark under the following criteria. It has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state, or community; it is associated with an important person or event in national, state, or local history; it 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; it is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area; it is identifiable as an established and familiar visual location or physical characteristics; and its character is a particularly fine or unique example of a utilitarian structure, including but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance.

In November 1921 a corporation was formed to construct a new hotel in Urbana, with Mrs. Mary E. Busey, noted Urbana philanthropist and wife of Samuel T. Busey, serving as board of directors of the hotel company. Commencement of construction was delayed for several reasons, including problems surrounding the site of the proposed building. Stockholders suggested a location that was owned by several parties, including one lot that was owned by eight heirs, four of whom resided out of state and one who could not be located. Title to the desired lots in some cases had to be cleared in court.

In the spring of 1922, it was finally announced that the hotel would be built at the northwest corner of Green and Market (now Broadway) streets, on two lots owned by E.S. Swigart ("the W.H. Larry and Thomas Ogden property"). The lots were purchased for \$25,000, and constituted an area of over a quarter city block (171 feet on Green Street, 138 feet on Market Street). Also in early 1922, it was announced that Urbana architect Joseph W. Royer would design the hotel. At this time, it was anticipated construction would begin on June 1, 1922.

In September 1922 it was announced that the A.W. Stoolman Company of Champaign had won the contract to build the new hotel. Seven companies submitted bids, which were opened and read in the office of architect Joseph W. Royer on September 15, 1922. Separate bids were submitted for electric, plumbing, and heating work. The plumbing and heating contract was awarded to the Onarga Plumbing and Heating Company, while the contract for electric wiring was won by the Ideal Electric Company of Champaign. Based on these contracts, the anticipated cost of the building was \$257,019. It was announced at this time that the hotel would have 100 rooms and that

*Architect Royer has not overlooked the needs of a university community and the new hotel will have a ballroom and dining hall suitable for accommodation of University social functions...*

The building permit for the hotel was issued on October 4, 1922. In November 1922 it was announced that the new hotel would be managed by Charles Renner of Mishawaka, Indiana, "...a Frenchman by birth". Renner was

*...an expert chef and will give special attention to setting a high standard of dining room service. A pastry shop will also be run in connection with the hotel on the ground floor...*

Chef Renner had been employed by the Biltmore Hotel in Kansas City and the Coronado Hotel in San Diego. He also was head steward and operated hotels for the Harvey restaurant chain along the Santa Fe line and in Albuquerque, New Mexico. Prior to his hiring in Urbana, Renner managed the Hotel Mishawaka in Mishawaka, Indiana. He planned to run a café, beauty parlor, barbershop, several shops, and delicatessen in the hotel, which was expected to open in September 1923.

By late January 1923, construction had reached the second floor, and it was anticipated that the roof would be finished by the end of February 1923. At this time, negotiations for the interior furnishings of the hotel were ready to begin. It was further announced at this time that...

*In design the hotel is of the English Inn type. The lower part of the building is of brick and will be topped with gable construction of half timber and stucco. The roof will be of slate. The hotel will have accommodations of 100 rooms, each with a bath. The ground floor plan calls for a large lobby, dining room and grill room with a ball room adjoining the lobby.*

In late June 1923 it was reported that completion of the hotel would be delayed due to labor problems, and would probably not open until late September of that year. By early summer 1923, work on the doors, windows, and interior decoration had begun.

In late August 1923, the *Urbana Daily Courier* presented a long article about naming the new hotel, and included a ballot for readers to complete and submit with suggestions. Several names had been suggested, and most agreed that the name should at least include "Urbana":

*It is the contention of those wanting "Urbana" included in the name that the hotel was built to advertise the town. It is a community enterprise and therefore a monument to Urbana's public spirit...The name "Lincoln" has many enthusiastic supporters, the point being that Abraham Lincoln, when practicing law in Urbana, stopped at the old inn on the site of the present hotel building. By linking the new building with Lincoln's life while in this vicinity, there would be an ever present local reminder that the martyred president was one time one of us. A compromise has been suggested between those who want the name "Urbana" included and those who wish the building to be a reminder of Lincoln by proposing the name "Urbana-Lincoln". The proposal has met with considerable favor.*

Other suggested names included "The Shakespeare", "The Illini", "Big Grove", "Principia Hotel", "Metropolitan", "Idelmoor", "The Grand", "Hotel Orlando", "Urbana Beatitude", "Busey Inn", "Hotel Urbanity", "The Monarch", "The Roosevelt", "Gray Gables", "The Palace", "Urbana Arms", "The Marquette", "The Harding", "Hotel Panama", "Urbana Bourgouois", "Elite", "A 'l Anglaise", "New Englander", "Hotel Jefferson", the "Ostrich", "Urbana-Stratford", "Superior", "Commercial or Inn", "Titanic", "Honey Dew", "Hotel Adelpia", "The Eleanor", "Belvidere", "Supreme", "The New American", "Home Lyke", "Uni-Urbana", "The Urbana Tavern", "Illinois Grand Hotel", and "The Atlantic Hotel" .

The most common names suggested for the hotel included “Lincoln” in the name (e.g. “Lincoln”, “The Lincoln”, “Lincoln Hotel”, “Lincoln Inn”, “Urbana-Lincoln”). Another popular suggestion was “The Illini”.

On October 14, 1923 it was announced that the new *Urbana-Lincoln Hotel* would be initiated on Homecoming Day, November 15, by Mrs. S.T. Busey. It was reported that 50 cots had been set up in a dormitory on the fourth floor for homecoming guests in order to accommodate 200 guests total. It was also reported that...

*The hotel is a four story, fireproof building built with reinforced steel construction. The style of architecture is Old English throughout. The Old English idea is carried out by the heavy beamed ceilings, the paneled walls, the interior and exterior electric fixtures, the furniture and the four large fireplaces on the first floor...The front entrance leads into a large lobby, with the ballroom directly in front, sun parlor to the left, and dining room to the right. A feature of the sun parlor is a large fireplace, extending across the entire north end of the room. Ninety people can be accommodated in the dining room and 80 more in the grill room, which adjoins the dining room to the right. The grill room has a large fireplace and a mezzanine floor...The ballroom, which is the largest in the Twin Cities, 45 by 70 feet, is decorated in the Old English style. The lower part of the walls are paneled, and the upper part is rough plastered. At the west end of the room is a large fireplace, with wall seats on both sides of it. The ceiling is beamed... The woodwork and furniture is old walnut throughout. The dining room furniture is walnut, and the chairs have red leather seats. Practically all the painting is a gray tan, in a parchment finish.*

The new hotel was formally presented to the Urbana association of commerce on January 30, 1924. A speech was made by A.T. Burrows, president of the hotel company, and Chancy L. Finfrock, president of the Urbana association of commerce, accepted the building. A banquet was held in the hotel at 6:15, and at 9:30 a grand march of the ball was held. An open house was held for public inspection of the new hotel on this day.

Extensive interior modifications were made in 1937-1938, and the hotel was bought by the Urbana-Lincoln Hotel Company in 1944. At this time, rooms were enlarged and private baths were installed. Some rooms also received new plumbing and tile work. In 1948 a tea garden patio was made in front of the hotel. In 1954 the Urbana-Lincoln Hotel Company was dissolved, and in 1965 the hotel was sold to Carson, Pirie, Scott, and Company.

In 1976, the hotel was bought by James Jumer, president of Jumer’s Castle Lodge of West Peoria, from Carson, Pirie, Scott, and Company. Carson, Pirie, Scott and Company, then owners of the hotel, had previously held a “liquidation sale” that stripped the hotel of all its original interior fixtures, and had planned on several occasions to raze the building. The hotel was renovated and re-opened by Jumer in 1977. In 1982 work commenced on a three million dollar expansion on the north side of the original hotel. This addition, which opened in the spring of 1983, included 69 guest rooms, a ballroom, an indoor swimming pool, saunas, a whirlpool, a game room, executive suites, junior suites, and informal conference rooms.

On 8 September 2006 the Urbana Lincoln Hotel and adjacent Lincoln Square Mall were listed on the National Register of Historic Places (NRHP). Currently, the main entrance is located on the

west side of the hotel, on South Race Street. The original entrance, which faces southeast, is incorporated into Lincoln Square Village.

### **Historical Significance**

The City of Urbana was surveyed and platted in September 1833. It was situated at the south end of Big Grove, near the confluence of the Boneyard and Saline creeks. The original city plan consisted of four north-south streets intersected by four east-west streets. Today this area constitutes the city's downtown. Population growth and economic development remained slow during the 1830's and 1840's due to poor transportation systems. Urbanization intensified when the railroad arrived in the 1850's. The Illinois Central Railroad connected the area with Chicago in 1854, resulting in an economic and population explosion in Champaign County. Between 1850 and 1860, population in the county increased from 2,645 to 14,629. Pioneer farmers were replaced by land speculators, merchants, intellectuals (lawyers, doctors, and teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories which had been established. The early population derived primarily from the south (e.g. Kentucky) was augmented by immigrants from the northeast (New York, Massachusetts, Pennsylvania, Ohio, etc). Foreign-born immigrants, primarily of Irish and German origin, also began to arrive, and with their presence the religious composition of the county changed. The former exclusive dominance of Protestant and Baptist denominations was balanced by the formation of Catholic and Jewish congregations. A variety of factories sprung up overnight, many of them associated with the burgeoning construction industry and agricultural production. These included brick and tile factories, sawmills, a sash and door factory, foundry and machine shop, plow and wagon factory, as well as a woolen factory and flouring mills, among others.

Between about 1850-60 the Main Street of the Original Town of Urbana became a hub of activity, lined with a variety of retail stores, saloons, law and real estate offices, banks, and other places of business and recreation. The City of Urbana was incorporated on February 14, 1855, and in 1867 was chosen as the site of for the Illinois Industrial University (University of Illinois) through the efforts of Clark Robinson Griggs. Also in 1867, the first railroad to actually pass through Urbana, the Danville-Urbana-Bloomington-Pekin Railroad (later the I.B. & W), was chartered, again by C.R. Griggs. Economic development slowed in the 1870's. Major developments in the latter half of the 19<sup>th</sup> century included: the large-scale draining of swampy prairies surrounding the city, resulting in the dominance of grain production at the expense of cattle breeding; the establishment of a gas lighting system; paving of streets; establishment of an electric rail line; construction of hospitals; and the continued expansion of retail businesses. In 1871, the same year as the infamous Chicago fire, the heart of Urbana was extensively damaged by fire. This resulted in a shift towards brick construction in downtown to reduce the impact of fires.

The first quarter of the 20<sup>th</sup> century witnessed a building boom in downtown Urbana. Notable structures dating to this period are the Champaign County Courthouse (1900-1901), the Stephens Building (1902-1903), the Sheriff's Residence and Jail (1905), the Flat Iron Building (1906), the Race Street (Royer) Post Office (1906), the Illinois Theatre (1907-1908), the Federal Building/Post Office (1914-1915), and the Samuel T. Busey Memorial Library (1917-1918). By the time the Urbana-Lincoln Hotel was constructed, Urbana was a well-established urban center



and county seat in east-central Illinois, and the hotel was one of the last large commercial buildings to be constructed in downtown Urbana in the early 20<sup>th</sup> century. Following the horrors of WW I, the period between about 1920 and 1930 was a time of satisfaction and prosperity in Urbana and the United States, and the Urbana-Lincoln Hotel represents a monument to this period of optimism. While the Crash of 1929 resulted in widespread economic disaster and suffering throughout the country, Urbana benefited from the presence of the University of Illinois, secured through the dedicated work of Clark Robinson Griggs in the 1860s. While the citizens of Urbana undoubtedly suffered through the economic challenges of the Great Depression, the presence of the University of Illinois within the city certainly represented a source of spiritual, as well as economic, support. As discussed above, the Urbana-Lincoln Hotel, designed by Urbana architect Joseph W. Royer, represented a physical link with the university community during a period of economic hardship, and likely helped the community endure the hardships of the period. Further, the hotel was a source of civic pride, ...“a community enterprise and therefore a monument to Urbana’s public spirit”.

In addition, the Urbana-Lincoln Hotel is significant in its symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana. As discussed above, the hotel was originally named after Lincoln who...

*...stopped at the old inn on the site of the present hotel building. By linking the new building with Lincoln’s life while in this vicinity, there would be an ever present local reminder that the martyred president was one time one of us.*

The hotel was constructed on a lot formerly occupied by the Union Hotel, also known as “Kerr’s Tavern”, which is depicted on the 1858 Bowman Map of Urbana and was razed in April 1900. This was the “old inn” frequented by Lincoln and others conducting work at the nearby courthouse, located immediately north. In 1923, the Daily Illini reported that: “Social life in the early days centered about Kerr’s tavern, which 25 years ago (i.e.1898) stood on the site of the new Urbana hotel”. The Union Hotel was established by Archibald M. Kerr, and was also known as “Kerr’s Tavern” and “Baldy’s Tavern”. It was a low, 1 and ½ story frame structure with no porches, faced east, with a well and pump in the front yard and cistern and horse barn in the back yard. According to one of the Kerr descendants, “...the Tavern was noted for its hospitality and excellent food...” and that “...Abraham Lincoln had a friendly intimacy...” with the entire Kerr family. Further, “...it is said that Lincoln never arrived at or left the Kerr tavern without saying good-bye to each member of the family, and in many other ways expressed the goodness in his heart for them”. There are several stories relating to Lincoln’s time spent at the Union Hotel and his interactions with the Kerr family. While Royer’s Urbana-Lincoln Hotel is not a direct, physical link with Abraham Lincoln’s presence in Urbana, its location, name and function preserves a less tangible yet evocative link with the former president’s tenure as a lawyer in Urbana during the 1850’s. Likewise, Lorado Taft’s sculpture of “Lincoln the Lawyer”, now in Carle Park, was originally placed in front of the hotel in 1927 to preserve this connection. Such links are especially significant now as we prepare to celebrate Lincoln’s 200<sup>th</sup> birthday.

Given the lack of historic structures in Urbana directly associated with Abraham Lincoln, the Urbana-Lincoln Hotel represents one of the closest, if not only, tangible links between the city and the memory of Lincoln and his life here. To reiterate, the people of Urbana have historically

recognized this connection, as the following examples indicate. The Urbana Daily Courier's "contest" to name the new hotel indicated that "Lincoln" was a popular choice, and was a way of commemorating the former president's presence in the city. Through a gift from Judge J.O. Cunningham, noted sculptor Lorado Taft was commissioned to produce a sculpture of "Lincoln the Lawyer" which was originally placed in front of the hotel's entrance. In 1925, the Urbana Association of Commerce, in cooperation with the University of Illinois, commissioned noted Chicago artist Elizabeth T. Holsman to produce a bronze tablet inscribed with Lincoln's Gettysburg address which was unveiled at the hotel. These events, together with The hotel, together with Lincoln Square Mall, was listed on the National Register of Historic Places in September 2006, acknowledging its historical significance on a national level.

### *Joseph W. Royer*

Joseph William Royer, Urbana's most prominent architect, designed the Urbana Lincoln Hotel in 1922. Royer was born in Urbana in 1873, the son of John D. and Mary Royer. He graduated from the University of Illinois in 1895 with a degree in civil engineering and worked as Urbana's city engineer from 1898 to 1906 during which time he designed the 1901 Champaign County Courthouse; he also was responsible for the Sherriff's Residence and County Jail, constructed in 1905. The firm of Royer and Brown was formed about 1905. At other times the firm was known as Royer and Smith; Royer, Danely, and Smith; and Royer and Davis. Well known local buildings designed by Royer include: Urbana High School (1914), Urbana Christian Church (1910), Urbana Free Library (1918), Alpha Rho Chi Chapter House (1927), Champaign Country Club (circa 1895), Urbana Flat Iron Building (1906), Urbana Country Club (1922), and the campus Baptist Church (1915).

