



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Historic Preservation Commission

FROM: Rebecca Bird, Planner I
Zach Woolard, Planning Intern

DATE: May 27, 2011

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

Introduction & Background

On February 24, 2011, the City of Urbana was awarded a \$5,908 Certified Local Government Grant from the Illinois Historic Preservation Agency. The grant is for the creation of an illustrated guide of the 100 most architecturally significant structures in Urbana. The Urbana Historic Preservation Commission and Planning Division staff will guide a public process in determining which properties are most significant based on our community heritage and values. Upon completion this guide will be made available to the public in print and on line.

The purpose of this memorandum is to introduce the Historic Preservation Commission (HPC) to the project. At the June 1, 2011 meeting, the HPC will be asked to determine the project parameters and the criteria to be used to evaluate properties.

The purpose of this project is to support a pro-active preservation program through raising public awareness and instilling community pride. Jim Peters, the President and Chief Executive Officer of Landmarks Illinois, the statewide preservation advocacy organization, gave a presentation to the Urbana Mayor and City Council on the advantages and benefits of historic preservation in July 2010. During the presentation, Mr. Peters stressed the importance of having a pro-active preservation program.

The Historic Preservation Commission will work with Urbana City staff to identify the 100 structures that best represent Urbana's architectural history. The buildings will be selected based on criteria determined by the Historic Preservation Commission, such as integrity and strong examples of different architectural styles.

The City of Urbana's Historic Resource Survey Inventory includes 1,646 properties. Almost all of these properties have been surveyed either as part of the City's historic resource survey

program or as part of one of the other studies or surveys identifying significant structures in Urbana over the years, including:

- 100 Houses of Urbana (1961)
- Illinois Historic Structures Survey (1975)
- Illinois Historic Landmarks Survey (1974)
- Buildings of Architectural Interest Built Prior to WW II (1975)

The City's historic resource surveys do not rank structures or evaluate whether a structure is worthy of preservation. The other studies/surveys identify over 200 structures with historic significance, but are now out-of-date. Many of the buildings identified in these studies have since been demolished or altered drastically.

Program Proposal

The City's historic resource surveys and the past studies/surveys will be used as a starting point for this project. In addition to pre-World War II structures, buildings of the recent past will also be considered for the list. The studies mentioned above do not include post-World War II structures, so this section will require additional research.

The first step of the project will be to determine the parameters for the list as well as the criteria to be used in evaluating structures. The HPC will be asked to determine the parameters and the criteria at their June 1, 2011 meeting. The next step will be to create a preliminary list for consideration. A starting point for the list will be the surveys listed above. The HPC and the public are encouraged to contact staff with suggestions. Once the preliminary list has been determined, the HPC will be asked to evaluate the preliminary list and select a final list.

Once the list has been determined, the City will send letters to the owners of each of the structures. The letters will inform the owners of the significance of their building and include information on the financial benefits of local and national designation. In addition, property owners will be offered assistance in the local landmark designation process. This pro-active approach to preservation is intended to encourage property owners to submit landmark designation applications.

Publicity materials will also be developed. The City staff will develop a map of the 100 structures, a brochure that could be used for a walking/driving tour, and web pages for the City's website. For each of the structures on the list, there will be a short architectural and historic narrative, along with a current and historic (whenever possible) photograph.

Project Timeline

The project will be completed in 5 phases with some phases taking longer than others depending on the amount of discussion and research involved in each. City staff's goal is to have the project completed by the end of 2011.

Phase 1 June 2011

Initial Research

- Define project parameters and selection criteria for preliminary list with HPC.
- Request participation from the public and interested parties through a press release about the project.
- Take suggestions from the public and interested parties and organizations, such as the Champaign County Preservation and Conservation Association, Champaign County Archives, neighborhood associations, University of Illinois Preservation Officer, University of Illinois Department of Architecture professors and students, etc.
- City staff will collect and organize data from past architectural and historical surveys, National Register properties, Urbana local landmark properties, etc.
- Photograph each property on the initial list to prepare slide show for property evaluation.

