

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

FISCAL YEAR 2012 - 2013



CITY OF URBANA
400 S. VINE ST.
URBANA, IL 61801

Completed by:
Kevin Garcia, Planner II
Jeff Engstrom, Interim Planning Manager
Dept. of Community Development Services

29 August 2014



CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

FY July 2012—June 2013

Historic Preservation Commission City of Urbana, IL

During FY July 2012-June 2013, the Historic Preservation Commission met on four occasions. The following report comprises an overview of the cases and other activities of the Historic Preservation Commission during FY 2012-2013.

The members of the Historic Preservation Commission included Alice Novak (Chair), Scott Dossett, Gina Pagliuso, Trent Shepard, Kim Smith, Joan Stolz, and Dave Seyler.

Staff support to the Historic Preservation Commission was provided by Community Development Services Director, Elizabeth H. Tyler; Planning Manager, Robert Myers; Planner II, Rebecca Bird; and Community Development Secretary, Sukiya Robinson.

1) CASES REVIEWED: Certificates of Appropriateness & Economic Hardship

Six Certificate of Appropriateness (COA) applications were reviewed.

Case # HP-2012-COA-02: Halberstadt House Certificate of Appropriateness, 104 N Central Ave

The applicant, Norman Baxley (owner), requested a COA to install a fence at the Halberstadt House. A COA was administratively granted on July 6, 2012 to allow for the fence installation as “Minor Works”.

Case # HP-2012-COA-03: Certificate of Appropriateness, 806 W Main St

The applicant, Joan Price (owner), requested a COA to repair a porch on a contributing property in the West Main Street Historic District. The repair work was classified as an “exempt undertaking” to repair existing architectural features and did not require review for historic appropriateness. The exemption applied to stabilizing the porch and repairing a column, repairing the porch ceiling, and repairing the porch stairs.



Photo: Repaired porch stairs and columns at 806 W. Main Street.

Case # HP-2012-COA-04: Certificate of Appropriateness, 806 W Main St

The applicant, Joan Price (owner), requested a COA to install porch railings on a contributing property in the West Main Street Historic District. A COA was approved by the Historic Preservation Commission on October 3, 2012 to install balustrades on the front porch steps and a second-story balcony.



Photo: New balustrades on second-story balcony at 806 W. Main Street

Case # HP-2012-COA-05: Certificate of Appropriateness, 806 W Main St

The applicant, Joan Price (owner), requested a COA to replace a garage door on a contributing property in the West Main Street Historic District. Removing, repairing, or replacing doors is considered to be “Minor Works”. A COA was administratively granted on October 4, 2012.



Photo: Repaired garage door at 806 W. Main Street

Case # HP-2012-COA-06: Certificate of Appropriateness, 806 W Main St

The applicant, Joan Price (owner), requested a COA to remove an existing non-original casement window on a balconette and install a door in the window opening on a contributing property in the West Main Street Historic District. A COA was granted on November 7, 2012 by the Historic Preservation Commission subject to the following conditions: that the opening be the same width as the existing opening; that the new door be wood with one light, as depicted in the application; that the glass for the door not be frosted; and,

that final approval for the door be presented to City Staff and the Chair of the Commission before work is completed.

Case # HP-2012-COA-07: Certificate of Appropriateness, 806 W Main St

The applicant, Joan Price (owner), requested a COA to restore a back porch, build a contemporary back deck with two sets of stairs, and replace two kitchen windows on a contributing property in the West Main Street Historic District. A COA was granted on November 7, 2012 by the Historic Preservation Commission subject to the following conditions: that the deck be stained rather than left untreated; that all work be constructed as stated in the application and as presented at the public hearing; and, that all windows be double-hung.

2) LOCAL DESIGNATIONS: Local Landmarks and Historic Districts

Three applications for Local Landmark designation were submitted.