Royer was a master of period revival architectural styles for both public and residential buildings. His own home (1905) was built in a Mission Style with Arts and Crafts influence, while his neighboring mother-in-law house was built (1923) in a picturesque rendition of the English Revival architectural style. The Urbana Lincoln Hotel is an excellent example of the Tudor Revival style, while his earlier (1901) Champaign County Courthouse was designed in the Romanesque Revival style. Tudor Revival was used for the Snyder House (1916) in Arcola, but a Mediterranean style was chosen for the Charles Bailey House (1926) in Champaign. The Unitarian Universalist Church (1913) in Urbana shows Royer's mastery of the Gothic Revival style. The Freeman House (1902-1903) at 504 West Elm Street, is an excellent example of the Classical Revival style, and is the only residential building in this style in the City of Urbana. Royer also designed a number of local fraternities: Alpha Rho Chi (1928), Arts and Crafts and French Eclectic; Alpha Xi Delta (Busey House, 1914), Tudor Revival; Sigma Pi (1920), Georgian Revival; and Chi Psi (1921), French Revival.

### **Context**

The Urbana Lincoln Hotel is located in the heart of downtown Urbana, an area that has been the civic and commercial center of the city since its establishment. It is the only remaining hotel in downtown Urbana, and is the only commercial building in downtown built in the Tudor Revival style. It is one of only a few commercial/civic structures dating to the early 20<sup>th</sup> century remaining south of Main Street. Many 19<sup>th</sup> and early-20<sup>th</sup> century structures in this area were

razed to make way for Lincoln Square Mall in the 1960's, and the Urbana-Lincoln Hotel preserves a small portion of the southern edge of the historic late-19<sup>th</sup>/early-20<sup>th</sup> century business center of the city.

## *Selected Sources*

### **Books**

Bial, Raymond

1994 *Urbana: A Pictorial History*. G. Bradley Publishing, Inc. St. Louis.

Mathews, Milton W. and Lewis A. McLean

1979 *Early History and Pioneers of Champaign County*. Unigraphic, Inc. Evansville, Indiana.  
Reprint of 1891 edition.

### **Manuscripts**

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“Baldy” Kerr Tavern-“Union Hotel”. Union Hotel file, Urbana Free Library Archives.

### **Newspapers**

Champaign County News, Wednesday, April 11, 1900. (Kerr’s Tavern demolished)

*James Kerr is Taken by Death*. Urbana Daily Courier, December 4, 1918, p.1.

*The New Hotel*. Urbana Daily Courier, February 28, 1922, page 4.

*Hotel Directors Choose Site for New Structure*. Daily Illini, April 5, 1922, page 1.

*Urbana Hotel Contracts Go To Stoolman*. Daily Illini, September 24, 1922.

*Building Permit Issued Urbana Hotel Company*. Daily Illini, October 5, 1922, page 1.

*Building Projects in Construction Involve \$1,890,000*. Daily Illini, October 15, 1922.

*Directors Approve Renner to Manage New Urbana Hotel*. Daily Illini, November 24, 1922.

*New Urbana Inn’s Interior Furnishing Next Consideration*. Daily Illini, January 23, 1923, page 1.

*Urbana Got Name From Ohio Town Back in ’35 When \$1.25 Land Attracted Buckeye Settlers*. Daily Illini, April 20, 1923.

*Urbana Hostelry Work Slowed Up*. Daily Illini, June 27, 1923, page 8.

*Naming the Hotel*. Urbana Daily Courier, August 25, 1923, page 4.

*They Are Still Thinking Up Names for New Urbana Hotel*. Urbana Daily Courier, August 1, 1923.

*“The Lincoln”-How’s That for Name of Hotel?”* Urbana Daily Courier, August 28, 1923, p.1.

*“Lincoln” is Favorite Hotel Name, With “Illini” Close Second.* Urbana Daily Courier, September 1, 1923, page 1.

*Urbana’s Hotel to be Initiated at Homecoming.* Daily Illini October 14, 1923.

*Lincoln Hotel Formally Opens.* Daily Illini, November 4, 1923, page 1.

*New Urbana Hotel Presentation Will Be Held Tonight.* Daily Illini, January 30, 1924, Page 2.

*Lester Kerr, Member of Boys of ’53, is Dead.* Urbana Daily Courier, February 4, 1924, p.1. (Kerr’s Tavern)

*To Unveil Tablet at Urbana-Lincoln.* Urbana Daily Courier, June 18, 1925, page 1.

*Complete Plan for Unveiling Lincoln Tablet.* Urbana Daily Courier, June 19, 1925, page 1.

*Memorial to Honest Abe is Unveiled.* Urbana Daily Courier, June 22, 1925, page 1.

*Lincoln Pilgrims Aid In Unveiling Picture, Tablet.* Daily Illini, June 23, 1925.

Urbana Daily Courier, March 7, 1927; July 2, 5, 1927 (Lorado Taft’s “Lincoln” statue dedicated at hotel)

*T.W. Kerr, Who Knew Lincoln, Dies, Age 90.* Urbana Daily Courier, Tuesday, October 9, 1928

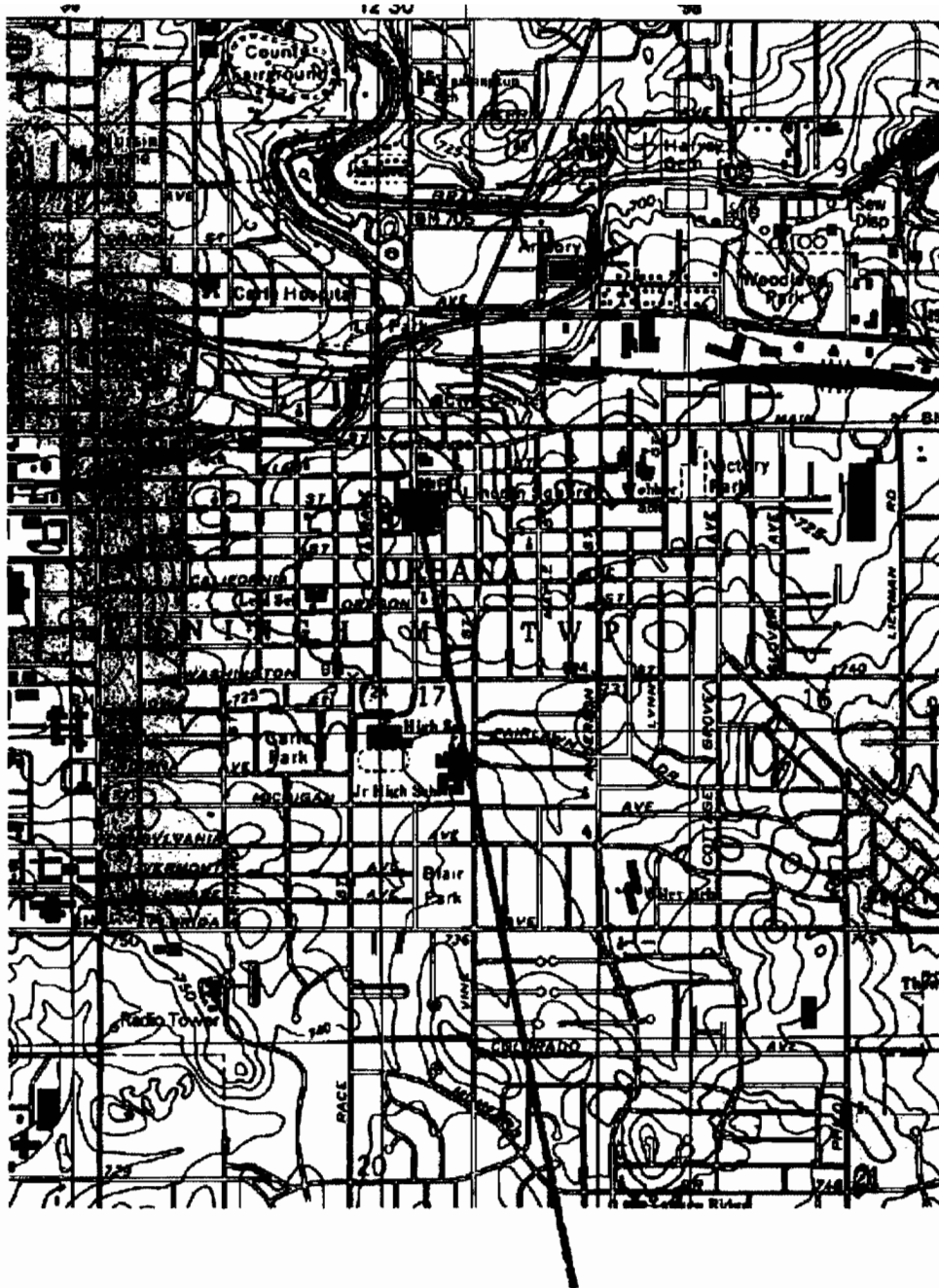
*Money has ‘poured into’ hotel.* Courier, 13 May 1975.

*Hotel-restaurant firm ready to purchase Urbana-Lincoln hotel.* Daily Illini, 8 December 1976.

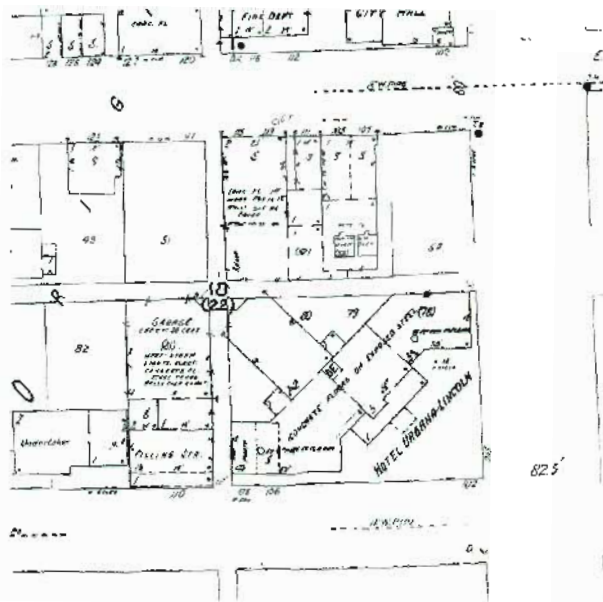
*Downtown Urbana Prepares for Jumer’s Opening.* Champaign-Urbana News-Gazette, 24 July 1977.

*Officials Launch Jumer’s Expansion.* Champaign-Urbana News-Gazette, 19 April 1982.

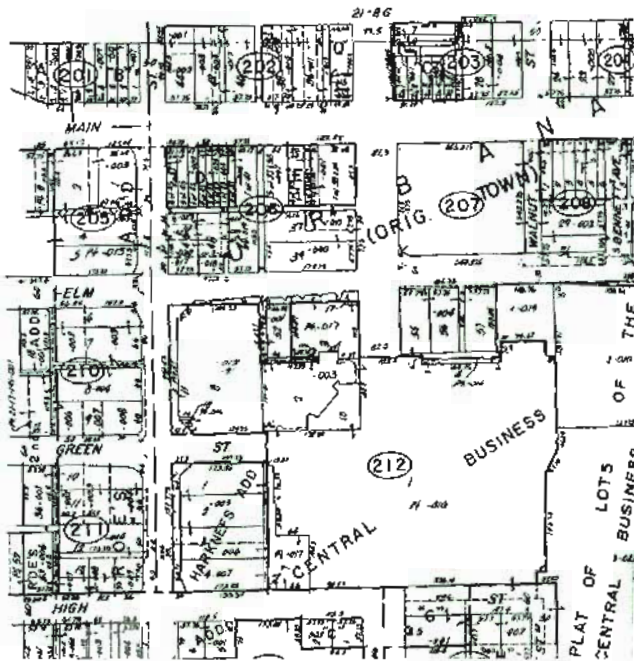
*Reception opens Jumer’s addition.* Champaign-Urbana News-Gazette, 21 May 1983.



Location of Urbana-Lincoln Hotel and Lincoln Square Village in Urbana.



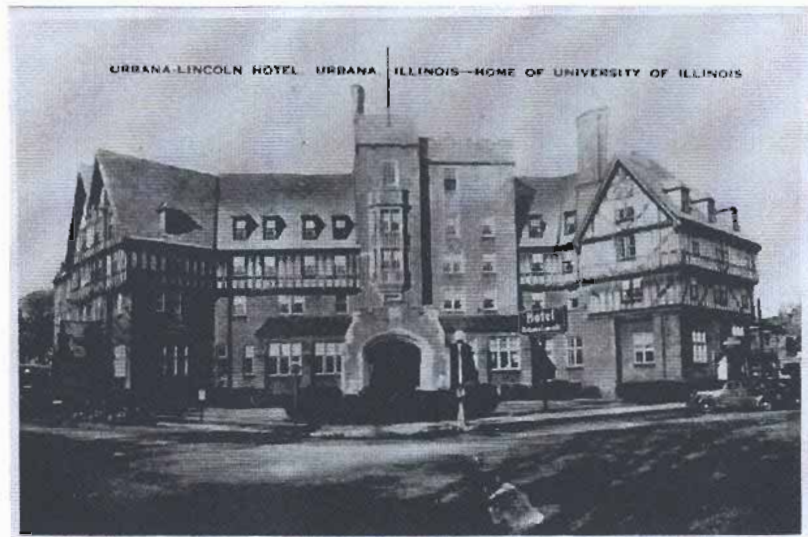
Urbana-Lincoln Hotel depicted on Sanborn Fire Insurance Map, 1923



Urbana-Lincoln Hotel and Lincoln Square Mall depicted on 2005 Urbana zoning map



Early 20<sup>th</sup> century views of the Urbana-Lincoln Hotel (southeast façade)





Current views of the Urbana-Lincoln Hotel



Southeast façade



Detail, southeast facade



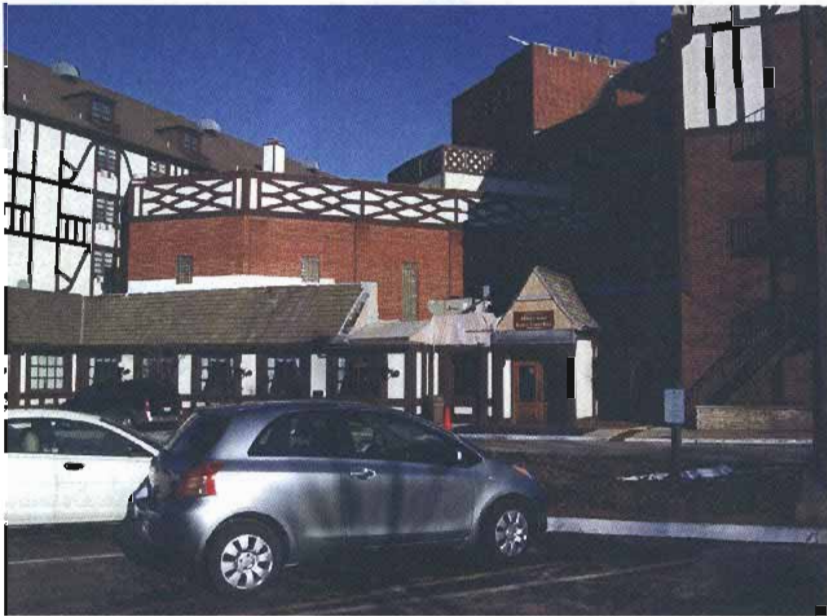
Detail, southeast façade



Northwest façade



Current west entrance



Current west entrance (detail)



Original entrance, southeast façade (now within Lincoln Square Village)



1980s addition, west facade



April 30, 2010

Ms. Rebecca Bird  
City of Urbana  
Department of Community Development Services  
Planning Division  
400 South Vine Street  
Urbana, IL 61801

VIA FACSIMILE, Email, and Overnight Delivery

Re: Application for Historic Landmark Designation for Urbana Hotel  
209 S. Broadway, Urbana IL  
Case no. HP 2010-L-01

Please submit and file the enclosed Owner's Registered Preference/Protest form with the Secretary of the Historic Preservation Commission. I have included with the Protest a copy of the deed for the property and a resolution. I look forward to meeting you at the Public Hearing on May 5, 2010.