Phase 2 July – August 2011

Selection

- Work with the HPC to create a list of the 100 most important properties.

Phase 3 August - September 2011

Research & Writing

- Research each of the structures on the final list.
- Contact the owners of each structure at this time to inform them about the project and ask for any architectural/historic contributions they may be able to provide.
- Photograph each structure.
- Write a brief narrative for each property.

Phase 4 September – October 2011

Publication Development

- Work with the HPC to develop a brochure and content for the City's website.
- Work with Information Services staff to create the website.

Property Owners

- Notify property owners of honorary inclusion on the list. Include landmark designation information.

Phase 5 November 2011

Public Release of List

- Work with the HPC on an appropriate culmination of the project.
- Write press releases and contact media.

Preliminary List Resources

The City's historic resource surveys and the past studies/surveys can be used as a starting point for this project. Unfortunately, many of the buildings identified in these studies have since been demolished or altered drastically. Previous studies do not include post-World War II structures, which ought to be considered as well as some of Urbana's modern structures.

Project Parameters

Before we begin working on an initial list of possible properties, we need to define parameters for the project. The following are questions the HPC will be asked to consider in defining parameters for the list:

- Should all property types be eligible for inclusion, including residential, commercial, industrial and institutional?
- Should University of Illinois buildings be eligible?
- Should sites without buildings and landscapes be eligible? Examples would include the Morrow Plots, the Quad, cemeteries, archaeological sites, etc.
- How old does a building have to be to be eligible? Should we use the National Register age of 50 years?

Evaluation Criteria

As we begin working populating a preliminary list, we need to determine the evaluation criteria. The criteria will be used to evaluate the buildings on the preliminary list and determine which buildings belong on Urbana's 100 Most Significant Buildings list. Below criteria used by the Rock Island HPC in a similar project in 2009:

- 1) The integrity of primary structure or district;
- 2) The rarity of architectural style or type with consideration for building age;
- 3) The special decorative or structural features associated with the building or site; and
- 4) Historic associations with important individuals, but building integrity had to be sufficient enough that the historic individual would recognize the structure.

Another approach to the criteria would be to use criteria similar to the City's landmark criteria:

- 1) Places which exemplify events or trends important to our community, state, or nation. Examples could include railroads, the University, etc.
- 2) Places closely associated with outstanding achievements in the arts, sciences, and industry along with their innovators. Examples could include Nobel Prize winners, achievements in physics, chemistry, and engineering, etc.
- 3) Places which were important social, educational, and religious activity centers in Urbana. Examples could include the railroad depot, the County Courthouse, Krannert Center, Canaan Baptist Church, St. Patrick's Church, etc.

- 4) Outstanding and quintessential examples of architectural styles and building types in Urbana.
- 5) Properties designed by architects and engineers recognized as leaders in their respective fields. Examples here could include Royer buildings, Assembly Hall, etc.
- 6) Pre-Civil War buildings.
- 7) Significant landscapes or archaeological sites. Examples could include the Morrow Plots, Crystal Lake Park, etc.

At the June 1, 2011 meeting, the HPC should determine the list parameters and the evaluation criteria.

Next Steps

The HPC and staff will work on creating a preliminary list to be evaluated at the July 6, 2011 meeting. We will also make a public request for assistance.

Please send your list to Rebecca Bird at rbird@urbanaininois.us by June 27, 2011. We will photograph all possibilities and prepare a slide show for the July meeting.

Attachments:

- Exhibit A: Grant Award
- Exhibit B: Grant Application

Illinois Historic Preservation Agency

NEWS

"Where history matters."

50-11
February 24, 2011

CONTACT:
David Blanchette
(217) 558-8970

FOR IMMEDIATE RELEASE

Grants awarded to local governments for historic preservation projects

Funds will help communities that place a priority on local history

SPRINGFIELD – Eight Illinois communities have been selected to receive Certified Local Government grants from the U.S. Department of the Interior, National Park Service made available through the state for local historic preservation projects. They are: Belleville, Blue Island, Chicago, Evanston, Oak Park, Rock Island, Urbana and Will County.

