



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Kevin Garcia, Planner II

DATE: September 28, 2018

SUBJECT: HP-2018-COA-06: A request by Xiao Jin Yuan for a Certificate of Appropriateness at 209 South Broadway Avenue to remove deteriorated wood trim permanently.

Introduction & Background

Xiao Jin Yuan has submitted an application for a Certificate of Appropriateness (COA) for the Landmark Hotel, an Urbana historic landmark. Earlier this year, Urbana's Building Safety Division Manager deemed that loose, rotted wood trim on the 1983 hotel addition was an immediate public safety hazard, and ordered Mr. Yuan to have the trim removed (see Exhibit D).¹ Mr. Yuan would prefer to leave the removed trim off the building, rather than repair or replace it.

The removal of wood trim is not specifically listed in Table XII-1 of the Urbana Zoning Ordinance, which details the level of review that is required for work done to historic landmarks. However, the table does specify that all changes to buildings that are not listed in the table require review by the Historic Preservation Commission and require a Certificate of Appropriateness to permit the work. The Historic Preservation Commission makes the final decision on the Certificate of Appropriateness, subject to any appeal.

Based on an analysis of the COA criteria, staff recommends that the Commission grant a Certificate of Appropriateness in this case.

Discussion

In reviewing the recordings and minutes from the public hearings² from 2010 when the hotel was being considered for landmark status, there seems to have been no discussion about the 1983 addition being considered historically significant. While the 1983 addition is part of the historic landmark property, it is the original Joseph Royer-designed 1920s-era building that is historically significant and gives the building its status as a landmark. In this case, the faux balconies, false half-timbering, and other wood pieces that had

¹ Section XII-6.F of the Zoning Ordinance gives the Fire Chief and Building Safety Division Manager the ability to remedy any life or health-threatening conditions that require immediate attention. In such cases, once the threat is removed, the normal process for a Certificate of Appropriateness can proceed.

² Historic Preservation Commission and City Council.

deteriorated to the point of being a safety hazard were all found on the 1983 addition. As such, the request to allow the permanent removal of these features does not affect the original, historically significant structure. With the sale of the hotel pending, the intentions that the future owner has for the hotel are unknown, including their intentions for the 1983 addition and its exterior. If they choose to rehabilitate the exterior, they may replace all of the removed wood pieces in kind; however, if they have other plans for the exterior, it may be counterproductive to require the replacement of the recently-removed wood pieces, which could end up being removed again in the near future.³

Requirements for a Certificate of Appropriateness

The Historic Preservation Commission should consider the following criteria in making its determination to approve or deny a Certificate of Appropriateness⁴:

- Maintain the significant original qualities and character of the buildings, structures, sites or objects including, if significant, its appurtenances. Removing or altering any historic or distinctive architectural features should be avoided whenever possible.

Staff Analysis: The 1983 addition is not historically significant. The applicant's request does not affect any significant qualities of the original building.

- Retain and preserve the historic character of a property. Avoid removing or substituting distinctive materials or altering features, spaces, and spatial relationships that characterize a property.

Staff Analysis: (See response above).

- Retain and preserve changes to a property that have acquired historic significance in their own right.

Staff Analysis: During the meetings in 2010 to discuss the landmark application at the Historic Preservation Commission and City Council, no one claimed that the 1983 addition was historically significant. Since that time, nothing has changed to indicate that the building addition, or its architectural features, has since gained historic significance.

- Preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.

Staff Analysis: The faux balconies, false half-timbering, and other wood trim on the 1983 addition is not an example of fine craftsmanship.

- Repair rather than replace deteriorated historic features. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where

³ It should be noted that some of the faux balconies and decorative wood pieces on the 1983 addition were already missing when the current owner purchased the property, so even if the current owner is required to replace what has been recently removed, the facades of the 1983 addition will still contain missing elements.

⁴ Section XII-6.C of the Zoning Ordinance. Only criteria relevant to the request are presented here.

possible, materials. Replacement of missing features must be substantiated by documentary and physical evidence.

Staff Analysis: The wood that has been removed was all on the 1983 addition, and not considered to be historic features. Most or all of the removed trim was deteriorated beyond the point of repair.

Overall, staff finds that this proposal meets all of the requirements for a Certificate of Appropriateness.

Options

The Historic Preservation Commission has the following options in this case:

1. Grant the requested Certificate of Appropriateness.
2. Grant the requested Certificate of Appropriateness, subject to certain conditions.
3. Deny the requested Certificate of Appropriateness. If the Commission finds the application is inconsistent with the criteria and denies the application, the Commission should provide the reasons for denial and may recommend to the applicant ways to comply with the criteria.