Yours truly,

Daniel C. Lanterman  
Assistant General Counsel





# Historic Landmark Preference Form

## Historic Preservation Commission

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION**

Name: Equity Asset Investments, L.L.C. by its Manager Marine Bank

Street Address: c/o Legal Department 3120 Robbins Road

City/State/Zip: Springfield, IL 62704

Telephone: (217) 726-0270 or (217) 547-1351

**LANDMARK NOMINATION OF PROPERTY**

Common address of nominated property: 209 S. Broadway Avenue, Urbana, IL

Owner of nominated property: Equity Asset Investments, L.L.C.

**Please check one:**

- I **support** the nomination of the aforementioned property for landmark designation.
- I **do not** support the nomination of the aforementioned property for landmark designation.
- I have **no opinion** regarding the nomination of property for landmark designation.

**COMMENTS:** Please use the following space to add additional comments. Attach additional papers if necessary.

See attached letter dated April 29, 2010

Signature: 

Date: April 29, 2010

BY: Signature: Howard M. Neuger

Date: \_\_\_\_\_

**PLEASE RETURN THIS FORM ONCE COMPLETED TO:**

City of Urbana  
Community Development Department Services  
Planning Division  
400 South Vine Street  
Urbana, IL 61801  
Phone: (217) 384-2440  
Fax: (217) 384-2367



April 29, 2010

City of Urbana  
 Department of Community Development Services  
 Planning Division  
 400 South Vine Street  
 Urbana, IL 61801

VIA FACSIMILE and Overnight Delivery

Re: Application for Historic Landmark Designation for Urbana Hotel  
 209 S. Broadway, Urbana IL  
 Case no. HP 2010-L-01

**ATTACHMENT TO OWNER'S REGISTERED PREFERENCE/PROTEST TO  
 APPLICATION FOR HISTORIC LANDMARK DESIGNATION**

**I. OWNERSHIP AND BACKGROUND**

Equity Asset Investments, L.L.C., which is managed by Marine Bank, is the actual owner of this property (See copy of Sheriff's Deed). Marine Bank is also the sole member of Equity Asset Investments, L.L.C. Based on its management and membership in Equity Asset Investments, L.L.C., Marine Bank designated Equity Asset Investments, L.L.C. as the buyer of the property at the foreclosure sale that was held as part of the foreclosure case that Marine Bank filed against the property in 2008 and completed in September 2009, rather than Marine Bank itself as buyer.

Marine Bank, as manager and on behalf of Equity Asset Investment, L.L.C. (hereafter all references to the owner are to "Marine Bank" to conform with the ownership stated in the pending Application), will appear at the Historic Preservation Commission ("HPC") Public Meeting scheduled for May 5, 2010 and continue its Owner opposition to the pending Application for Historic Landmark Designation ("AHLD"). Marine Bank objects to the AHLD on several grounds. Hopefully, the contents of this Owner's Registered Preference/Protest will make the Public Meeting more informed and lead to a decision by the HPC to recommend the denial of the AHLD to the Urbana City Counsel at the third stage of the three step historic landmark designation process based on the Owner's Registered Preference/Protest.

Marine Bank has had a very unsatisfactory, ongoing, multi-year money losing relationship with this property. Originally, Marine Bank made a loan in the 1990s to Jumers Castle Lodge, Incorporated ("Jumers") that was secured by the property. Jumers filed for bankruptcy protection in 1999 and ultimately the property was transferred to Marine Bank in July 2001 as payment of Marine Bank's bankruptcy claims against Jumers of approximately \$2,100,000. At the time of the transfer, the property was subject to several creditor claims and unpaid real estate taxes that Marine Bank had to assume and agree to pay as a result of the



transfer. The Jumers bankruptcy estate was released from all responsibility to pay these claims as part of the transfer.

Upon Marine Bank's settlement of its Jumers bankruptcy claims, Marine Bank sold the property to a company called Jay Bhaghaven, Inc. for \$2,700,000.00. That price would have given Marine Bank a small gain on the amount owed on its Jumers bankruptcy claims and the expenses that Marine Bank assumed if Marine Bank had actually received a cash payment of the full purchase price from the buyer. However, Marine Bank had to provide a \$2,300,000 loan to the buyer to facilitate the purchase. The Jumers creditor claims, sold real estate taxes, and the commission on the sale of the hotel that Marine Bank paid from the sale proceeds exceeded \$400,000. Therefore, the vast majority of the \$2,300,000 loan had to actually be repaid for Marine Bank to avoid a loss on the \$2,100,000 amount Marine Bank was originally owed by Jumers.

Jay Bhaghaven, Inc. operated the hotel for several years. Jay Bhaghaven, Inc. ceased operating the hotel in September 2007 and turned it over to Marine Bank then. Marine Bank hired a management company to run the hotel and keep it open. Marine Bank also filed a foreclosure suit in 2007 and obtained ownership of the property for the second time in January 2008. At that time, Jay Bhaghaven owed Marine Bank approximately \$2,000,000 in principal on the \$2,300,000 loan. So, Marine Bank was only repaid \$300,000 on its \$2,300,000 loan to Jay Bhaghaven. The hotel management company that Marine Bank hired continued to run the hotel after the 2007 foreclosure was completed and thereafter.

Marine Bank then sold the property for the second time in March 2008 to a company called Urbana Enterprises, L.L.C. for \$1,400,000. The \$1,400,000 sale price was \$400,000 less than the remaining balance on original amount \$2,100,000 amount of Marine Bank's claims in the Jumers bankruptcy after reducing the amount owed by Jumers to Marine by the \$300,000 that Jay Bhaghaven actually paid on its loan. Once again Marine Bank provided a loan to facilitate the purchase. The loan was for \$1,120,000. Marine Bank filed its second foreclosure of the property in 2008 and became the owner of it again in September 2009 via a sheriff's deed. The hotel closed for guests in mid-2009. Marine Bank did not hire a hotel management company to keep the property open during Marine Bank's third ownership of it because of the poor financial results from Marine Bank's operation of the hotel during Marine Bank's second ownership of the hotel. If Marine Bank cannot sell the hotel for in excess of \$1,120,000 plus additional amounts for real estate taxes and other expenses incurred by Marine Bank since the hotel closed, Marine Bank will have an additional loss on its lending on the hotel.

As a bank, Marine Bank has no interest in being a long term owner or operator of the property. As a result, Marine Bank has been trying to sell the property through various means, including hotel brokers. However, at the present Marine Bank does not have any buyers. Given the multiple financial failures of the property during the past ten (10) years, the property is a difficult property to sell. The current economic recession that began in 2007 has hurt the hotel industry and its owners and operators. Occupancy rates and room rates are both down due to among other things reduced business travel. As a result, the pool of potential hotel buyers has shrunk. Furthermore, as a result of the foregoing, financing from lenders is also difficult to obtain for the acquisition of hotel properties. So, the pool of potential hotel buyers is largely

limited to buyers that can pay cash or who have very strong balance sheets that still have equity after the reduction in commercial real estate values.

As indicated by the most recent former owner in its Owner Registered Preference/Protest to the 2008 AHLD, a historic landmark designation harms the salability of the property and greatly reduces or in many cases eliminates its chance to be part of a strong, national hotel franchise, which is very important to the property's future economic success. The last three hotel owner/operators of the hotel, Jumers, Jay Bhaghaven, and Urbana Enterprises, were all independent "no brand/no flag" hotels and all three failed. "Flag" is the term for franchise hotel chain names in the hotel industry. As Albert Einstein once said: "Insanity is doing the same thing over and over again and expecting different results." Therefore, the importance of the property's ability to obtain a national hotel franchise "flag" cannot be overstated in this matter. In turn any action, such as a historic landmark designation, that undermines or diminishes the property's chance to obtain a national hotel franchise "flag" reduces the property's salability and its future economic viability and cannot be countenanced by the HPC or the City Staff of Urbana.

Furthermore, the inability to sell the property will harm Marine Bank, that acquired the property based on a default on a \$1,120,000 loan rather than a typical voluntary buyer purchase, financially. The property is a non-income producing asset. Banks are in the business of lending money. The property, although an asset of the bank, is not money that can be lent to borrowers until the property sells and therefore the property does not provide the bank with any liquid funds with which to make loans until it sells. That in turn harms the broader local economy and residents who seek loans.

## II. OWNER'S REGISTERED PREFERENCE/PROTEST TO THE PENDING APPLICATION FOR HISTORIC LANDMARK DESIGNATION AND REQUEST FOR THE HISTORIC PRESERVATION COMMISSION TO MAKE A RECOMMENDATION THAT THE APPLICATION FOR HISTORIC LANDMARK DESIGNATION BE DENIED BY THE URBANA CITY COUNCIL.

### A. The Urbana Hotel does not meet the criteria for designation as a Historic Landmark.

A large part of the AHLD is based on the fact the esteemed President Abraham Lincoln visited an establishment known as "Kerr's Tavern" when he practiced law that was *formerly* located on the site where the hotel is located. President Abraham Lincoln never visited the current building itself which was built long after President Lincoln's tragic death.

Another large part of the AHLD is based upon the architect, Joseph W. Royer. It appears from the AHLD that there are several other buildings designed by that architect in the Champaign-Urbana area. Therefore, there are many other examples of the architect's work in Urbana and this property is by no means the "last remaining example".

Furthermore, without any intent to belittle the work of the architect, Mr. Royer, there is no indication in the AHLD that the architect has national or even statewide notoriety such as the notoriety the famed architect Frank Lloyd Wright enjoys across the United States.



Urbana's brochure for the Joseph W. Royer Arts and Architecture District has nineteen (19) buildings designed by Mr. Royer. Twelve (12) of the Royer buildings are between 402 West Main Street and 201 East Main Street. One of those twelve (12), the Illinois Theater Opera House has a West Springfield Street address and one, the Urbana Post Office, has a North Race Street address.

The property sits at the southeast corner of East Elm Street and South Broadway. As the address number, 209, indicates, the property is at the north end of the second block south of East Main Street. Excluding this property, there are six (6) Royer buildings on Elm, Green and Grove Streets, which are all south of Main Street. So, the fact that this property is south of Main Street does create not a situation where it is in a distant and distinct area of the City of Urbana that is desperate to have its own "Royer" as a local historic landmark. Anyone who visits the hotel area will still be able to enjoy viewing eighteen other "Royer" buildings even if this property is not designated as a historic landmark.

The AHLD indicates that many commercial buildings the age of the hotel were destroyed when the Lincoln Square Mall was built in the 1960s. At that time, the leaders of the City of Urbana obviously thought that having what was then the second enclosed mall in the United States represented good, solid, commercial economic development of the Downtown area. However, that decision permanently changed the type, nature and character of the buildings on the block. The advent of the Lincoln Square Mall essentially made the 200 block of South Broadway an example of modern architecture for late 20<sup>th</sup> century retail shopping rather than a block with 1920s commercial buildings. Frankly, it can easily be said a 1920s building attached to a 1960s shopping mall is not historic at all and looks greatly out of place based on the predominant modern commercial use of the rest of the block and surrounding area. Therefore, the block where the property is located is simply not a good block for historic landmark designation. Simply put, any historical character the block had was essentially destroyed when Lincoln Square Mall was built.

The AHLD shows that a sixty-nine room addition, ballroom, indoor swimming pool, and other hotel amenities were built in 1982 and opened for use in 1983. Those were things that hotel guests wanted a hotel to have in the 1980s to be successful. The City Staff's comment in its March 30, 2010 memorandum that the 1980s addition "attempt[ed] to imitate the Tudor Revival style" is an indication that the addition fell short of actually completely following the full Tudor Revival style. The most likely reason for the shortcomings of the addition's attempt to imitate the Tudor Revival style is the construction cost that comes with fully recreating the nuances of the Tudor Revival style. Therefore, the current building is not in its original "Royer" form. It has been modernized by adding rooms and amenities that were not part of Mr. Royer's original design. Based on the hotel's multiple financial failures since 1999, a new hotel owner needs the freedom and flexibility to make its own 21<sup>st</sup> Century modernizations, be they exterior or interior, as well. A historic landmark designation for a building that was modernized in the 1980s and had an indoor shopping mall built onto it in the 1960s simply does not have historic character of the type that warrants a historic landmark designation that harms its future economic viability.

As an aside, it is obvious based on the fact that the hotel has failed three times since Jumers' 1999 bankruptcy, that the hotel's exterior is not very appealing to a big slice of hotel room guests that visit Urbana. It is clear that what are needed to make the hotel viable again are a new experienced operator and a national "flag" brand. Although the hotel's exterior may have some appeal to the citizens of Urbana who pass by it from time to time, the hotel's exterior is simply is not a very appealing calling card to out of town travelers who are the life blood for the hotel to stay in business. Furthermore, this property is the last hotel building in downtown Urbana. There are no others and it is presently closed for business. Therefore, reopening this property as a hotel is the last chance for Urbana to continue to have a hotel in downtown Urbana and that chance should not be diminished with a historic landmark designation. The hotel originally began as a local "booster" project. A historic landmark designation over the objection of the Owner would be the antithesis of being a "booster" of the hotel, now.

The number of hotels in the United States is countless. In 2008, Alice E. Novak compiled a list of forty-two (42) hotels in historic buildings. The hotels on the list are in twenty-nine (29) different cities in eighteen (18) states plus Washington, D.C. Most, if not all, of the cities have much greater populations than the Urbana/Champaign, IL metropolitan area. Four (4) of the hotels are in Indianapolis, IN and four (4) are in St. Louis, MO. Many of the larger cities, such as Denver, CO, Louisville, KY, New Orleans, LA, Cincinnati, OH, Pittsburgh, PA, Nashville, TN, and Ft. Worth, TX, only have one. The entire state of California has only three (3). So, while there is a smattering of hotels with "flags" of national chains spread very thinly across the United States, they are a minuscule exception to the general rule that hotels with "flags" of national hotel chains are not located in historic buildings as was presented by the former owner of the hotel during the 2008 AHLD that was denied. Furthermore, Illinois, which includes the huge Chicago hotel market, has none. Therefore, any belief, no matter how sincere and heartfelt, that this property can do what has not been done in the Chicago hotel market and overcome the astronomical odds of becoming the first hotel in Illinois with a national hotel "flag" in a building that has been designated as a historic landmark is highly questionable and doubtful at best.