"Historic preservation begins at the grassroots level, in local communities which have made their heritage a top priority," said Governor Pat Quinn. "These grant funds will help preserve that heritage as well as improve the quality of life for current and future generations."

The Illinois Historic Preservation Agency administers the Certified Local Government grant program on behalf of the federal government.

Communities that have achieved Certified Local Government status under the National Historic Preservation Act were encouraged to apply for \$114,231 in grant funds that are available this fiscal year through the Illinois Historic Preservation Agency (IHPA). These federal funds are specifically earmarked for local grants in the areas of public preservation and development.

The federal grant funds administered by IHPA were awarded on a matching basis, with the federal funds paying for up to 70 percent of the project cost and local funds making up the remainder. The projects must relate to historic preservation and could include planning, public education workshops and heritage publications, National Register of Historic Places property listings, and development. Only Certified Local Governments may apply for the grants. Those communities that have achieved this status are listed at www.Illinois-History.gov/ps/clgs.pdf.

The communities receiving grants include:

Belleville: \$14,000. The funds will be used to research and nominate two historic districts to the National Register of Historic Places. The nominations are a direct result of a historic structures survey funded with assistance of a previous Certified Local Government grant.

Blue Island: \$10,400. A new, expanded and digitally enhanced edition of the Historic Preservation Commission's "Walking Tour of Historic Blue Island" will be created. The brochure will be used to promote recognition of historic Blue Island.

Chicago: \$13,300. The Commission on Chicago Landmarks will update and reprint copies of their popular brochure, "Chicago Landmarks Map." This guide will include all properties and districts designated as Chicago landmarks.

Evanston: \$21,000. Phase Two of the historic survey of the Evanston Lakeshore Historic District will be completed. Phase One was partially funded by a previous Certified Local Government grant. The result will be incorporated into the city's website for easy access.

Oak Park: \$21,140. The Preservation Commission will conduct a historic structures survey of those portions of the village within the I-290 corridor. Potential landmark properties will be identified in advance of future construction planned for the expressway.

Rock Island: \$7,382. The Preservation Commission, in partnership with the Rock Island Preservation Society, will create a website that will provide property owners with appropriate maintenance and rehabilitation techniques.

Urbana: \$5,908. A website will be created that highlights the 100 most significant structures in Urbana. This educational effort will increase awareness of historic Urbana, and serve as a springboard for future landmark designations.

Will County: \$26,950. The grant will support continuation of the Will County historic resources survey project. Two townships, Custer and Wesley, will be surveyed for potential landmark structures.

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**ILLINOIS HISTORIC PRESERVATION AGENCY
HISTORIC PRESERVATION FUND
APPLICATION FOR GRANTS-IN-AID
FOR FY 2010 GRANTS ONLY**

DATE OF THIS APPLICATION: 29 November 2010

1. PROJECT TITLE

List of Urbana's Most Significant Structures

3. TYPE OF PROJECT

Planning

National Register

National Register

Public Education

Development/
Pre-Development

Development/
Pre-Development

Survey

2. PROJECT PERIOD FY 2011

4. PROJECT COST

Total Project \$ 8,440.00

Federal Share (70%) \$ 5,908.00

Local Share (30%) \$ 2,532.00

5. APPLICANT INFORMATION

Name City of Urbana

Street Address 400 S. Vine Street City Urbana, IL

County Champaign Zip Code 61801 Telephone 217-384-2440

Applicant Contact Rebecca Bird, Planner I

U.S. Congress District(s) 15 State Senate District(s) 52

State Representative District(s) 104

6. DESCRIPTION OF PROJECT (Attach additional sheets if necessary)

See Attachment "A"

(CONTINUED)