Case # HP-2012-L-01: Application to Designate the J.E. Smith House, 801 W Indiana Avenue as a Local Historic Landmark

The applicants, T.J. and Louise Kuhny (residents and beneficiaries of trust) of, nominated 801 W Indiana Avenue (“J.E. Smith House”) for local landmark designation. The property is owned by the BankChampaign



J.E. Smith House, 801 W Indiana Avenue

Trust. The J.E. Smith house was built in 1920 by James-Elmo Smith, a three-term mayor of Urbana, civil engineer, and major property developer in the city. The house is a variation on an American Four Square, with a restrained but eclectic mix of elements from several architectural styles, including Victorian (projecting bay window), Arts & Crafts (three-over-one window sashes and monumental porch supports), and Colonial Revival (pedimented roof dormers). The house has significant value as part of the social heritage of Urbana and is associated with James-Elmo Smith, a very important local historical figure.

A public hearing was held on January 2, 2013, at the regularly scheduled meeting of the Urbana Historic Preservation Commission. Six people spoke in favor of landmark designation. The Commission received at least one email in support of the designation. The Historic Preservation Commission designated the property as a local landmark on January 2, 2013.

Case # HP-2013-L-01: Application to Designate the Zeta Tau Alpha Sorority House, 1404 S. Lincoln Avenue as a Local Historic Landmark

The applicant, Brianna Kraft, nominated the Zeta Tau Alpha Sorority House for local landmark designation. The property is owned by the Zeta Tau Alpha Fraternity. The house was built in 1928 for the local chapter of the Zeta Tau Alpha Sorority, and was designed by the prominent local firm Royer, Danely, and Smith in the French Eclectic architectural style. The property has been vacant since 2009 and has been registered on the City's Vacant Structure Registry since then. Prior to 2009, the house had been rented by a fraternity, who left the house in a state of disrepair. The main wall surface of the house is constructed of half-timber detailing with stucco infill. The lower story of the house has multi-colored brick detailing around the foundation, around windows and doors, and at the corners. The house has a steeply pitched hip roof. Many of the windows are multi-paned casement windows which are accented by vertical and horizontal half-timber detailing. A large rounded bay window protrudes out from the first story. The main entrance to the house is recessed below a small gable roof porch. Two side lights flank the multi-paned doorway. The original 1928 house has maintained much of its integrity. In 1963, however, a three-story western wing was added, and a sunroom on the southeastern corner of the house was added sometime in the 1980s.



1404 S Lincoln Ave. Original 1928 house (right) and 1963 addition (left).



1963 Addition to 1404 S Lincoln Ave

In 1989, the National Register of Historic Places listed six local fraternity and sorority houses on the National Register as a multiple property listing. While the Zeta Tau Alpha house is not among those listed in the National Register, it is mentioned among those as being a possibility for future listing in the Multiple Property Documentation Form.¹

A public hearing was held on June 5, 2013, at the regularly scheduled meeting of the Urbana Historic Preservation Commission. Three people spoke in favor of landmark designation, while two people representing the property owner spoke in opposition to the application. The Commission

received at least 21 letters or emails in support of the designation, and one in opposition. The Historic Preservation Commission unanimously recommended that the City Council designate the property as a local landmark. The City Council discussed the case at their June 17, 2013 meeting and voted to send it back to Committee, to be reviewed at the next regular City Council meeting. On July 15, 2013, the City Council considered the case. One person spoke in opposition to landmark designation. The item was deferred to the next

¹ A copy of the Multiple Property Documentation Form can be accessed at <http://urbanaininois.us/residents/historic-urbana/100-most-significant-buildings/buildings/greek-houses>.

regular meeting of the City Council. On August 5, 2013, the City Council denied landmark designation by a vote of 4 eyes to 3 nays.