**B. The Prior 2008 Application for Historic Landmark Designation by the Same Party and Its Denial warrant recommending the Denial of the Current Application for Historic Landmark Designation.**

In 2008, the HPC made a preliminary determination, without any opposition by the then current owner, that the factors in the Urbana ordinance for the property were met. At the Public Hearing for the 2008 AHLD, the HPC recommended that the Urbana City Council approve an ordinance to grant the Historic Landmark Designation Application. However, the City Staff of Urbana made the opposite recommendation to the Urbana City Council. The City Staff of Urbana recommended that the requested Historic Landmark Designation be denied because it would negatively affect the ability to reopen the property as a hotel, which is the building's original use and only use, with a national hotel brand or "flag". The Urbana City Council denied the Historic Landmark Designation ordinance by a vote of four (4) votes against the designation and one (1) vote in favor of the designation on June 2, 2008. Rather than ignore or attempt to reverse or undo the prior 2008 denial of historic landmark status in 2010, the interest of administrative agency and City Council economy and the legal principle of "stare decisis"

warrant refusing to embark down that same path again. The only change since the June 2008 denial of historic landmark status by the Urbana City Council is that the hotel failed *again* without a national hotel chain “flag”. Therefore, the HPC should vote at the Public Hearing to recommend that the Urbana City Council deny the pending AHLD this time.

#### D. Champaign/Urbana Hotel Market

The property’s proximity to the University of Illinois’ main campus could be a plus for it. However, any community’s hotel market or segment of a community’s hotel market can only support so many rooms. The Urbana Hotel property has competition for visitors from many University of Illinois campus area hotels the vast majority of which have national hotel chain “flags”.

A partial list of Urbana hotels includes the following:

The Hampton Inn at 1200 W. University in Urbana is north of the University of Illinois campus and has 130 rooms;

The Hampton Inn at 306 W. Griggs in Urbana is north of the University of Illinois campus and has 130 rooms;

The Illini Union at 1401 W. Green Street in Urbana is on campus and has 72 rooms.

There are several hotels in Champaign that are in the southwest corner of the University of Illinois’ Urbana/Champaign campus and close to the University of Illinois athletic facilities or south of those facilities.

The Homewood Suites at 1417 S. Neil in Champaign has 98 suites;

The Hilton Garden Inn at 1501 S. Neil in Champaign has 98 rooms;

The I Hotel at 1009 S. 1<sup>st</sup> Street in Champaign has 126 rooms; and

The Hawthorn Suites at 101 Trade Center Drive; Champaign has 198 rooms.

All of these hotels, except the Illini Union, are dramatically newer than the Urbana Hotel. “New” or even “Newer” is tough competition in the hotel industry because they are often considered to be synonymous with “nice” or “nicer” with travelers. In order for the Urbana Hotel to have any chance to beat its substantially newer nearby University of Illinois campus competitors and carve out a profitable niche on the northeast to north central edge of the University of Illinois’ main campus, it can’t suffer the restrictions and increased costs and expense burdens that a historic landmark designation creates for the owner. In a tough hotel market segment such as the University of Illinois campus area, a hotel owner can’t pass on a higher room rate that comes with the higher costs associated with a historic landmark status to its guests. The other newer competition sets the market room rate that will apply to any historic landmark hotel as well.

In addition, if Marine Bank’s efforts to sell the property to a hotel owner/operator are successful, an actual historic landmark designation would just create the need for Certificates of Economic Hardship and possibly City Council appeals. As a result, a historic landmark

designation would work at cross purposes with the goal of revitalizing downtown Urbana through the City's TIF district incentives.

E. The validity of the Urbana Historic Preservation Ordinance is legally questionable.

In other municipalities, historic preservation criteria and qualifications for membership on historic preservation commissions similar to Urbana's have been attacked as being vague and ambiguous See *Hanna v. City of Chicago* 388 Ill. App. 3d 909, 907 N.E. 2d 390, 329 Ill. Dec. 799 (1<sup>st</sup> Dist. 2009). That type of ordinance language can result in a judicial ruling that the ordinance is legally unenforceable.

The Urbana ordinance is drawn from the Illinois Preservation Act, 20 ILCS 3410 et seq, which in turn is drawn from the federal National Historic Preservation Act 16 U.S.C.A. 470 et seq. The Illinois Historic Preservation Act provides that if an owner does not consent to a landmark designation, no further action can be taken regarding the location. 20 ILCS 3410/6. The federal National Historic Preservation Act also provides that a landowner's objection is an absolute bar to a landmark designation on the National Register until the objection is withdraw. 16 U.S.C.A. 470a(a)(6)


Although admittedly Urbana is a home rule unit, it has no jurisdiction to act outside of the mandates of applicable state and federal law and therefore the chance the Urbana City Council might designate the property to be a historic landmark over the landowner's objection creates the very real potential of an illegal ordinance, too.

### III. CONCLUSION

The present poor to weak at best economic climate in general and in the hotel industry specifically is not the time to pursue a historic landmark designation of this property. Furthermore, the current owner is not a long-term hotel owner/operator but rather is forced buyer of the property based on the former owner's default on a \$1,120,000 loan and is seeking to sell the property. Marine Bank does not need the uncertainty of a pending historic landmark designation application hanging over the property as it tries aggressively to sell it and allow it be a productive economic asset for Urbana again. Therefore, Marine Bank respectfully requested that the HPC members vote to recommend that the Urbana City Council deny the pending application for a historic landmark designation, notwithstanding the HPC's April 7, 2010 preliminary determination of historic landmark status.

Respectfully submitted

EQUITY ASSET INVESTMENTS, L.L.C.  
BY ITS MANAGER AND SOLE MEMBER, MARINE BANK

  
By: Daniel C. Lanterman  
Assistant General Counsel



2009R27164

RECORDED ON  
09/10/2009 11:24:06AM  
CHAMPAIGN COUNTY  
RECORDER  
BARBARA A. FRASCA  
REC FEE: 35.00  
RHSPS Fee:  
REV FEE:  
PAGES 14  
PIAT ACT: 0  
PIAT PAGE:

14N

Prepared by and return to:  
Joshua J. Ishmael  
Assistant General Counsel  
Marine Bank, Springfield  
3050 Wabash Avenue  
Springfield, Illinois 62704

E

MAIL TAX STATEMENTS TO:

Marine Bank, Springfield  
3050 Wabash Avenue  
Springfield, IL 62704

**SHERIFF'S DEED**

THIS INDENTURE made this 17<sup>th</sup> day of August, 2009, by and between Don Walsh, on behalf of the Champaign County Sheriff's ~~Department~~ <sup>Office</sup> and Marine Bank, Springfield's assignee, Equity Asset Investments, LLC.

WITNESSETH:

WHEREAS, by a Judgment made and entered in the Circuit Court of Champaign County, Illinois on the 16<sup>th</sup> day of March 2009, in Case Number 2008—CH—448, wherein MARINE BANK, SPRINGFIELD was Plaintiff and URBANA ENTERPRISE, LLC, DEVANG PATEL, UNKNOWN TENANTS, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, were Defendants, the premises hereinafter described was ordered to be sold by this Court for cash in hand on the day of the sale, and,

WHEREAS, on the 10<sup>th</sup> day of July 2009 said premises was offered for sale in the Champaign County Courthouse as directed by said Judgment and Court foreclosure sale procedures and Marine Bank, Springfield bid the sum of \$800,000.00 for the real estate and personal property contents, for which a Bill of Sale will be issued, the same being the highest

and best bid therefore, said premises were struck off and sold to Marine Bank, Springfield, and said sale having been duly confirmed by this Court, and the Report of Sale having been issued by the Champaign County Sheriff, and the said Report of Sale issued by the Sheriff's Department having been approved by the Court.

NOW THEREFORE, I, Dan Walsh, on behalf of the Champaign County Sheriff's Department, do hereby convey to Equity Asset Investments, the following described real estate:

SEE EXHIBIT A.

Commonly known as 209 South Broadway, Urbana, Illinois, which is also known as the Historic Lincoln Hotel

Real Estate Property Tax Identification Numbers: 92-21-17-212-017  
92-21-17-212-012  
92-21-17-212-003  
92-21-17-212-001

To have and to hold the same with together with all buildings, improvements, structures, fixtures, and all appurtenances thereunto belonging to Equity Asset Investments, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date and year first above written.

CHAMPAIGN COUNTY SHERIFF'S  
DEPARTMENT, *Attie Du*

*Sherriff Dan Walsh*

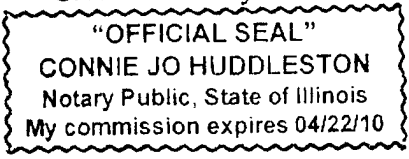
By:

Its:

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF CHAMPAIGN)

I, the undersigned, Notary Public in and for said County and State above written, do hereby certify that Dan Walsh, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as Sheriff of the Champaign County Sheriff's Office, appeared before me this day in person and acknowledged that he signed, sealed and delivered the same as his free and voluntary act as said Judge for the uses and purposes as set forth.

Given under my hand and official seal this 1st day of September 2009.



Connie Jo Huddleston  
Notary Public

Exempt under provisions of 35 ILCS 200/31-45 (1)

DATED September 9, 2009

Joshua J. Humeel  
Buyer, Seller or Representative

## EXHIBIT A

Beginning at an iron pipe survey monument found at the Northeast corner of Lot 17 of the Central Business Addition as filed for record in Plat Book "O", page 1 in the records of the Recorder of Champaign County, Illinois, said survey monument also being on the West Right of Way Line of Broadway Avenue; thence Southerly along the East line of said Lot 17 and the East line of Lot 3 of said Central Business Addition and the West Right of Way Line of said Broadway Avenue, a distance of 110.92 feet to the South East corner of said Lot 3, said corner also being the North East corner of Lot 2 of said Central Business Addition; thence Westerly along the Southerly line of said Lot 3 and the Northerly line of said Lot 2, a distance of 39.00 feet; thence Southerly, a distance of 8.87 feet to the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 10.85 feet; thence Northerly along exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 1.62 feet; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 4.09 feet; thence Northerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 0.72 feet; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 14.30 feet; thence Southerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 0.75 feet; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 4.08 feet; thence Southerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 41.55 feet to the Easterly line of said Lot 2; thence Westerly along the exterior face of a brick wall of the Old Urbana Lincoln Hotel, and the Easterly line of said Lot 2, a distance of 4.12 feet; thence Southerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 0.73 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.12 feet; thence Northerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.36 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 10.18 feet; thence Southerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.37 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.12 feet; thence Northerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 0.31 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 7.50 feet; thence Northerly along the exterior face of a brick building wall of the old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.12 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 7.50 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 12.45 feet; thence Southeasterly along the exterior face of a brick





the Old Urbana Lincoln Hotel and the Westerly extension of the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 45.30 feet to an aluminium survey monument found on the West line of said Lot 2 and the East line of said Lot 8 of said Central Business Addition; thence Southerly along the West line of said Lot 2 and the East line of said Lot 8, a distance of 7.22 feet to a chiseled "X" survey monument found at the Southwest corner of said Lot 2 and the Southeast corner of said Lot 8; said survey monument also being on the North Right of Way line of Green Street; thence Westerly along the South line of said Lot 8 and the North Right of Way line of said Green Street, a distance of 129.20 feet to a PK Nail survey monument found at the Southwest corner of said Lot 8 and the Southeast corner of Lot 11 of said Central Business Addition; thence Northwesterly along the West line of said Lot 8 and the Easterly line of said Lot 11, a distance of 42.46 feet to an iron pipe survey monument found at the Southwest corner of Lot 18 of said Central Business Addition; thence Easterly along the South line of said Lot 18 and a jog in the West line of said Lot 8, a distance of 28.00 feet; thence Northerly along the East line of said Lot 18 and a jog in the West line of said Lot 8, a distance of 6.00 feet; thence Westerly along the North line of said Lot 18 and a jog in the West line of said Lot 8, a distance of 28.00 feet to an iron pipe survey monument found at the Northwest corner of said Lot 18; thence Northerly along the West line of said Lot 8 and the East line of said Lot 11, a distance of 191.68 feet to an iron pipe survey monument found; thence Northeasterly along the West line of said Lot 8 and the East line of said Lot 11, a distance of 29.68 feet to an iron pipe survey monument found; thence North 29 degrees, 30 minutes, 00 seconds West, along the West side of an existing Portland Cement concrete curb and gutter, a distance of 10.46 feet to an iron pipe survey monument found; thence North 63 degrees, 41 minutes, 13 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 9.62 feet to an iron pipe survey monument found; thence North 87 degrees, 15 minutes, 31 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 20.96 feet to an iron pipe survey monument found; thence South 30 degrees, 10 minutes, 56 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 3.92 feet to an iron pipe survey monument found; thence North 60 degrees, 31 minutes, 26 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 8.26 feet to an iron pipe survey monument found; thence North 87 degrees, 09 minutes, 41 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 21.22 feet to an iron pipe survey monument found; thence South 30 degrees, 03 minutes, 41 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 4.03 feet to an iron pipe survey monument found; thence North 62 degrees, 15 minutes, 02 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 8.81 feet to an iron pipe survey monument found; thence North 88 degrees, 19 minutes, 44 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 31.14 feet to an iron pipe survey monument found; thence South 29 degrees, 07 minutes, 22 seconds East, along the East side of an existing Portland Cement concrete curb and gutter, a distance of 8.94 feet to an iron pipe survey monument found; thence Northeasterly along the horizontal curve concave to the Northwest having a radius of 2.10 feet, a distance of 6.19 feet along the

North side of the existing Portland Cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 4.18 feet and a chord bearing of North 61 degrees, 25 minutes, 37 seconds East; thence Northwesterly along the horizontal curve concave to the Southwest having a radius of 25.00 feet, a distance of 10.37 feet along the West side of an existing Portland Cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 10.30 feet and a chord bearing of North 37 degrees, 05 minutes, 45 seconds West; thence North 88 degrees, 33 minutes, 40 seconds East along the South side of an existing Portland Cement concrete sidewalk, a distance of 40.04 feet to an iron pipe survey monument found; thence Southwesterly along the horizontal curve concave to the South east having a radius of 25.00 feet, a distance of 10.01 feet along the East side of an existing Portland Cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 9.94 feet and a chord bearing of South 33 degrees, 28 minutes, 50 seconds West; thence Southeasterly along a horizontal curve concave to the Northeast having a radius of 2.00 feet, a distance of 5.06 feet along the North side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument set, said curve having a chord distance of 3.81 feet and a chord bearing of South 63 degrees, 55 minutes, 14 seconds East; thence North 30 degrees, 54 minutes, 16 seconds East, along the West side of an existing Portland Cement concrete curb and gutter, a distance of 8.96 feet to an iron pipe survey monument found; thence North 88 degrees, 06 minutes, 01 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 33.45 feet to an iron pipe survey monument found; thence South 53 degrees, 23 minutes, 00 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 8.45 feet to an iron pipe survey monument found; thence North 32 degrees, 07 minutes, 51 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 5.87 feet to an iron pipe survey monument found; thence North 86 degrees, 37 minutes, 57 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 23.32 feet to an iron pipe survey monument found; thence South 59 degrees 23 minutes 25 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.51 feet to an iron pipe survey monument found; thence North 33 degrees, 21 minutes, 06 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 6.10 feet to an iron pipe survey monument found; thence North 85 degrees, 13 minutes, 17 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 23.74 feet to an iron pipe survey monument found; thence South 61 degrees, 50 minutes, 59 seconds East, along the North side of an existing Portland Cement concrete curb and gutter, a distance of 8.50 feet to an iron pipe survey monument found; thence North 35 degrees, 03 minutes, 39 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 5.90 feet to an iron pipe Survey monument found; thence North 84 degrees, 34 minutes 28 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 23.83 feet to an iron pipe survey monument found; thence South 59 degrees 13 minutes 23 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 9.57 feet to an iron pipe survey monument found; thence South 32 degrees 51 minutes 17 seconds West along the East side of an existing