7. PROJECT PERSONNEL, RESUMES (please attach) See Attachment "B"

Project Supervisor _____ Rebecca Bird, Planner I _____

Project Personnel (if available) _____ Historic Preservation Commissioners _____
Intern _____

8. PROJECT DOCUMENTS – (please attach)

Map of Survey Area (Survey only) [] Contractual Estimates (Survey only) []

Number of Photographs Enclosed (Survey and National Register Only) _____

Other _____

DEVELOPMENT PROJECT REQUIREMENTS N/A

Owner _____

Street Address _____ **City** _____

County _____ **Zip Code** _____

Current Use of Structure _____

Proposed Use of Structure _____

Number of Photographs Enclosed _____

Please attach: Plans, specifications and contractual estimates

9. PROJECT COSTS

Item	Cost	
Historic Preservation Staff Time	\$ 4,180	~ 220 hours
HPC Volunteer Time	\$ 400	~ 50 hours
Website Development Staff Time	\$ 1,500	~ 50 hours
Intern Staff Time	\$ 960	~ 80 hours
Brochure & Map Design	\$ 500	
Brochure & Map Printing	\$ 700	
Misc. (copies, postage, etc.)	\$ 200	
Total	\$ 8,440	

10. FUNDING RESOURCES (including Program Income, if Applicable)

Source	Amount	Type
<u>City of Urbana</u>	\$ <u>2,532.00</u>	<u>Cash/In-Kind/Donations/ Volunteers</u>
<u>Federal Grant</u>	\$ <u>5,908.00</u>	<u>Cash</u>
<u> </u>	\$ <u> </u>	<u> </u>
<u> </u>	\$ <u> </u>	<u> </u>
Totals	\$ <u>8,440.00</u>	

11. TIMELINE ATTACHED **Yes** **No** See Attachment "C"

If no, state reason: _____

12. Signature of Authorized Representative of Certified Local Government

Signature

Rebecca Bird, Planner I

Printed Name, Title

Date

RETURN APPLICATIONS TO:

**ILLINOIS HISTORIC PRESERVATION AGENCY
PRESERVATION SERVICES DIVISION
1 OLD STATE CAPITOL PLAZA
SPRINGFIELD, ILLINOIS 62701
ATTN: TERRI MALAWY**

MUST BE POSTMARKED BY NOVEMBER 29, 2010

**PLEASE NOTE: 1 ORIGINAL AND 4 COMPLETE COPIES OF THIS
APPLICATION FORM ARE REQUIRED**

Attachment A: Description of Project

URBANA'S MOST SIGNIFICANT STRUCTURES

The City of Urbana is requesting funds to create an illustrated guide of the 100 most architecturally significant structures in Urbana. The Urbana Historic Preservation Commission will guide a public process in determining which properties are most significant in terms of our community heritage and values. Upon completion this guide will be made available to the public in print and on line. This 2010 Certified Local Government Grant application is a **public education** project that will utilize components of past survey projects and encourage landmark designation of **Urbana's Most Significant Structures**.

The City of Urbana received two landmark designation applications in 2010. Both applications were submitted by a local preservationist without support from the property owners. In addition to these applications, the City received two applications without property owner support in 2008 and two in 2007. Each of these cases received negative attention in the local media. Together they have created a negative image of historic preservation in Urbana. In response to this, the Urbana Mayor and City Council held a study session in July 2010 on historic preservation and asked Jim Peters, the president and chief executive officer of Landmarks Illinois, the statewide preservation advocacy organization, to speak on the advantages and benefits of historic preservation. Mr. Peters stressed the importance of having a pro-active preservation program in improving the image of preservation in Urbana. This project would allow the City of Urbana to begin that process.

The Historic Preservation Commission will work with Urbana's historic preservation planner and other City staff to identify the 100 structures that best represent Urbana's architectural history. The buildings will be selected based on criteria, such as integrity and best representation of an architectural style, to be determined by the Historic Preservation Commission.