Case # HP-2013-L-02: An Application to Designate the Reed-Sutton House, 1207 S Busey Avenue as a Local Historic Landmark

The applicant, Elisa Laurini, nominated 1207 South Busey Avenue (Reed-Sutton House) for local landmark designation. The property is owned by the Twin City Bible Church. The house was built in 1940 for Frank and Helen Reed. Frank Reed was the head chemist at the Illinois Geological Survey and was honored by the American Association of Science as a Fellow in Chemistry. The second owners of the house were Robert and Elizabeth Sutton. Robert Sutton was a history professor at the University of Illinois, Director of the Illinois Historic Survey, and Associate Dean of the College of Liberal Arts and Sciences.



Reed-Sutton House, 1207 S Busey Avenue

The Reed-Sutton House was designed by architect Frank G. Oldefest, of the Chicago-based firm Oldefest & Williams, and represents the smallest-scale building known to be designed by Oldefest. The Historic Preservation Commission found that the Reed-Sutton House retains a very high degree of integrity, and is notable because Oldefest’s work is rarely seen in Central Illinois. The house exhibits elements of the Tudor/English Revival architectural style, but is more subdued than most homes in this style, likely due to its construction during the Great Depression, when construction and material budgets were more limited. The house is clad in Joliet Limestone and is very well maintained.

A public hearing was held on June 5, 2013, at the regularly scheduled meeting of the Urbana Historic Preservation Commission. Nine people spoke in favor of landmark designation, while two people representing the property owner spoke in opposition to the application. The Commission received at least 21 letters or emails in support of the designation, and one in opposition. The Historic Preservation Commission unanimously recommended that the City Council designate the property as a local landmark. A property owner protest was filed on June 11, 2013 regarding the application. The City Council designated the property on June 17, 2013.

3) SURVEY:

65 properties were surveyed in fiscal year 2012 – 2013 by students at the University of Illinois at Urbana-Champaign, as a part of Alice Novak’s Historic Preservation class. The surveys have been given to the City of Urbana for future use.

4) NATIONAL REGISTER NOMINATIONS:

There were no National Register Nominations.

5) MONITORING:

Sutton House, 502 W Elm Street and Freeman House, 504 W Elm Street

In November 2012 and January 2013, the Historic Preservation Commission discussed the Sutton House and the Freeman House, which were in a state of poor repair and had received numerous complaints. Building inspections were scheduled and violations issued.

In June 2013, staff reported that interior violations had been addressed, while exterior violations had not. The property owner was working to correct the violations as of the end of the fiscal year.

108 N Webber Street

In June 2013, Commissioner Dossett discussed his concerns with the Gothic Revival Cottage.

6) ACTIVITIES:

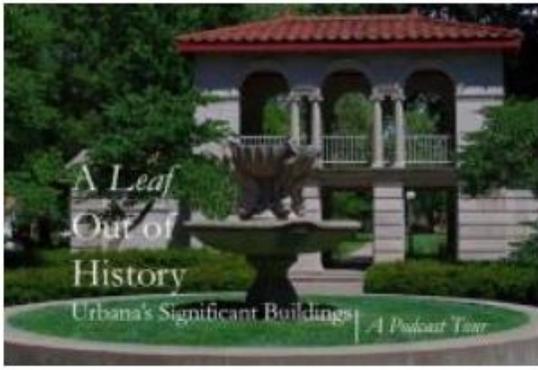
Plaques – A plaque was installed at the Reed-Sutton House at 1207 S. Busey Avenue. Plaques are to be installed at the Sutton House (502 W. Elm Street) pending property owner approval, and at the Freeman House (504 W. Elm Street) pending completion of approved work at this property. These two plaques will need to be ordered.



Photo: Installed plaque at the Reed-Sutton House (1207 S. Busey Avenue).

Landmarks Illinois – Robert Myers, Planning Manager, chaired the committee which organized the 2013 Illinois Statewide Preservation Conference in Evanston which took place June 27-29. The conference included an all-day training session conducted by the National Alliance of Preservation Commissions and was attended by approximately 30 preservation commissioners and staff from across Illinois.