Portland Cement Concrete Curb and Gutter, a distance of 8.03 feet to an iron pipe survey found; thence Southeasterly along a horizontal curve concave to the Northeast having a radius of 2.60 feet a distance of 7.17 feet along the North side of an existing Portland Cement Concrete Curb and Gutter to an iron pipe survey monument found, said curve having a chord distance of 5.10 feet and a chord bearing of South 60 degrees 41 minutes 03 seconds East; thence Northeasterly along a horizontal curve concave to the Northwest having a radius of 23.00 feet, a distance of 20.01 feet along the West side of an existing Portland Cement Concrete Curb and Gutter to an iron pipe survey monument found, said curve having a chord distance of 19.30 feet and a chord bearing of North 19 degrees 02 minutes 48 seconds East; thence South 88 degrees 52 minutes 12 seconds East a distance of 53.07 feet to an iron pipe survey monument found, said point also being on the West right of way line of Broadway Avenue; thence South 01 degrees 10 minutes 03 seconds East along the West right of way line of Broadway Avenue, a distance of 19.00 feet to the point of beginning. Situated in Champaign County, Illinois. Being the description of the perimeter of the following Parcels 1, 3, 4, 5, 6, 7 and 8

Parcel 1:

Lot 2 of Central Business Addition, Urbana, Champaign County, Illinois, as per Plat recorded in Plat Book "0", Page 1 of Records of Champaign County, Illinois; and the South half of the following described real estate:

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Commencing at the Southwest corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of said lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the Northwest corner of Lot 80, thence North to the point of beginning. All situated in the City of Urbana, in the County of Champaign in the State of Illinois, Except the following described Tracts "A" and "B"

Tract A:

Beginning at the Northeasterly corner of Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Southerly along the Easterly line of said Lot 2, a distance of 49.01 feet to the Southeasterly corner of said Lot 2; thence Westerly along the Southerly line of the said Lot 2, a distance of 5.64 feet to the exterior face of a brick building wall for the Old Urbana Lincoln Hotel; thence Northerly along the exterior face of the Brick Building Wall of the Old Urban Lincoln Hotel, a distance of 41.55 feet to the Northeasterly corner of the Old Urbana Lincoln Hotel; thence Westerly along the exterior face of a Brick Building Wall of the Old Urbana Lincoln Hotel, a distance of 4.08 feet; thence Northerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 0.71 feet; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 14.34 feet; thence Southerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 0.72 feet; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 4.09 feet; thence Southerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of

1.62 feet; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 10.85 feet to a point which is 39.00 feet West of the East line of the said Lot 2 of Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly parallel with the East line of said Lot 2, a distance of 8.87 feet to the Northerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County Illinois; thence Easterly along the Northerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 39.00 feet to the point of beginning.

Tract "B"

Beginning at the Southwest corner of Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Easterly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 6.00 feet to a Northerly Jog in the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 0.23 feet; thence Easterly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 80.48 feet to a Southeasterly corner of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly along the Easterly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 5.11 feet to the corner of the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 14.08; thence Southerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 1.05 feet; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 1308 feet; thence Northerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 1.00 feet; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 14.18 feet; thence Northerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel, a distance of 2.00 feet; thence Westerly along the exterior face of a Brick Building Wall for the Old Urbana Lincoln Hotel and its Westerly extension, a distance of 45.27 feet to the Westerly line of said Lot 2 of the Central business Addition, Urbana, Champaign County, Illinois; thence Southerly along the Westerly line of the said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 7.20 feet to the point of beginning.

Parcel 2:

A 99-year Easement commencing June 29, 1964 for the benefit of Parcel 1 upon, under, over and across the following described property;

Lots 3, 4, 5, 6, 7 and 8 in Central Business Addition, Urbana, Champaign County, Illinois, according to the Plat thereof recorded June 11, 1963 in the Recorder's Office of

Champaign County, Illinois as Document Number 697127, in Book "O", Page 1; for (I) Motor Vehicle Parking Purposes, (II) the construction, operation maintenance, repair, replacement, relocation, renewal and removal of all utility services required by Parcel 1 in connection with the use of Parcel 1 and (III) ingress and egress from parcel 1 to the various Public Streets and Alleys abutting the Easement area, as granted by BXL Company to Urbana Lincoln Co. by a Document dated June 23, 1963 and recorded June 23, 1963 in the Recorder's Office of Champaign County, Illinois, in Book 729 of Records, Page 632 as Document Number 597948.

Parcel 3:

Lot 3 of Central Business Addition, Urbana, Illinois, as per Plat recorded in Plat Book "O" at Page 1, Situated in the City of Urbana, in Champaign County, Illinois.

Parcel 4:

Lot 8 of Central Business Addition, Urbana, Illinois, as per Plat recorded in plat Book "O" at Page 1, situated in the City of Urbana, in Champaign County, Illinois.

Parcel 5:

Lot 52 Except the East 11.67 feet there of the Original Town of Urbana, being in the Northwest Quarter of the Northeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Except the North 27 feet thereof and the North half of the following described real estate.

Commencing at the Southwest corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of said lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the Northwest corner of Lot 80, thence North to the point of beginning, all situated in the City of Urbana, in Champaign County, Illinois.

Parcel 6:

A portion of Vacated Cherry Alley, being described as commencing at the Southwest corner of Lot 52 of the Original Town of Urbana, said point also being the intersection of the East line of Crane Alley and the North line of Cherry Alley for a true point of beginning; thence East along the North line of said Cherry Alley for 96.79 feet; thence South 12.00 feet to the South line of said Cherry Alley; thence West along said South line for 96.79 feet; thence North along the East line of Crane Alley 12.00 feet to the true point of beginning, All situated in Champaign County, Illinois, Except the South half of the following described real estate:

Commencing at the Southwest corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of said Lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the Northwest corner of Lot 80, thence North

to the point of beginning, all situated in the City of Urbana, in Champaign County, Illinois, and also Except the North half of the following described real estate:

Commencing at the Southwest corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of said Lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the North West corner of Lot 80, thence North to the point of beginning, all Situated in the City of Urbana, in Champaign County, Illinois.

And also a portion of vacated Crane Alley commencing at the Northeast corner of Lot 81 of the Original Town of Urbana, said point also being the intersection of the South line of Cherry Alley and the West line of Crane Alley for a true point of beginning; thence North along the West line of said Crane Alley for 117.10 to the South line of Elm Street; thence East 12.00 feet to the East line of said Crane Alley; thence South along said East line for 117.10 feet; thence West 12.00 feet to the point of beginning situated in the Northeast Quarter of Section 17 Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Parcel 7:

Lot 17 in Central Business Addition, Urbana, Champaign County, Illinois, as per Plat Book "O", Page 1, of the records of Champaign County, Illinois.

Parcel 8:

Beginning at the Northeast corner of Lot 17 of the Central Business Addition, Urbana, Illinois, as per Plat Book "O", Page 1, of the records of Champaign County, Illinois, said point also being on the Westerly Right of Way line of Broadway Avenue; thence South 88 degrees 37 minutes, 09 seconds West along the North line of said Lot 17 and the North line of Lot 3 of the Central Business Addition a distance of 128.11 feet to the Northwest corner of said Lot 3 of the Central Business Addition, said point also being the Northeast corner of Parcel 5 as previously described; thence South 88 degrees 37 minutes 09 seconds West along the North line of said Parcel 5, a distance of 46.08 feet to an iron pipe survey monument set at the Northwest corner of said parcel 5, said point also being the Northeast corner of parcel 6 (Crane Alley) as previously described; thence South 88 degrees 37 minutes 08 seconds West along the North line of said Parcel 6, a distance of 12.00 feet to an iron pipe survey monument set at the Northwest corner of said Parcel 6 (Crane Alley) said point also being the Northeast corner of Lot 8 of said Central Business Addition; thence South 88 degrees, 37 minutes 09 seconds West along the North line of said Lot 8 of the Central Business Addition a distance of 134.33 feet to an iron pipe survey monument set at the Northwest corner of said Lot 8 of the Central Business Addition, said point also being North 88 degrees 37 minutes 09 seconds East, a distance of 38.50 feet from the Northwest corner of Lot 11 of said Central Business Addition; thence South 43 degrees 38 minutes 31 seconds West a distance of 5.60 feet to an iron pipe Survey Monument set at the West side of an existing Portland Cement Concrete

Curb and Gutter; thence North 29 degrees 30 minutes 00 seconds West, along the West side of an existing Portland Cement Concrete Curb and Gutter, a distance of 10.46 feet to an iron pipe Survey Monument set; thence North 63 degrees , 41 minutes, 13 seconds East, along the North side of and existing Portland Cement Concrete Curb and Gutter, a distance of 9.62 feet to an iron pipe Survey Monument set; thence North 87 degrees 15 minutes 51 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 20.84 feet to an iron pipe Survey Monument set; thence South 30 degrees 10 minutes 56 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 4.19 feet to an iron pipe Survey Monument set; thence North, 60 degrees 31 minutes 26 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.26 feet to an iron pipe Survey Monument set; thence North 87 degrees, 09 minutes, 41 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 21.22 feet to an iron pipe Survey Monument set; thence South 30 degrees, 03 minutes, 41 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 4.17 feet to an iron pipe Survey Monument set; thence North 62 degrees, 15 minutes, 02 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.74 feet to an iron pipe Survey Monument set; thence North 88 degrees, 19 minutes, 44 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 31.14 feet to an iron pipe Survey Monument set; thence South 29 degrees, 07 minutes, 22 seconds East, along the East side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.94 feet to an iron pipe Survey Monument set; thence Northeasterly along the horizontal curve concave to the Northwest having a radius of 2.10 feet, a distance of 6.19 feet along the North side of the existing Portland Cement Concrete Curb and Gutter, to an iron pipe Survey Monument set; said curve having a chord distance of 4.18 feet and a chord bearing of North 61 degrees 25 minutes 37 seconds East; thence Northwesterly along the horizontal curve concave to the Southwest having a radius of 25.00 feet, a distance of 10.37 feet along the West side of and existing Portland Cement Concrete Curb and Gutter, to an iron pipe Survey Monument set; said curve having a chord distance of 10.30 feet and a chord bearing of North 37 degrees 05 minutes 45 seconds West; thence North 88 degrees 33 minutes 40 seconds East along the South side of an existing Portland Cement Concrete sidewalk, a distance of 40.04 feet to an iron pipe Survey Monument set; thence Southwesterly along the horizontal curve concave to the Southeast having a radius of 25.00 feet, a distance of 10.01 feet along the East side of an existing Portland Cement Curb and Gutter to an iron pipe Survey Monument set; said curve having a chord distance of 9.94 feet and a chord bearing of South 33 degrees 28 minutes 50 seconds West; thence Southeasterly along a horizontal curve concave to the Northeast having a radius of 2.00 feet; a distance of 5.06 feet along the North side of an existing Portland Cement Concrete Curb and Gutter to an iron pipe Survey Monument set, said curve having a chord distance of 3.81 feet and a chord bearing of South 63 degrees 58 minutes 14 seconds East; thence North 30 degrees 64 minutes 16 seconds East along the West side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.95 feet to an iron pipe Survey Monument set; thence North 88 degrees 06 minutes 01 seconds East, along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 33.36 feet to an



iron pipe Survey Monument set, thence South 68 degrees 23 minutes 00 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.45 feet to an iron pipe Survey Monument set; thence North 32 degrees 07 minutes 51 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 5.87 feet to an iron pipe Survey Monument set; thence North 86 degrees 57 minutes 67 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 23.32 feet to an iron pipe Survey Monument set; thence South 59 degrees 25 minutes 25 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 8.51 feet to an iron pipe Survey Monument set; thence North 33 degrees 21 minutes 06 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 6.10 feet to an iron pipe Survey Monument set; thence North 85 degrees 13 minutes 17 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 23.74 feet to an iron pipe Survey Monument set; thence South 61 degrees 50 minutes 59 seconds East along the North side of an existing Portland Cement Concrete and Gutter, a distance of 8.50 feet to an iron pipe Survey Monument set; thence North 35 degrees 03 minutes 39 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 6.03 feet to an iron pipe Survey Monument set; thence North 84 degrees 34 minutes 28 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 23.76 feet to an iron pipe Survey Monument set; thence South 59 degrees 13 minutes 29 seconds East along the North side of an existing Portland Cement Concrete Curb and Gutter, a distance of 9.57 feet to an iron pipe Survey Monument set; thence South 32 degrees 61 minutes 17 seconds West along the East side of an existing Portland Cement Concrete Curb and Gutter, a distance of 7.96 feet to an iron pipe Survey Monument set; thence Southeasterly along a horizontal curve concave to the Northeast having a radius of 2.60 feet a distance of 7.17 feet along the North side of an existing Portland Cement Concrete Curb and Gutter to an iron pipe Survey Monument set, said curve having a chord distance of 6.10 feet and a chord bearing of South 60 degrees 41 minutes 03 seconds East; thence Northeasterly along a horizontal curve concave to the Northwest having a radius of 23.00 feet, a distance of 19.91 feet along the West side of an existing Portland Cement Concrete Curb and Gutter to an iron pipe survey monument set, said curve having a chord distance of 19.30 feet and a chord bearing of North 19 degrees 02 minutes 46 seconds East; thence South 88 degrees 52 minutes 12 seconds East a distance of 33.32 feet to an iron pipe Survey Monument set, said point also being on the West right of way line of Broadway Avenue; thence South 01 degrees 10 minutes 03 seconds East along the West right of way line of Broadway Avenue a distance of 19.00 feet to the point of beginning, Situated in Champaign County, Illinois.

Parcel 9: \_\_\_\_\_

Easement for the benefit of Parcel 1 through 8 as created in agreement recorded in Book 1103 at Page 887 as Document Number 77R847 for ingress and egress to and from Green Street and Broadway through the mall areas and to and from the mall areas for pedestrian

purposes by licensees of Juners, such ingress and Egress to and from the mall areas to be at all open points between such tracts.

Parcel 10:

Easement for the benefit of Parcel 1 through 8 as created in agreement recorded in Book 1341 at Page 188 as Document Number 89R19353 for the use and maintenance of wheelchair access lift located on Lot 10 in Central Business Addition.

Except all coal and other minerals underlying said lands, together with the right to mine and remove same.

Situated in Champaign County, Illinois.

**RESOLUTION OF BOARD OF DIRECTORS**  
**OF**  
**MARINE BANK, an ILLINOIS BANKING ASSOCIATION AS MANAGER and**  
**MEMBER OF EQUITY ASSET INVESTMENTS, L.L.C.**

WHEREAS, Marine Bank is an Illinois Banking Association, with Trust Powers;

AND WHEREAS, Marine Bank is the manager and sole member of an Illinois limited liability company known as Equity Asset Investments, L.L.C.; and

AND WHEREAS, Marine Bank is the owner of 100% of the Membership interest in Equity Asset Investments, L.L.C.;

AND WHEREAS, at a regular monthly board of directors meeting of Marine Bank held on April 29, 2010, the Board of Directors adopted and approved the following resolution for Marine Bank to object as Manager and Member of Equity Asset Investments, L.L.C., the owner the property commonly known as 209 S. Broadway, Urbana, IL that is the subject of a pending Application for Historic Landmark Designation;

**WHEREFORE, IT IS HEREBY RESOLVED that either of:**

**CHIRS R. ZETTEK**, the Chief Executive Officer of Marine Bank and Equity Asset Investments, L.L.C.;

**HOWARD M. NEUGER**, the General Counsel and Executive Vice President of Marine Bank and Equity Asset Investments, L.L.C.;

**JOHN W. WILSON**, the Chief Lending Officer of Marine Bank and an Executive Vice President of Equity Asset Investments, L.L.C.

and such other Marine Bank staff as is necessary or convenient, including its Loan Officers and Assistant General Counsels, are hereby authorized and empowered in the name of and on behalf of Marine Bank in its own capacity as an Illinois Banking Association and in its capacity as Manager and Member of Equity Asset Investments, L.L.C. to execute and/or acknowledge all necessary forms and documents required or deemed necessary or proper to object to, protest, challenge, not support, and/or defeat the Application for Historic Landmark Designation of the property commonly known as 209 S. Broadway, Urbana, IL pending as Historic Preservation Case No. HP-L-01.