Should the Historic Preservation Commission choose to deny this application, the petitioner would have three options: (1) in case of a denial accompanied by a recommendation, amend the application, (2) apply for a Certificate of Economic Hardship with evidence that denial of this application is financially infeasible, or (3) appeal to City Council within 15 days of the notice (Articles XII-6.D through XII-6.E of the Urbana Zoning Ordinance).

Staff Recommendation

Based on the findings outlined herein, and without the benefit of considering additional evidence that may be presented at the public hearing, City staff recommends that the Historic Preservation Commission **APPROVE** a Certificate of Appropriateness to allow the work described herein.

Attachments: Exhibit A: Application
 Exhibit B: Location Map
 Exhibit C: Site Photos
 Exhibit D: Letter from Building Safety Division

cc: Xiao Jin Yuan



Application for Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION

Although there is no fee to file an application for Certificate of Appropriateness, **the Applicant is responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Received _____ Case No. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): XIAO JIN YUAN Phone: 707-218-0111
Address (street/city/state/zip code): 210 S. RACE URBANA, IL 61801
Email Address: XJYUAN@CHARTER.NET
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): OWNER

2. OWNER INFORMATION

Name of Owner(s): XIAO JIN YUAN Phone: 707-218-0111
Address (street/city/state/zip code): 210 S. RACE URBANA, IL 61801
Email Address: XJYUAN@CHARTER.NET

3. PROPERTY INFORMATION

Location of Subject Site: URBANA LANDMARK HOTEL
PIN # of Location: 92-21-17-212-017
Lot Size: UNKNOWN
Current Zoning Designation: COMMERCIAL
Current Land Use (vacant, residence, grocery, factory, etc): HOTEL
Legal Description (If additional space is needed, please submit on separate sheet of paper):

4. CONSULTANT INFORMATION

Name of Architect(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Engineers(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Surveyor(s): N/A

Phone:

Address (*street/city/state/zip code*): N/A

Email Address:

Name of Professional Site Planner(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Name of Attorney(s): N/A

Phone:

Address (*street/city/state/zip code*):

Email Address:

Historic Designation (*Check One*) - Landmark District

PROPOSED WORK FOR WHICH CERTIFICATE OF APPROPRIATENESS IS BEING REQUESTED

1. Describe and/or illustrate fully the proposed work to be done: (*Plans associated with building permit applications can be referenced. If approval of an addition or detached accessory building is requested, submit a site plan showing the measurements of the lot, the existing buildings and proposed changes and the front, back and side yard setbacks. If approval of a demolition is being requested, submit a site plan of the property and the structure(s) to be demolished.*)

A few rotten wood panels of no historic values were removed from the building at the request of the city for public safety concerns. We apply for a Certificate of Appropriateness to allow the removal of those rotten wood panels to be permanent.

2. Describe how the proposed work will change, destroy, or affect any external feature of the structure or site:

As those wood panels were not part of the original building, the removal does not affect the external features of the structure.

3. How will the proposed work affect the preservation, protection, perpetuation and economic use of the structure or district?
None

4. Attach a statement indicating how the proposed work meets each applicable criterion provided in “EXHIBIT A”, which is attached to this application form.
None

5. State any additional information which you feel the Zoning Administrator or the Historic Preservation Commission should consider in issuing a Certificate of Appropriateness for the proposed work:
I request no actions from Zoning Administrator or Historic Preservation Commission as we did not change any features of the building nor plan to do any more work in the future.

NOTE: If additional space is needed to accurately answer any question, please attach extra pages to the application.