Illinois Association of Historic Preservation Commissions – Robert Myers, Planning Manager, was president of the Illinois Association of Historic Preservation Commissions during FY12-13, and helped IAHP secure \$25,000 in grants to hold the aforementioned conference and led the IAHP Board in funding the commissioner training workshop.



A Leaf Out of History: Urbana's Significant Buildings, A Podcast Tour

In 2012, the City received a Certified Local Government grant from the Illinois Historic Preservation Agency to create three self-guided audio-visual themed walking, biking, and driving tours highlighting a selection of Urbana's 100 Most Significant Buildings.

Tour 1- Historic Urbana:

http://urbanaininois.us/podcast_tour_1

Tour 2- Style Inventory:

http://urbanaininois.us/podcast_tour_2

Tour 3- At the Turn of the Century:

http://urbanaininois.us/podcast_tour_3

A Leaf Out of History

Tour 1
Historic Urbana

From small town to county seat and home to the University of Illinois

Tierman's Hall | Masonic Block
115 W. Main Street

Boney's Hall | Princess Theatre
130 E. Main Street

Grigg's House
505 W. Main Street

Doyles House
484 W. Illinois Street

Ricker House
612 W. Green Street

The Station Theatre
223 N. Broadway Avenue

Champaign County Courthouse
181 E. Main Street

Harrison House
181 N. Central Avenue

About the Podcast Tours

Visit www.urbanaininois.us/podcast to download podcasts.

Podcasts bring story and place together, using new technology to offer on-demand, self-guided video walking tours to visitors at historic sites. Now you can see images and hear sounds from the past on the actual spot where history was made. The podcasts are available to download as audio or video to your personal device.

Available in YouTube, .m4v, .avi, .mov, .wmv & .mp3 formats

The most information, contact:
City of Urbana, Community Development Services,
400 S. Vine Street, Urbana IL 61801, Phone: 217-384-2440

A Leaf Out of History

Tour 2
Style Inventory

The development of Urbana into a bustling college town and county seat brought a shift away from the early vernacular architecture and the "retains" of the early days. Through Tour 2, you can learn about the resulting range of architectural styles in Urbana.

Lindley House
312 W. Green Street

Wesley Foundation
1203 W. Green Street

Leah School
312 W. Oregon Street

Green House | Lee House
180A Pleasant Circle

Park Residence
311 W. Elm Street

DeWolf House
708 S. Bussey Avenue

Alpha Gamma House
1106 S. Lincoln Avenue

Royce House
708 S. Bussey Avenue

Dwight House
615 W. Vermont Avenue

About the Podcast Tours

Visit www.urbanaininois.us/podcast to download podcasts.

Podcasts bring story and place together, using new technology to offer on-demand, self-guided video walking tours to visitors at historic sites. Now you can see images and hear sounds from the past on the actual spot where history was made. The podcasts are available to download as audio or video to your personal device.

Available in YouTube, .m4v, .avi, .mov, .wmv & .mp3 formats

The most information, contact:
City of Urbana, Community Development Services,
400 S. Vine Street, Urbana IL 61801, Phone: 217-384-2440

A Leaf Out of History

Tour 3
At the Turn of the Century

As Urbana became more established and the university grew, development began at the neighborhood design scale. Many of the early large mansions and buildings began to be broken up, particularly in the south and east of downtown, along present day Lincoln Avenue. Tour 3 is to become a part of Urbana's transition at the turn of the 20th Century.

Erlanger House
383 W. Indiana Avenue

Plan Book House
301 W. Indiana Avenue

Ortiz House
411 W. Indiana Avenue

Hieronymus House
788 W. Pennsylvania Avenue

Zook House
299 W. Delaware Avenue

Mellen-In-Law Cottage
701 S. Bussey Avenue

Frank DeWolf House
681 W. Delaware Avenue

About the Podcast Tours

Visit www.urbanaininois.us/podcast to download podcasts.