**CERTIFICATION**

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution presented to and adopted by the Board of Directors of Marine Bank at a meeting duly called and held at 3050 Robbins Road, Springfield, Illinois on April 29, 2010, at which a

quorum was present and voted, and that such resolution is duly recorded in the minute book of Marine Bank; that the officers named in said resolution have been duly elected or appointed to, and are the present incumbents of, the respective offices set after their respective names.

**MARINE BANK**

  
By: Kristina DeRochi, Secretary

April 29, 2010



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** The Urbana Historic Preservation Commission

**FROM:** Rebecca Bird, Planner I

**DATE:** March 30, 2010

**SUBJECT:** 209 South Broadway Avenue (Urbana-Lincoln Hotel): Preliminary determination for a historic landmark application, Case No. HP 2010-L-01

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**Introduction**

Historic Preservation Case No. HP 2010-L-01 is an application by Brian Adams to designate the property at 209 S. Broadway Ave (referred to as the Urbana-Lincoln Hotel) as a local historic landmark. Published taxpayer and parcel information indicate Marine Bank Springfield as the property owner.

The Historic Preservation Ordinance requires that the Commission make a preliminary determination as to whether the proposed landmark is eligible for designation. Should the Commission find that the property qualifies for designation as a local landmark by meeting one or more of the criteria set forth in Section XII-5.C of the Urbana Zoning Ordinance, a public hearing will follow within 45 days of the preliminary determination. In this case, the public hearing would be scheduled for May 5, 2010.

If the application is submitted by someone other than the property owner but the owner agrees to the landmark designation by means of a signed Registered Preference form, the Commission may approve or deny the application by a majority vote of the Commissioners then holding office. Otherwise, the Historic Preservation Commission shall recommend to the Urbana City Council whether to approve or deny said application by a majority of the Commissioners then holding office and the City Council will determine whether to so designate the property.

Should the application for designation as a local landmark be approved, the new owner(s) would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property.

**Background**

A group of prominent Urbana citizens formed a corporation in 1921 to build a new hotel in downtown Urbana. In 1922, the northeast corner of Broadway Avenue and Green Street was chosen as the location and prominent local architect Joseph Royer designed a Tudor Revival hotel for the site. Construction

began later that year and the new hotel, the Urbana-Lincoln Hotel, opened to the public in early 1924. The hotel was bought by James Jumer in 1976. In 1982, an addition was built on the north side of the original hotel. The addition included a ballroom, a swimming pool, conference rooms and nearly 70 guest rooms. In 1964, Lincoln Square Mall, the nation's second indoor shopping mall, was built adjacent to the hotel, enclosing the main entrance on the south façade. The mall and hotel were listed on the National Register of Historic Places in 2006.

In 2008, the City received an application to designate the Urbana-Lincoln Hotel as a local historic landmark (Case No. HP 08-L-01). The Historic Preservation Commission made a preliminary determination that the property qualifies for designation as a local landmark. Following a public hearing on May 7, 2008, the Historic Preservation Commission voted six ayes and zero nays to recommend to the Urbana City Council that the hotel be designated as a local historic landmark. On June 2, 2008, the Urbana City Council voted against designation (1-aye:4-nay).

Based on extensive research and documentation in terms of the criteria for designation, the applicant states that the Urbana-Lincoln Hotel:

- Has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
- Is associated with an important person or event in national, state, or local history;
- 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;
- Is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area;
- Is identifiable as an established and familiar visual feature owing to its unique location or physical characteristics; and
- Has character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures with a high level of integrity or architectural significance.

For detailed documentation on the property's history and significance, please refer to the attached application.

## **Discussion**

The action necessary at the April 7<sup>th</sup> Historic Preservation Commission meeting is a preliminary determination as to whether the property is eligible for designation as a local historic landmark.

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of the following criteria for designation. Following each criteria (*provided in italics*) is an analysis of whether the landmark fulfills the criteria.

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.*

The Urbana-Lincoln Hotel began as a local “booster” project. Since its inception, it has had significant value as part of the history of Urbana. Raymond Bial, in his chronicle of the social, cultural, and economic history of Urbana, “Urbana: a Pictorial History,” recognizes the opening of the hotel in 1924 as one of the highlights in Urbana history. He refers to the hotel building as an “Urbana landmark” and the restaurant at the Urbana-Lincoln Hotel as “the most elegant restaurant in town.” The hotel also has significant value as part of the architectural heritage of Urbana. The Urbana-Lincoln Hotel/Lincoln Square Mall is listed in 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 City of Urbana recently designated the Joseph W. Royer Arts and Architecture District to recognize his contributions to the city’s historic and architectural heritage. 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 is the only commercial building downtown in the Tudor Revival style. The Urbana-Lincoln Hotel has been an important part of the community since the early twentieth century.

City staff finds that the Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community.

*b) Associated with an important person or event in national, state or local history.*

The hotel was designed by Joseph W. Royer, a native of Urbana and a University of Illinois graduate in Civil Engineering. Royer, as Urbana’s City Engineer, designed the Champaign County Courthouse, which was completed the previous year and brought him immediate recognition. Further discussion about Joseph Royer can be found in the “Notable work of a master builder...” section below. The application states that the hotel is significant due to its symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana. Although there is no doubt of the importance of Lincoln to Urbana, Lincoln visited an earlier inn located on the same lot and not the 1923 Urbana-Lincoln Hotel. Lincoln is commemorated through the name of the hotel and the statue formerly located at the hotel.

City staff finds that the Urbana-Lincoln Hotel is associated with important people in national, state, and local history.

*c) 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.*

The 1923 hotel is an excellent example of the Tudor Revival architectural style. This architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This was a period when architects looked to the past for inspiration, borrowing freely from historic styles. Tudor Revival, popular from 1890-1940, is derived primarily from English Renaissance buildings of the 16<sup>th</sup> and 17<sup>th</sup> centuries. Buildings in this style emphasize steeply pitched side-gabled roofs, with the front façade dominated by one or more prominent cross gables, decorative half-timbering, tall narrow multi-pane

windows, and prominent chimneys. The Urbana-Lincoln Hotel is built of brick with stucco and decorative (i.e., not structural) half-timbering. The 1923 building has a steeply pitched side-gabled roof with a medieval tower-like projection on the southeast façade. It is representative of the distinguishing characteristics of the Tudor Revival architectural style.

The second part of Criterion c) deals with integrity. The original hotel, constructed in 1923, was built on an angle, with an irregular floor plan, a projecting center pavilion, and two large corner blocks. The hotel was built in the Tudor Revival architectural style, of a dark brick on the lower stories and stucco above. The hotel's detailing includes half-timbering, a deeply recessed arched entrance and loggia, stone elements, a steeply pitched roof with dormers, and medieval architectural details. The application mentions a 1982 addition to the north side of the hotel, but does not mention the 1964 construction of Lincoln Square Mall. Both of these additions have obscured some of the significant architectural details of the original 1923 hotel. The 1964 construction of Lincoln Square Mall enclosed the original entrance to the hotel within the Lincoln Square Mall and the hotel's entrance was moved to its west elevation off of the parking lot at Elm and Race streets, obscuring much of the south and southeast facades. The 1982 addition, constructed of stucco and half-timbering attempting to imitate the Tudor Revival style, covered much of the north, northeast, and northwest facades. While both of these additions have obscured views of the original structure, the 1923 hotel nonetheless retains sufficient integrity to convey a sense of time and place.

City staff finds that the Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, method of construction, and which retains sufficient integrity to convey a sense of time and place.

*d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area.*

The hotel was designed by Joseph William Royer, Urbana's most prominent architect of the time. The section titled "Historical Significance" in the application contains a biography of Royer (page 6). Local buildings designed by Royer include: the Champaign County Courthouse, the Sheriff's Residence and the County Jail, the Urbana Flat Iron Building, the Urbana High School, the Urbana Free Library, the Champaign Country Club, the Urbana Post Office, Tiernan's Block, and the Cohen Building. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District, to commemorate Royer's historic and architectural heritage (brochure attached). The district's architectural character is defined by Royer's masterfully designed buildings and includes many of those listed above. Moreover, two of the City's historic landmarks, the Freeman House and Tiernan's Block/Masonic Temple, are Royer buildings. In addition to the Royer Arts and Architecture District mentioned above, the City has a Royer Historic District which consists of Royer's personal residence and a cottage he built for his mother-in-law.

City staff finds that the Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has influenced the area.

*e) Identifiable as an established and familiar visual feature in the community owing to its unique*



*location or physical characteristics.*

The Urbana-Lincoln Hotel, built in the heart of downtown Urbana, has been a focal point for the community since the early 1920s. It is one of the few remaining historic commercial buildings south of Main Street in downtown Urbana, as much of the area was cleared to build the Lincoln Square Mall. Its physical characteristics are unique in the downtown area as it is the only commercial Tudor Revival style building. The building could be considered an icon in terms of being readily recognizable and its visual association with Urbana in general.

City staff finds that the Urbana-Lincoln Hotel is identifiable as an established and familiar visual feature in the community owing to its unique location and its physical characteristics.

- f) Character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level or integrity or architectural significance.*

The Urbana-Lincoln Hotel does not qualify under criterion f) as the building is not a utilitarian structure.

- g) Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

The Urbana-Lincoln Hotel does not qualify under criterion g). City staff and the applicant are not aware of any archaeological significance of the area.

## **Summary of Findings**

Recommended statements of findings based on the application and Staff analysis are as follows:

1. Article XII. of the *Urbana Zoning Ordinance* provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
3. The property located at 209 South Broadway Avenue known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
4. The Urbana-Lincoln Hotel 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 the only commercial example of the Tudor Revival architectural style in downtown Urbana. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history and its opening is considered a highlight in Urbana's history.

5. The Urbana-Lincoln Hotel is associated with an important person in local history in that Urbana's most prominent architect of the time, Joseph W. Royer, designed the hotel.
6. The Urbana-Lincoln Hotel 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 Tudor Revival architectural style and retains a high degree of integrity.
7. The Urbana-Lincoln Hotel is a notable work of a master designer and architect whose individual genius has influenced the area. The house was designed by Joseph William Royer, Urbana's most prominent architect at that time. Among other works in Urbana, Royer designed the Champaign County Courthouse, Flat Iron Building, Urbana High School, Urbana Free Library, the Freeman House, and the Urbana Post Office.
8. The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its unique physical characteristics, including its steeply pitched gabled roofs and its decorative half-timbering, and its location in the heart of downtown Urbana.
9. The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
10. The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.

## **Options**

In making a preliminary determination in Case No. HP 2010-L-01, the Historic Preservation Commission may:

- 1) Find that the nomination does not meet the criteria for designation as a local landmark, in which case the application shall not be further considered; or
- 2) Find that the nomination does meet the criteria for designation as a local landmark, in which case the application will proceed to a public hearing.

## Recommendation

Based on the application and analysis as set forth in the findings above, Staff recommends the Historic Preservation Commission find that the landmark nomination for 209 South Broadway Avenue **QUALIFIES** for designation as a local historic landmark based on criteria a, b, c, d, and e of Section XII-5.C of the *Urbana Zoning Ordinance* and articulate reasons for qualification.

cc: Mike Gillespie, Marine Bank Springfield, 3120 Robbins Rd, Springfield, IL 62704  
Dan Lanterman, Marine Bank Springfield, dlanterman@ibankmarine.com  
Brian Adams, 412 W Elm St., Urbana, IL 61801

### Attachments:

- Exhibit A: Location Map
- Exhibit B: Aerial Map
- Exhibit C: Photographs of Urbana-Lincoln Hotel
- Exhibit D: Application including photographs and maps
- Exhibit E: Royer Brochure

**MINUTES OF A REGULAR MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**APPROVED**

**DATE:** April 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, Kim Smith, Joan Stolz, Mary Stuart, Art Zangerl

**MEMBERS EXCUSED:** Trent Shepard

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

**OTHERS PRESENT:** Joshua Ishmael, Karina Jiminez, Linda Lorenz, Tim Mulry, Janet Torres, Jocelyn Jung, Brian Adams, Gina Pagliuso

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

The meeting was called to order at 7:05 p.m. by Historic Preservation Commission Chair, Alice Novak. Roll was taken and a quorum was declared.

**2. CHANGES TO THE AGENDA**

Ms. Novak proposed that the Audience Participation portion of the agenda be moved such that it take place following Case #HP-2010-L-01 during the New Business portion of the agenda. There were no objections and the aforementioned change to the agenda was made.

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

The Commission reviewed the draft minutes of the March 3, 2010 meeting. Mr. Dossett made a motion to approve the minutes as presented. Ms. Smith seconded the motion. Upon a vote, the Commission unanimously approved the March 3 minutes as presented.

**4. WRITTEN COMMUNICATIONS**

Presented to the Commission and City staff was a letter setting forth opposition to the nomination of 209 South Broadway Avenue (Urbana-Lincoln Hotel) as a local historic landmark. The letter was from Marine Bank of Springfield, current owner of the aforementioned property, and was drafted by one of its attorneys, Daniel C. Lanterman.

## 5. AUDIENCE PARTICIPATION

This portion of the agenda was moved such that it took place following Case #HP-2010-L-01, under New Business.

## 6. CONTINUED PUBLIC HEARINGS

There were none.

## 7. OLD BUSINESS

There was none.

## 8. NEW PUBLIC HEARINGS

There were none.

## 9. NEW BUSINESS

- **Case #HP-2010-L-01, 209 South Broadway Avenue (Urbana-Lincoln Hotel), Preliminary Determination for a Historic Landmark Nomination, Brian Adams, Applicant**

Ms. Novak introduced this case and called for the City staff report. Ms. Bird presented the staff report. In the staff report it was noted that the City had received an application to designate the same property as a local historic landmark in 2008 (Case #HP-2008-L-01). In said case, the Commission made a preliminary determination that the property qualified for designation as a local historic landmark. Upon a public hearing for the same, on May 7, 2008, the Commission voted to recommend local historic landmark designation to the City Council (6-aye; 0-nay). On June 2, 2008, the Urbana City Council voted against said designation (1 aye; 4-nay). With regards to the present case, City staff found that the subject property met the following criteria in Section XII-5.C of the Urbana Zoning Ordinance:

- a.) It has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.
- b.) It is associated with an important person or event in national, state or local history.
- c.) It 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.
- d.) It is a notable work of a master builder, designer, architect or artists whose individual genius has influenced an area.
- e.) It is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

In addition, City staff's findings in regards to this case were as follows:

- 1.) Article XII of the Urbana Zoning Ordinance provides the City of Urbana with the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.
- 2.) The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
- 3.) The property located at 209 South Broadway Avenue known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
- 4.) The Urbana-Lincoln Hotel 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 the only commercial example of the Tudor Revival architectural style in downtown Urbana. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history and its opening is considered a highlight in Urbana's history.
- 5.) The Urbana-Lincoln Hotel is associated with an important person in local history in that Urbana's most prominent architect of the time, Joseph W. Royer, designed the hotel.
- 6.) The Urbana-Lincoln Hotel 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 Tudor Revival architectural style and retains a high degree of integrity.
- 7.) The Urbana-Lincoln Hotel is a notable work of a master designer and architect whose individual genius has influenced the area. The hotel was designed by Joseph William Royer, Urbana's most prominent architect of that time. Among other works in Urbana, Royer designed the Champaign County Courthouse, Flat Iron Building, Urbana High School, Urbana Free Library, the Freeman House, and the Urbana Post Office.
- 8.) The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its unique physical characteristics, including its steeply pitched gabled roofs and its decorative half-timbering, and its location in the heart of downtown Urbana.
- 9.) The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
- 10.) The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.