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

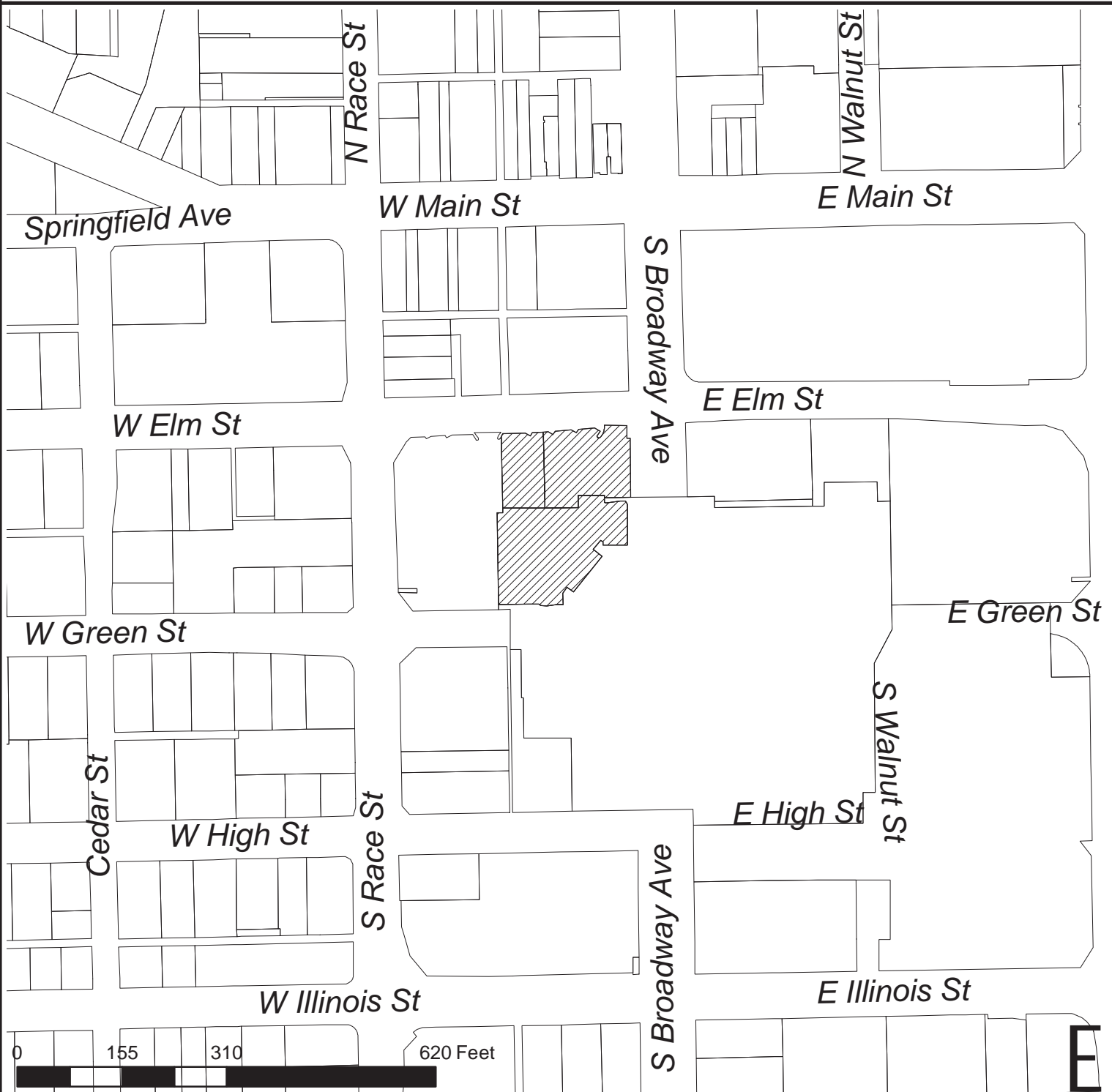
CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner’s behalf.

XIAO JIN *gum*
Applicant’s Signature

6/23/2018
Date

Exhibit B - Location Map



Case: HP-2018-COA-06
Subject: Certificate of Appropriateness
Address: 209 South Broadway Avenue
Petitioner: Xiao Jin Yuan

 Subject Property









DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

m e m o r a n d u m

TO: PM File

FROM: John Schneider, Community Development Manager 

DATE: April 3, 2018

SUBJECT: Hazardous Exterior Trim

RE: 210 S. Race St, Urbana Landmark Hotel

PIN: 92-21-17-212-003

This memo is to notify that some of the exterior building components, including faux decks and wood beams/trim on the Urbana Landmark Hotel are in disrepair, becoming unsecured from the building, posing an imminent safety hazard to the public. To mitigate this hazard, and in the interest of public safety, these components must be removed immediately. Upon removal, the property owner must apply for a Certificate of Appropriateness to either replace the removed components or to allow their removal to be made permanent.

According to Nicholas Hanson, Housing Inspector, "*...the deteriorated wood beams/trim are in disrepair and due to the size and height of the deteriorated wood beams/trim, they pose a falling hazard that could be fatal. In addition, the lack of preventative maintenance has allowed these wood beams/trim to reach a non-repairable state. In my opinion, the deteriorated wood beams/trim should be removed to reduce the risk of severe injury and/or further building damage.*"

Based on the foregoing information, this constitutes emergency circumstances as defined by the City of Urbana Zoning Ordinance, Article XII, Section XII-6 part F which states:

"If emergency circumstances affect a landmark or a building, structure, site or object within a historic district in a way that requires immediate relief, repair or demolition, the Urbana Fire Chief or Building Safety Division Manager shall certify that such conditions exist and nothing in this article shall prevent said conditions being eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention."

Please consider this as certification that emergency circumstances exist, with regard to the faux decks, wood trim/beams and screening as described above, at the Urbana Landmark Hotel, 210 South Race Street, Urbana, IL

EXHIBIT D - LETTER FROM BUILDING SAFETY DIVISION



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