Podcasts bring story and place together, using new technology to offer on-demand, self-guided video walking tours to visitors at historic sites. Now you can see images and hear sounds from the past on the actual spot where history was made. The podcasts are available to download as audio or video to your personal device.

Available in YouTube, .m4v, .avi, .mov, .wmv & .mp3 formats

The most information, contact:
City of Urbana, Community Development Services,
400 S. Vine Street, Urbana IL 61801, Phone: 217-384-2440

7) ATTACHMENTS:

FY 2012-2013 Commissioner Attendance Record.

Meeting Minutes:

- October 3, 2012
- November 7, 2012
- January 2, 2013
- June 5, 2013
- Attendance Reports for HPC Meetings

cc: Elizabeth Tyler, Alice Novak

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: **October 3, 2012**

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

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

MEMBERS PRESENT: Alice Novak, Gina Pagliuso, David Seyler, Trent Shepard, Kim Smith, Joan Stolz

MEMBERS EXCUSED: Scott Dossett

STAFF PRESENT: Rebecca Bird, Planner II; Sukiya J. Robinson, Recording Secretary

OTHERS PRESENT: Brian Adams, Marie Bohl, Joan Price

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:00 p.m. The roll call was taken, and a quorum was declared present. Ms. Novak welcomed a new Commission member, Gina Pagliuso, to the Historic Preservation Commission.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the June 6, 2012 Historic Preservation Commission Meeting were presented for approval. Mr. Shepard made a motion to approve the minutes as presented. Ms. Stolz seconded the motion. The June 6, 2012 minutes were approved by unanimous voice vote.

4. WRITTEN COMMUNICATIONS

Ms. Bird stated that she had some written communications that pertained to the new business item which she would share during that agenda item.

5. AUDIENCE PARTICIPATION

Brian Adams, 410 W. Elm St, Urbana, spoke about the Freeman House at 504 W. Elm Street. He stated that the condition of the house has declined. Mr. Adams described some of the deterioration that he had observed. The owner of the building is also the owner of The Refinery, but Campus Property Management actually manages the building. Ms. Bird stated that Staff would follow up on this report.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARINGS

There were none.

9. NEW BUSINESS

- **HP-2012-COA-04: Request for a Certificate of Appropriateness to install a balustrade on the porch steps and on a balcony on the front façade of a contributing property in a local historic district, 806 W. Main Street (West Main Street Historic District), Joan Price, applicant.**

Ms. Novak opened this agenda item and asked for City Staff report.

Ms. Bird distributed written communications from several property owners in the area. She handed out a newspaper article published in the *News-Gazette* which was provided by the applicant regarding the property.

Ms. Bird then presented the staff report to the Commission, outlining staff's findings regarding the case. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff recommended that the Historic Preservation Commission approve a Certificate of Appropriateness to allow the work described with the following conditions:

1. All work shall be constructed as stated in the application.

Commission questions to the City staff were addressed.

Ms. Novak asked if Ms. Price would like to address the Commission.

Joan Price, 806 W. Main, Urbana, addressed the Commission. She gave more information regarding the proposed changes and answered questions from the Commission.

Ms. Novak asked if any proponents of the case wished to address the Commission. There were none.

Ms. Novak asked if there were any opponents who wished to speak. There were none.

Ms. Novak then opened up discussion from the Commission. The Commission briefly discussed the merits of the case.

Following discussion, Ms. Smith made a motion that the Commission approve the requested Certificate of Appropriateness in Case No. HP-2012-COA-04 based on staff findings. Mr. Shepard seconded the motion.

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

Novak- Yes
Pagliuso- Yes
Seyler- Yes
Shepard- Yes
Smith- Yes
Stolz- Yes

With all Commissioners voting in favor, the motion carried unanimously and the Certificate of Appropriateness was granted.

10. MONITORING OF HISTORIC PROPERTIES

There were none, but the Freeman House will be added.