It was the recommendation of City staff that the Commission find that the landmark nomination for 209 South Broadway Avenue qualifies for designation as a local historic landmark based on its satisfaction of criteria a through e of Section XII-5.C of the Urbana Zoning Ordinance and articulate reasons for qualification.

Following the staff report, Ms. Novak asked if there were any questions from the Commission. There were none.

Ms. Novak then asked if there were any questions or comments from the audience. There were none.

She then invited the applicant in this case to address the Commission. The applicant, Brian Adams, briefly addressed the Commission, stating his thanks to the same for considering the nomination of

the subject property a second time and offering to answer any questions; there were no questions from the Commission or staff.

Ms. Novak then invited the property owner's representative to address the Commission. Joshua Ishmael, Assistant General Counsel for Marine Bank of Springfield, briefly addressed the Commission. Mr. Ishmael stated that he represents the property owners and was in attendance to enter into the record their objection to designation as a local historic landmark. It should be noted that the actual property owner is Equity Asset Investments although Marine Bank is the property manager and sole member of Equity Asset Investments. He referred to the property owner's objection letter provided to Commissioners. The owner objects on the grounds that Joseph Royer is not a significant architect and that the hotel's exterior has been altered and obscured by building additions on three sides. Also, this building's connection with Abraham Lincoln is very tenuous at best. Also, the property is currently in bankruptcy. Designation as a local landmark while it is on the market will make finding an investor more difficult. He then offered to answer any questions. The Commission had no questions for Mr. Ishmael.

Following Mr. Ishmael's statements, Ms. Novak called for Commission discussion of this case.

Mr. Zangerl opined that the present case was the same as that which was presented to the Commission in 2008, and that his vote regarding it had not changed.

With no further comment from the Commission, Mr. Zangerl made a motion that based on staff's findings as presented in the staff memo regarding this case (pp. 5-6, nos. 1-10), the Commission determine that the nomination for the Urbana-Lincoln Hotel meets criteria a through e of Section XII-5.C of the Urbana Zoning Ordinance. Mr. Dossett seconded the motion.

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

Dossett – yes	Stolz –yes
Novak – yes	Stuart – yes
Smith – yes	Zangerl – yes

With six "yes" votes and zero "no" votes, the motion carried unanimously. Ms. Novak noted that a public hearing for this case would be held by the Commission on May 5, 2010.

- **Plan Case #2125-T-10, Amendment to the Urbana Zoning Ordinance, Article XII, Historic Preservation Ordinance**

Ms. Novak introduced this agenda item and asked for the City staff report. Ms. Bird presented the staff report. Areas of the City's Historic Preservation Ordinance need strengthening. The ordinance is vague in some aspects, particularly criteria for demolition applications and procedures to evaluate Certificates of Economic Hardship. Amendments to the ordinance had been proposed to clarify the intent and make it easier for applicants, the Commission and City staff to understand and use. The proposed changes are based on based on years of experience using the ordinance as well as recent Illinois court cases. It should be noted that the standards for designation of landmarks and districts, as well as review criteria for Certificates of Appropriateness, would remain the same other than wording clarification.

Ms. Bird outlined the process for the amendments and noted that if the Commission votes on a recommendation to the Plan Commission at this meeting, the case would be forwarded to the May 6, 2010 Plan Commission meeting. She then gave an overview of the major changes proposed for the ordinance. Questions from the Commission were addressed during staff's presentation. It was City staff's recommendation that the Commission forward a recommendation of approval to the Plan Commission as outlined in the staff memorandum.

Following the overview, Ms. Novak called for Commission discussion of the proposed Zoning Ordinance text amendment. Following discussion, the Commission determined that further review was necessary before making a formal recommendation to the Plan Commission.

Mr. Dossett made a motion that work on the redrafting of the Historic Preservation Ordinance be continued until the May 5 meeting of the Historic Preservation Commission. Ms. Smith seconded the motion. With no further comment or questions, Ms. Novak called for a vote. A voice vote was taken and with all members of the Commission in favor, the motion carried unanimously.

#### **10. MONITORING OF HISTORIC PROPERTIES**

There was nothing to report.

#### **11. STAFF REPORT**

Ms. Bird presented to the Commission an example of the signs placed at both ends of the Main Street Historic District.

#### **12. STUDY SESSION**

There was none.

#### **13. ANNOUNCEMENTS**

Mr. Myers announced that SB2559 was being considered in the Illinois State Senate. The bill proposes to create a state historic tax credit. Mr. Myers noted that previous bills similar to SB2559 had been defeated in both the State Senate and House of Representatives but that the present bill was at the time of this announcement gaining support.

#### **14. ADJOURNMENT**

With no further business, Mr. Dossett moved that the meeting be adjourned. Mr. Zangerl seconded the motion. With all Commission members in favor, the meeting was adjourned at 8:47 p.m.

Submitted by:

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Robert Myers, AICP  
Planning Division Manager





**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** The Urbana Historic Preservation Commission

**FROM:** Rebecca Bird, Planner I

**DATE:** April 29, 2010

**SUBJECT:** 209 South Broadway Avenue (Urbana-Lincoln Hotel): Public hearing for a historic landmark application, Case No. HP 2010-L-01

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**Introduction**

Historic Preservation Case No. HP2010-L-01 is an application by Brian Adams to designate the property at 209 South Broadway Avenue (referred to as the Urbana-Lincoln Hotel) as a local historic landmark. Equity Asset Investments, LLC is the property owner. Equity Asset Investments, LLC is managed by Marine Bank Springfield. Marine Bank is also the sole member of Equity Asset Investments, LLC.

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 under the following criteria (Section XII-5.C of the Urbana Zoning Ordinance):

- a) Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- b) Associated with an important person or event in national, state or local history;*
- c) 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;*
- d) Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and*
- e) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

The Historic Preservation Ordinance requires that the Commission hold a public hearing within 45 days of the preliminary determination. According to the ordinance, if an application is submitted by someone other than the property owner and the owner has submitted a Registered Preference against the

nomination, the Historic Preservation Commission shall make a recommendation to approve or deny said application to the Urbana City Council by a majority of the Commissioners then holding office. The property owner submitted a letter of opposition to the nomination on April 5, 2010 as well as a revision to the opposition letter. (Copy attached.) City staff anticipates receiving a formal protest against the nomination from the property owner. The Historic Preservation Commission will hold a public hearing regarding the nomination on May 5, 2010. The Commission then has 60 days to make a recommendation to the Urbana City Council.

Should the application for designation as a local landmark be approved, the owners would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property, including any demolition.

## **Background**

### *History of the Urbana-Lincoln Hotel*

A group of prominent Urbana citizens formed a corporation in 1921 to build a new hotel in downtown Urbana. In 1922, the northeast corner of Broadway Avenue and Green Street was chosen as the location and prominent local architect Joseph Royer designed a Tudor Revival hotel for the site. Construction began later that year and the new hotel, the Urbana-Lincoln Hotel, opened to the public in early 1924. In 1964, Lincoln Square Mall, the nation's second indoor shopping mall, was built adjacent to the hotel, enclosing the main entrance on the south façade. The hotel was bought by James Jumer in 1976. In 1982, an addition was built on the north side of the original hotel. The addition included a ballroom, a swimming pool, conference rooms and nearly 70 guest rooms. The mall and hotel were listed on the National Register of Historic Places in 2006 as having national significance.

### *2008 Landmark Nomination*

In 2008, the City received an application to designate the Urbana-Lincoln Hotel as a local historic landmark (Case No. HP 08-L-01). The Historic Preservation Commission made a preliminary determination that the property qualified for designation as a local landmark. Following a public hearing on May 7, 2008, the Historic Preservation Commission voted six ayes and zero nays to recommend to the Urbana City Council that the hotel be designated as a local historic landmark. On June 2, 2008, the Urbana City Council voted against designation (1-aye: 4-nays). In making this decision, the Urbana City Council was responding to the concern of the then property owner on the basis that it would interfere with that company's efforts to secure financing and a national brand for the property.

### *Current Landmark Nomination*

Based on his submitted research and documentation in terms of the criteria for designation, the applicant states that the Urbana-Lincoln Hotel:

- Has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
- Is associated with an important person or event in national, state, or local history;

- 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;
- Is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area;
- Is identifiable as an established and familiar visual feature owing to its unique location or physical characteristics; and
- Has character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures with a high level of integrity or architectural significance.

For detailed documentation on the property's history and significance, please refer to the attached application.

#### *Urbana-Lincoln Hotel's Role in Downtown Urbana*

The Urbana-Lincoln Hotel plays an important economic role for Urbana's downtown. In 2002, the City of Urbana adopted the Downtown Strategic Plan with the goal of making Urbana's downtown successful. Revitalizing Lincoln Square Mall and the attached Urbana-Lincoln Hotel are identified as important to this success. In 2004, the Urbana City Council adopted an amendment to Downtown Tax Increment Finance District No. 1 in which revitalization of the Urbana-Lincoln Hotel was specifically identified as a project for private development assistance (Downtown Tax Increment Finance District #1 Plan Amendment, page 13). The plan amendment identifies age, the hotel building being functionally obsolete, and depreciation of physical maintenance of the building as deficiencies of the Urbana-Lincoln Hotel (page 11). In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4). If designating the property as a local landmark would prohibit Marine Bank from finding an appropriate buyer for the hotel, then designation could be viewed as countering existing City policies for downtown revitalization.

## **Discussion**

At the April 7, 2010 Historic Preservation Commission meeting, the Commission's task was to determine whether or not the property *qualifies* for designation as a local historic landmark. At the May 5, 2010 meeting, the Historic Preservation Commission should consider making a recommendation to the Urbana City Council as to whether or not the property *should* be designated.

Based on the application and the March 30, 2010 City staff memo, the Historic Preservation Commission on April 7, 2010 made the following preliminary determinations based on the criteria for designation provided in Section XII-5.C of the Urbana Zoning Ordinance.

First, the property is **significant in terms of history**. The hotel has significant value as part of the community's heritage. Since its opening in 1924, the Urbana-Lincoln Hotel has been a prominent role in the Urbana's commercial history and is listed in the National Register of

Historic Places. The property is associated with people important in Urbana's history. The building's architect, Joseph W. Royer, was one of Urbana's most prominent and prolific early architects. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer's historic and architectural heritage. Also the Urbana-Lincoln Hotel has a commemorative association with Abraham Lincoln who for more than twenty years worked in Urbana as a visiting attorney and who sometimes stayed at a hotel originally on the site of the Urbana-Lincoln Hotel.

Second, the property is **significant in terms of architecture**. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The building is valuable for the study of a period, style, and craftsmanship. Despite exterior additions being made since its construction, the building retains a sufficient integrity to convey its historic character. The building is also an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.

Again, the Historic Preservation Commission's task is now to recommend to the City Council whether or not the property *should* be designated as a local historic landmark. In doing so, the Historic Preservation Commission may take into consideration factors beyond whether or not the property qualifies, such as testimony and evidence given at the public hearing.

One issue for consideration is any effect designation might have on the financial viability of the property. Given that historic buildings must have a viable use in order to be maintained, being financially successful is necessary for the building's long-term survival. According to Marine Bank, the sole member of Equity Asset Investments, LLC, they have had a relationship with the subject property since the 1990s. During this time, Marine Bank held a mortgage on the property. Marine Bank has had to file foreclosure on the property twice, and once had to take over the property due to bankruptcy of the then owner.

Marine Bank has been trying to sell the property since it took ownership using various means including hotel brokers. City staff have worked with Marine Bank to put together a package of incentives for a potential buyer. The incentive package could include a significant public investment in the property using tax increment financing money. In order to take advantage of the incentive package, the property owner would have to enter into a development agreement with the City. The development agreement could include provisions for the protection of the building. Historic preservation incentives for a potential buyer include the Federal historic preservation tax credit program which could provide a 20% tax credit for a substantial rehabilitation of the property. As the building is listed on the National Register of Historic Places, it is eligible for this tax credit. To qualify for the tax credit, the property owner would have to rehabilitate the building in accordance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." More information on the Federal tax credit can be found at <http://www.nps.gov/hps/tps/tax/index.htm>. Additionally, if the building is designated as a local landmark, all building permit fees would be waived by the City under the City's historic preservation building permit fee waiver program. For a substantial rehabilitation, this could amount to thousands of dollars.

In addition to the April 5, 2010 letter of opposition from the property owner and the subsequent revision to the letter, Marine Bank has indicated that they will submit a second opposition letter prior to the May 5, 2010 Historic Preservation Commission meeting.

## Summary of Findings

The recommended statement of findings based on the application and Staff analysis are as follows:

1. Section XII-5.F.2.a of the *Urbana Zoning Ordinance* provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
3. The property owner sent a letter of opposition to the nomination on April 5, 2010.
4. On April 7, 2010, the Historic Preservation Commission made a preliminary determination that the subject property qualified for designation as a local landmark under criteria a, b, c, d, and e (Section XII-5.C of the *Urbana Zoning Ordinance*).
5. On April 23, 2010, the property owner sent a revised letter of opposition.
6. The property located at 209 South Broadway Avenue and known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
7. The Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community. The hotel has been a downtown landmark since its opening in 1924. Additionally, the building is listed in the National Register of Historic Places based on its architectural and commercial significance. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history.
8. The Urbana-Lincoln Hotel is associated with important people in national, state, and local history. The hotel was designed by Joseph W. Royer, prominent local architect. The hotel is also a symbolic link to Abraham Lincoln's tenure as a lawyer in Urbana.
9. The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, and method of construction and retains sufficient integrity to well convey a sense of time and place. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Later changes have not appreciably inhibited the public's ability to perceive the property's historic character, and the property retains a sufficient degree of integrity.
10. The Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has

influenced an area. The hotel was designed by Joseph William Royer, Urbana's most prominent architect. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer's historic and architectural heritage. Moreover, two of the City's historic landmarks are Royer buildings and the City has a Royer Historic District.

11. The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.
12. The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
13. The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.
14. In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4).

## Options

In making a recommendation to City Council in Case No. HP 2010-L-01, the Historic Preservation Commission may:

- 1) Recommend that the application be approved; or
- 2) Recommend that the application be denied.

The Commission's recommendation shall be forwarded, along with a summary of the evidence presented at the hearing and setting forth findings, to the City Council. The City Council is expected to consider the Commission's recommendation at their May 17, 2010 meeting.

## Staff Recommendation

The Historic Preservation Commission determined on April 7, 2010 that the Urbana-Lincoln Hotel qualifies for designation as a local landmark based on criteria a, b, c, d, and e of Section XII-5.C of the Urbana Zoning Ordinance. Staff concurs with this determination. Based on the March 30, 2010 memorandum to the Historic Preservation Commission, as well as the application and the findings provided in this memorandum, staff continues to support landmark designation of the hotel on a technical basis only.