The City of Urbana's Historic Resource Survey Inventory includes 1,646 properties. Almost all of these properties have been surveyed either as part of the City's historic resource survey program or as part of one of the other studies or surveys identifying significant structures in Urbana over the years, including *100 Houses of Urbana* (1961), *Illinois Historic Structures Survey* (1975), *Illinois Historic Landmarks Survey* (1974), and *Buildings of Architectural Interest Built Prior to WW II* (1975).

The City's historic resource surveys do not rank structures or evaluate whether a structure is worthy of preservation. The other studies/surveys identify over 200 structures with historic significance, but are now out-of-date. Many of the buildings identified in these studies have since been demolished or altered drastically. The City's historic resource surveys and the past studies/surveys, both, can be used as a starting point for this project. In addition to pre-World War II structures, buildings of the "recent past" will also be considered for the list. The studies mentioned above do not include post-World War II structures, so this section will require considerable research.

Once the list has been determined, the City will send letters to the owners of each of the structures. The letters will inform the owners of the significance of their building and include

information on the financial benefits of local and national designation. In addition, property owners will be offered assistance in the local landmark designation process.

Publicity materials will then be developed. The City would like to develop a map of the 100 structures, a brochure that could be used for a walking/driving tour, and web pages for the City's website. For each of the structures on the list, there will be a short architectural and historic narrative, along with a current and historic (whenever possible) photograph. The list can also be used as an integral part of a pro-active historic preservation program.

Attachment B: Project Personnel Resumes

PROJECT SUPERVISOR

REBECCA BIRD

308 N Russell St.
Champaign, IL 61821
(217) 356-7471

PROFESSIONAL EXPERIENCE

Planner, City of Urbana, January 2008 -- present

- Respond to public's questions regarding zoning regulations.
- Enforce zoning regulations and investigate zoning violations.
- Prepare and present staff reports to the Plan Commission, Zoning Board of Appeals and City Council concerning variance requests, conditional and special use permits, rezoning requests, and text amendments.
- Prepare and present staff reports to the Zoning Board of Appeals and City concerning.
- Act as City Historic Preservation Planner responsible for staffing the Historic Preservation Commission and the City's two design review boards.
- Work on long range planning projects as assigned. Current projects include:
 - Create preservation revolving loan program
 - Work with City Attorney to amend the historic preservation provisions in the Zoning Ordinance
 - Create design guidelines for new design review district

Historic Preservation Planner, City of Urbana, March 2007 – January 2008

- Responsible for helping staff the Urbana Historic Preservation Commission.
- Review historic landmark and district applications as well as requests for Certificates of Appropriateness.
- Coordinate promotional events such as historic brochures, demonstration workshops and research historic preservation incentives as directed by City Council and the Urbana Historic Preservation Commission.

Intern, University of Illinois at Urbana-Champaign, June 2006 – August 2006

- Contributed work to the University's Getty Foundation "Campus Heritage" grant project.
- Researched historic and newer campus buildings, including archival research, personal interviews, and intensive-level surveys.
- Created a database for University containing architectural, historical, and maintenance information for all campus buildings.

EDUCATION:

Masters of Urban and Regional Planning, December 2007

University of Illinois at Urbana-Champaign, Illinois

Bachelor of Arts, specializing in Latin American Studies, May 1995

University of British Columbia, Vancouver, Canada

AFFILIATIONS:

American Planning Association, Member

Champaign County Preservation and Conservation Association, Member

Landmarks Illinois, Member

National Trust for Historic Preservation, Member

Attachment C: Project Timetable

January – March 2011

Initial Research

- Poll HPC, public to create list of possibilities
- Photograph & initial research on possibilities

March – May 2011

Selection

- Work with HPC to select final list

May – August 2011

Research & Writing

- Research structures on final list
- Write narrative for each structure

August – September 2011

Publication Development

- Develop map & brochure
- Develop content for website

Property Owners

- Send letters to property owners with landmark designation information

October 2011

Public Release of List

- Write press releases
- Contact media