11. STAFF REPORT

Ms. Bird reported on the following:

- **Certificate of Appropriateness (104 N. Central).** An application to install a fence from the back corner of the house to the property line was reviewed and approved administratively.
- **Certificate of Appropriateness (806 W. Main).** An application to stabilize the southeast corner of the porch, repair the column, repair porch ceiling, install new section of tongue-in-groove boards, and to replace the porch stairs was reviewed and approved administratively. Another application for this address was submitted to replace a garage door. That was administratively approved that day. Ms. Bird stated that there may be a future application for more work on this address.

12. STUDY SESSION

- **Update on CLG grant projects**

Ms. Bird provided an update on CLG grant projects. She reported that the 100 Most Significant Buildings project was complete. She showed the Commission a few of the web pages. A brief discussion of the matter by members of the Staff and Commission ensued. Ms. Bird noted a few corrections that needed to be made to the web pages.

Ms. Bird provided an update on the mini-grant received from the Illinois Historic Preservation Agency to clean up the historic resource database. Ms. Novak made a suggestion to add properties on the National Register of Historic Places to the database.

Ms. Bird reported that staff is now working on the 2012 CLG grant application which is an extension of the “100 Most” project. This project would consist of creating a few podcast tours using some of those buildings. The idea would be to create three podcast tours. One would be a walking tour and the other two would be for bicycling or driving. Each of the podcasts individually could be put together to create a show that could be aired on UPTV, viewed on the City website, etc. She stated that staff had some rough outlines for the three tours. The first one would be an overview of Urbana’s history. The second one would be an inventory of styles. The third one would be a walking tour of homes of historic West Urbana.

13. ANNOUNCEMENTS

- Ms. Bird announced that the CLG training/Annual Meeting would be taking place in Blue Island, Illinois on October 12, 2012. Any commissioners interested in attending could ride with Robert Myers. The registration fee would be paid by the City.

14. ADJOURNMENT

With no further business Ms. Stolz moved that the meeting be adjourned. Mr. Shepard seconded the motion. With all Commission members in favor, the meeting adjourned at 7:53 p.m.

Submitted,

Robert Myers, AICP
Planning Manager

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: November 7, 2012

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Scott Dossett, Gina Pagliuso, David Seyler, Trent Shepard, Kim Smith, Joan Stolz

MEMBERS EXCUSED: Alice Novak

STAFF PRESENT: Rebecca Bird, Planner II; Sukiya J. Robinson, Recording Secretary

OTHERS PRESENT: Carol McKusick, Joan Price

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

Urbana Historic Preservation Commission Vice-Chair, Kim Smith, called the meeting to order at 7:01 p.m. The roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the October 3, 2012 Historic Preservation Commission Meeting were presented for approval. Mr. Shepard made a motion to approve the minutes as presented. Ms. Stolz seconded the motion. The October 3, 2012 minutes were approved by unanimous vote.

4. WRITTEN COMMUNICATIONS

There were none.

5. AUDIENCE PARTICIPATION

Carol McKusick, 1907 N. Cunningham Ave, Urbana, spoke about a few changes that she would like to see on the City’s website regarding boards and commissions.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARING

- **Case Nos. HP-2012-COA-06 and COA-07: 806 W. Main Street (West Main Street Historic District). Applications by Joan Price for a Certificate of Appropriateness to replace a window with a door onto a second-story balconette, reopen an enclosed rear porch, modify two rear windows, and construct a rear deck.**

Ms. Smith opened this agenda item and asked for City Staff report.

Ms. Bird then presented the staff report to the Commission, outlining staff's findings regarding the cases. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff recommended that the Historic Preservation Commission approve a Certificate of Appropriateness to allow the work described with the following conditions:

HP-2012-COA-06:

1. The opening shall be the same width as the existing opening.
2. The new door shall be wood with one light, as depicted in the application.

HP-2012-COA-07:

1. The deck shall be stained rather than left untreated.
2. All work shall be constructed as stated in the application and as presented at the public hearing.