However, the Urbana Mayor and City Council have a clear direction to staff that re-occupancy of the Historic Lincoln Hotel is a top priority policy for the city. Staff is currently working with a potential purchaser of the property who is looking to own and operate it as an independent boutique hotel and

conference center. This potential purchaser is currently undertaking a due diligence process in evaluating the property. Due to the current condition of the property, the City of Urbana would need to be a major financial partner in the proposed renovation via tax increment finance funds. Until the specific needs and concerns of this purchaser with respect to historic preservation can be determined, staff cannot yield a final recommendation regarding the historic landmark designation of the property. It will be important for the City Council to be able to assess the proposed designation in concert with the anticipated redevelopment agreement over the next few months and to make a decision that is in the best overall interests of the City.

Therefore, staff recommends that the Historic Preservation Commission complete its review and recommendation within the required time period and forward the case to the City Council for further evaluation and a final determination.

cc: Mike Gillespie, Marine Bank Springfield, 3120 Robbins Rd, Springfield, IL 62704  
Dan Lanterman, Marine Bank Springfield, dlanterman@ibankmarine.com  
Brian Adams, 412 W Elm St., Urbana, IL 61801

Attachments:

- Exhibit A: Application including photographs and maps
- Exhibit B: Photographs of Urbana-Lincoln Hotel
- Exhibit C: Property owner letter
- Exhibit D: Royer Brochure

**MINUTES OF A REGULAR MEETING**

**URBANA HISTORIC PRESERVATION COMMISSION**

**DRAFT**

**DATE:** May 5, 2010

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

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

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**MEMBERS PRESENT:** Scott Dossett, Trent Shepard, Kim Smith, Mary Stuart

**MEMBERS EXCUSED:** Alice Novak, Joan Stolz, Art Zangerl

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Tony Weck, Recording Secretary

**OTHERS PRESENT:** Dan Lanterman, Lauren Nurse, Brian Albrecht, Malcolm Davis, Gale Davis, Carolyn Baxley, Sergio Mendoza, Karen Kummer, Carl Hill, Brian Adams, Linda Lorenz, Georgia Morgan, Ralph Langenheim

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

The meeting was called to order at 7:01 p.m. by acting Historic Preservation Commission Chair, Trent Shepard. Roll was taken and a quorum was declared.

**2. CHANGES TO THE AGENDA**

It was proposed that the Old Business portion of the agenda be moved to take place following the public hearing for Case #HP-2010-L-01. With no objections this agenda change was made.

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

The Commission reviewed the draft minutes of the April 7, 2010 meeting. Mr. Dossett made a motion to approve the minutes as presented. Ms. Smith seconded the motion. Upon a vote, the Commission unanimously approved the April 7 minutes as presented.

**4. WRITTEN COMMUNICATIONS**

A Historic Landmark Preference Form, dated April 29, 2010 and signed by Howard M. Neuger on behalf of the property owner, Equity Asset Investments, was distributed to Historic Preservation Commission members and City staff. The form indicates that Equity Asset Investments objects to



designating their property at 209 S Broadway Avenue as a local historic landmark. A letter detailing their objection to designation is attached.

## 5. AUDIENCE PARTICIPATION

Noting that the public would have an opportunity to speak about the Urbana-Lincoln Hotel landmark nomination at that point on the agenda, Mr. Shepard asked if anyone in the audience wished to address the Commission on any issue.

Carolyn Baxley, 510 W Main St, Urbana, addressed the Commission. She favors the nomination to designate the Urbana-Lincoln Hotel as a local landmark. She encouraged the Commission to approve landmark status for this property.

Malcolm Davis, 710 W Green St, Urbana, next addressed the Commission. Mr. Davis stated that his father was the president of the company that built the Urbana-Lincoln Hotel. He noted that his family had known the architect, Joseph W. Royer, and that Mr. Royer shopped at his father's grocery store. Mr. Davis recalled money being raised, largely through the sale of stock, to build the hotel.

Gale Davis, 708 W Green, next addressed the Commission. He identified himself as the son of the previous speaker. He noted that his family has lived on Green Street in Urbana for 100 years. He also noted that he was in the business of restoring old houses and wished the Commission success in landmarking the Urbana-Lincoln Hotel.

No others wished to speak at this point in the agenda.

## 6. CONTINUED PUBLIC HEARINGS

There were none.

## 7. NEW PUBLIC HEARINGS

- **Case #HP-2010-L-01, 209 South Broadway Avenue (Urbana-Lincoln Hotel), Public Hearing for a Historic Landmark Application, Brian Adams, Applicant**

Mr. Shepard opened the public hearing. He outlined the procedures for the case and then asked for the City staff report.

Mr. Myers presented the staff report. Mr. Myers gave an overview on the background of this case. At its April 7, 2010 meeting, the Commission made a preliminary determination that the subject property in this case qualified for local landmark status under criteria a), b), c), d), and e) of Section XII-5.C of the *Urbana Zoning Ordinance*.

The Commission's task tonight is to hold a public hearing and recommend to the Urbana City Council whether or not the subject property should be designated as a local historic landmark. In order to proceed to the City Council, all four commissioners present tonight must vote to recommend approval, and because of the property owner's objection, two-thirds of the Council members holding office must vote in favor in order for the application to be approved.

He further noted that an issue for consideration is the effect that such designation would have on the financial viability of the property. Historic buildings must have a viable use in order to be financially successful and maintained for the building's long-term survival. Mr. Myers further noted that Marine Bank, the sole member of Equity Asset Investments, LLC and current owner of the property, has had a financial relationship with the property since the 1990s. Marine Bank has over the years held a mortgage on the property, has twice filed foreclosure on the same and has once taken over due to the bankruptcy of the then owner.

Further, Mr. Myers noted that Marine Bank has been attempting to sell the property since it took ownership and that City staff have worked with Marine Bank to assemble an incentive package for potential buyers. The incentive package could include a significant public investment in the property in the form of tax increment financing funds. In order for a buyer to use City incentives, the buyer would need to enter into a development agreement with the City, which could include provisions for protecting the building. Lastly, Mr. Myers noted that preservation incentives for a potential buyer include the 20% Federal historic preservation tax credit for which the property now qualifies.

Mr. Myers advised the Commission in its recommendation to the City Council may either recommend that the application be approved or denied. He noted that the Commission's recommendation would be forwarded to the City Council along with a summary of the evidence presented at this hearing and the Commission's findings with regards to this case. He further noted that the City Council is expected to consider the Commission's recommendation at its May 17, 2010 meeting.

City staff's recommendations in this case were as follows: that City staff concurs with the determination made by the Commission at its April 7, 2010 meeting that the subject property qualifies for local historic landmark designation based on criteria a, b, c, d, and e of Section XII-5.C of the *Urbana Zoning Ordinance*. Staff continued to support landmark designation of the hotel on a technical basis. However, the Mayor and City Council have given clear direction to staff that re-occupancy of the Urbana-Lincoln Hotel is a top priority for the City. Staff is currently working with a potential purchaser of the property who seeks to own and operate it as an independent boutique hotel and conference center. Given the current condition of the subject property the City of Urbana would need to be a major financial partner in the proposed rehabilitation. Until the specific needs and concerns of the potential purchaser can be determined with respect to historic preservation, staff cannot provide a recommendation regarding the historic landmark designation of the property. It will be important for the City Council to have the ability to assess the proposed designation in concert with the anticipated redevelopment agreement with the potential purchaser. Therefore, staff recommends that the Commission complete its review and recommendation within the required period of time and forward the case to the City Council for further evaluation and a final determination.

Following the staff report Mr. Shepard asked if the applicant in this case wished to address the Commission. Brian Adams, 412 W Elm Street, addressed the Commission. Mr. Adams gave a PowerPoint presentation which included background on the Urbana-Lincoln Hotel and other examples of the work of Joseph Royer. More than 100 buildings designed by Joseph Royer have been identified in Illinois, Indiana, and Iowa. Only two of these buildings were hotels, both of which are in Urbana (Urbana-Lincoln Hotel and Lincoln Lodge). His presentation also included examples

of historic hotels which have been restored and operated successfully, including several which are part of the National Trust for Historic Preservation's Historic Hotels of America program.

Following Mr. Adams's presentation, Mr. Shepard asked if any opponents to application wished to question the applicant. There were none.

Mr. Shepard then asked if anyone in the audience wished to address the Commission as a proponent of the nomination for local landmark designation.

Karen Kummer, 1104 Devonshire, Champaign, addressed the Commission in support of the nomination. She stated that Lincoln Square Village and the Urbana-Lincoln Hotel are together listed in the National Register of Historic Places as having national significance. Less than 2% of National Register properties are listed as being nationally significant. If the Urbana-Lincoln Hotel is lost, it would not only be a huge loss but also greatly undermine the integrity of the remainder of this nationally-significant property.

Mr. Shepard then asked if the representative of the property owner wished to address the Commission. Dan Lanterman, Assistant General Counsel for Marine Bank, addressed the Commission. Equity Assets, Inc. and its managing company, Marine Bank, oppose the nomination and designation of the subject property as a local historic landmark. He noted that Marine Bank is a "forced owner" of the subject property as a result of the most recent owner's bankruptcy. Marine Bank is concerned that landmark designation would hinder the sale of the property. Specifically, Mr. Lanterman noted Marine Bank's concerns that restrictions on renovation of the property may result from landmark designation, thus making it more difficult to market and sell. Although local landmark designation would only apply to exterior changes, using the Federal historic tax credit would apply to both interior and exterior building changes.

Mr. Shepard then asked if there were any questions for Mr. Lanterman from the Commission. Ms. Stuart clarified that local historic landmark designation would apply to the exterior of the building only. Ms. Stuart also inquired as to what specific exterior changes were being recommended to Marine Bank by an architect that would be impacted by landmark designation. Mr. Lanterman replied that there were no specific changes were yet being recommended but that a future owner needs the flexibility to make changes necessary to make the property financially successful.

Mr. Shepard then asked if anyone in the audience wished to address the Commission as an opponent to the nomination of the Urbana-Lincoln Hotel. Carl Hill, 1913 Trails Drive, addressed the Commission. Noting his experience as a developer and builder in the Urbana area, he stated that the timing is not good for designation of the property as a local historic landmark. It might be appropriate at a later time, but he opposes designation before the property has been sold when the needs of a new owner are not yet known.

With no further comments from opponents to the nomination, Mr. Shepard asked if the applicant in this case would like respond to any comments or questions given by anyone else following his initial presentation. Brian Adams briefly clarified two points Mr. Lanterman made about Mr. Adams' presentation.

Mr. Shepard asked if Mr. Lanterman wished to respond to any of Mr. Adams's previous statements. Mr. Lanterman briefly responded.

With no further public input, Mr. Shepard then called for Commission discussion of the case, asking if any Commissioner present would like to make a motion in regards to the same. Mr. Dossett made and read the following motion in its entirety:

*Pursuant to Historic Preservation Case no. HP-2010-L-01, the Historic Preservation Commission recommends the Urbana City Council approve the Historic Landmark Nomination for the Urbana-Lincoln Hotel located at 209 South Broadway Avenue.*

*Considerations include:*

- 1. Section XII-5.F.2.a of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.*
- 2. The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.*
- 3. The property owner sent a letter of opposition to the nomination on April 5, 2010.*
- 4. On April 7, 2010, the Historic Preservation Commission made a preliminary determination that the subject property qualified for designation as a local landmark under criteria a, b, c, d, and e (Section XII-5.C of the Urbana Zoning Ordinance).*
- 5. On April 23, 2010, the property owner sent a revised letter of opposition.*
- 6. The property located at 209 South Broadway Avenue and known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.*
- 7. Criteria for Designation of a Landmark A - The Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community. The hotel has been a downtown landmark since its opening in 1924. Additionally, the building is listed in the National Register of Historic Places based on its architectural and commercial significance. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history.*
- 8. Criteria for Designation of a Landmark B – The Urbana-Lincoln Hotel is associated with important people in national, state, and local history. The hotel was designed by Joseph W. Royer, prominent local architect. The hotel is also a symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana.*
- 9. Criteria for Designation of a Landmark C – The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, and method of construction and retains sufficient integrity to well convey a sense of time and place. The Tudor Revival architectural style is one of the period revival styles popular in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Later changes have not appreciably inhibited the public’s ability to perceive the property’s historic character, and the property retains a sufficient degree of integrity.*
- 10. Criteria for Designation of a Landmark D – The Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has influenced an area. The hotel was designed by Joseph William Royer, Urbana’s most prominent architect. Local buildings designed by Royer include the Champaign County Courthouse, the Urbana High School, the Urbana Free Library, and the Urbana Post Office. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District to commemorate Royer’s historic and architectural heritage. Moreover, two of the City’s historic landmarks are Royer buildings and the City has a Royer Historic District.*

11. *Criteria for Designation of a Landmark E – The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its physical characteristics and its unique location in the heart of downtown Urbana.*

*In addition we note that:*

1. *The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.*
2. *The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*
3. *In their 2010 City Council Goals, the Urbana City Council identified restoring the property as a viable hotel and conference center while respecting its historic character as an important strategy for creating a vibrant, innovative downtown (2010 City Council Goals, goal 4, strategy F, page 4).*

Ms. Stuart seconded the motion.

The Commission briefly discussed the case after which Mr. Shepard asked for a roll call vote. Roll was taken and the votes were as follows:

Dossett – yes  
Shepard – yes  
Smith – yes  
Stuart – yes

With all Commissioners present in favor, the motion carried unanimously. With no further questions or discussion, Mr. Shepard closed the public hearing for this case. Mr. Myers noted that this case was to be considered by the City Council at its May 17, 2010 meeting.

## **8. OLD BUSINESS**

- **Draft revisions to Article XII, Historic Preservation, of the Urbana Zoning Ordinance**

Mr. Shepard asked for the staff report for this agenda item. Ms. Bird presented the staff report to the Commission, outlining revisions made to the draft at the request of the Historic Preservation Commission at its last meeting. It was the recommendation of staff that the Commission forward a recommendation of approval to the Urbana Plan Commission as outlined in the staff memorandum dated March 31, 2010, as well as the changes outlined in the present staff memorandum.

Ms. Smith asked for the definition of the word “appurtenances” as included in the text. Staff offered to clarify the term or add a definition before forwarding to the Plan Commission.

With no further discussion, Ms. Smith made a motion that the Commission forward a recommendation of approval with a provision that the definition of “appurtenances” be clarified.

Mr. Dossett seconded the motion.

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

Dossett – yes  
Shepard – yes  
Smith – yes  
Stuart – yes

With all Commissioners present in favor, the motion carried unanimously and the proposed text amendments were forwarded to the Urbana Plan Commission for approval.

**9. NEW BUSINESS**

There was none.

**10. MONITORING OF HISTORIC PROPERTIES**

There was nothing to report.

**11. STAFF REPORT**

Ms. Bird reported that the Preservation and Conservation Association (PACA) has awarded John Cronan, the owner of 303 West High Street; the City of Urbana Community Development Services Department; and the Urbana Historic Preservation Commission a Heritage Award for the house unveiling workshop and subsequent rehabilitation of the exterior of 303 W. High Street. Everyone was very appreciative.

**12. STUDY SESSION**

There was none.

**13. ANNOUNCEMENTS**

Mr. Shepard announced that May is National Preservation Month.

**14. ADJOURNMENT**

With no further business Mr. Dossett moved that the meeting be adjourned. Ms. Stuart seconded the motion. With all Commission members in favor the meeting adjourned at 9:14 p.m.

Submitted by:

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Robert Myers, AICP  
Planning Division Manager