Commission questions to the City staff were addressed.

Ms. Smith asked if Ms. Price would like to address the Commission.

Joan Price, 806 W. Main, Urbana, addressed the Commission. She gave more information regarding the proposed changes and answered questions from the Commission.

Ms. Smith asked if any proponents of the case wished to address the Commission. There were none.

Ms. Smith asked if there were any opponents who wished to speak. There were none.

Ms. Smith then opened up discussion from the Commission. The Commission briefly discussed the merits of the case.

Following discussion, Mr. Dossett made a motion that the Commission approve the requested Certificate of Appropriateness in Case No. HP-2012-COA-06 given it's adherence to section XII-6.C of the Urbana Zoning Ordinance. Ms. Stolz seconded the motion. Also added to the motion was the following:

1. The opening shall be the same width as the existing opening.
2. The new door shall be wood with one light, as depicted in the application
3. The glass for the door shall not be frosted.
4. Final approval for the door shall be presented to City Staff and Chair of the Commission before the work is completed.

With no further discussion of the case Ms. Smith asked for a roll call vote. Roll was taken and the votes were as follows:

Dossett- Yes
Pagliuso- Yes
Seyler- Yes
Shepard- Yes
Smith- Yes
Stolz- Yes

With all Commissioners voting in favor, the motion carried unanimously and the Certificate of Appropriateness for Case No. HP-2012-COA-06 was granted.

The Commission and Staff then discussed Case No. HP-2012-COA-07. Following discussion, Mr. Dossett made a motion to approve the requested Certificate of Appropriateness HP 2012-COA-07 given its adherence to section XII-6.C of the Urbana Zoning Ordinance with the following conditions:

1. The deck shall be stained rather than left untreated.
2. All work shall be constructed as stated in the application and as presented at the public hearing.
3. All windows shall be double-hung.

Mr. Shepard seconded the motion.

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

Dossett- Yes
Pagliuso- Yes
Seyler- Yes
Shepard- Yes

Smith- Yes
Stolz- Yes

With all Commissioners present in favor, the motion carried and the Certificate of Appropriateness for Case No. HP-2012-COA-07 was granted.

With no further discussion, Ms. Smith closed the public hearing for Case Nos. HP-2012-COA-06 and COA-07.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

Ms. Bird gave an update on 502 and 504 W. Elm. She stated that an inspection by a City Building Inspector would be scheduled for both properties. Ms. Bird stated that she would keep the Commission informed on the results of the inspections. She also reported that the owner had been contemplating selling the properties. A brief discussion of the matter by members of the Staff and Commission ensued.

11. STAFF REPORT

Ms. Bird reported on the following:

- **Certificate of Appropriateness (806 W. Main).** An application to replace the human door in the garage was reviewed and approved administratively on August 15th.
- **Urbana Historic Preservation Commission Award.** The Illinois Association of Historic Preservation Commissions in October awarded Urbana's Historic Preservation Commission its annual Preservation Award and recognized Rebecca Bird for her work in carrying out the Commission's outstanding educational programs.

12. STUDY SESSION

- **Update on CLG grant projects**

Ms. Bird provided an update on CLG grant projects. She reported that an update of the podcast for the 100 Most Significant Buildings list was not available at that time. She stated that the properties for the tours had been selected, but that they were in the process of getting documentation and filming completed. A rough draft of the scripts should be available by the end of the year.

- **Honorary Preservation Award**

Ms. Bird reported on an idea by Chair, Alice Novak to have some sort of honorary preservation award in honor of former HPC Commissioner, Art Zangerl. A brief discussion of the matter by members of the Staff and Commission ensued.

13. ANNOUNCEMENTS

There were none.

14. ADJOURNMENT

With no further business Mr. Shepard moved that the meeting be adjourned. Mr. Dossett seconded the motion. With all Commission members in favor, the meeting adjourned at 8:15 p.m.

Submitted,

Robert Myers, AICP
Planning Manager

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: January 2, 2013

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Scott Dossett, Alice Novak, Gina Pagliuso, David Seyler, Kim Smith, Joan Stolz

MEMBERS EXCUSED: Trent Shepard

STAFF PRESENT: Rebecca Bird, Planner II; Sukiya J. Robinson, Recording Secretary

OTHERS PRESENT: Brian Adams, Amy Ando, Marie Bohl, Mary Ann Bunyan, Susan Frobish, Anne Marie Kuhny, Louise Kuhny, T.J. Kuhny, John Reglin, Huseyin Sehitogiu, Nicholas Temperley

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:00 p.m. The roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the November 7, 2012 Historic Preservation Commission Meeting were presented for approval. Ms. Novak commented that on page 4 of the minutes, the term “Urbana’s Landmark Historic Preservation Commission” was used, and she would like to have the word “landmark” removed. Mr. Dossett moved to approve the minutes as corrected. Ms. Smith seconded the motion. The November 7th minutes were approved by unanimous vote.

4. WRITTEN COMMUNICATIONS

Ms. Novak stated that there was one piece of written communication that would be discussed during the public hearing later in the agenda.

5. AUDIENCE PARTICIPATION

There was none.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARING

- **Case No. HP-2012-L-01: An Application to designate 801 W Indiana Avenue as a Local Historic Landmark; T.J. and Louise Kuhny, applicants.**

Ms. Novak opened the public hearing regarding this case and asked for City Staff report.

Ms. Bird then presented the staff report to the Commission, outlining staff's findings regarding the case. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff recommended that the Historic Preservation Commission find that the landmark nomination for 801 West Indiana Avenue conforms with criteria b) in Section XII-5.C of the Urbana Zoning Ordinance and approve the application.

Commission questions to the City staff were addressed.

Ms. Novak asked if the applicants would like to address the Commission.

T.J. and Louis Kuhny, 801 W. Indiana, Urbana, addressed the Commission. They gave more information regarding the background of the house and its owners and answered questions from the Commission.

Ms. Novak asked if any proponents of the case wished to address the Commission.

Nicholas Temperley, 805 W. Indiana, Urbana, spoke in support of the landmark designation, sharing a bit of history regarding the house. He also asked about the process of having a house designated as a local landmark.

Huseyin Sehitogiu, 805 W. Michigan, Urbana, spoke in support of the landmark designation, thanking the Kuhny's for purchasing the property at 801 W. Indiana and for all the work and research they had put into it.

Mary Ann Bunyan, 604 W. Pennsylvania, Urbana, spoke in support of the landmark designation. She spoke on the landmark designation of her own house and stated that she hoped other houses in the neighborhood would consider doing the same thing.

Susan Frobish, 809 W. Delaware, Urbana, spoke in support of the landmark designation, complimenting the Kuhny's on their wonderful work on the property.

Amy Ando, 712 W. Michigan, Urbana, spoke in support of the landmark designation, proud of the work the Kuhny's had done.

Brian Adams, 410 W. Elm, Urbana, spoke in support of the landmark designation. He stated that he appreciated the integrity of the house.

Ms. Novak asked if there were any opponents who wished to speak. There were none.

Ms. Novak then opened up discussion from the Commission. The Commission briefly discussed the merits of the case.

Following discussion, Mr. Dossett made a motion that in Case No. HP-2012-L-01 based on the application and analysis herein, the Historic Preservation Commission find that the local landmark nomination for 801 W. Indiana Ave be approved as it conforms with criteria a, b, and c in Section XII-5.C of the Urbana Zoning Ordinance due to its significant heritage value to the community, history as a residence of noted persons, specifically Mayor J.E. Smith, and its representativeness of a distinguishing architectural style which retains a high degree of integrity.

Ms. Smith seconded the motion.

Ms. Novak then asked the applicants if they would mind if the Commission designated the name of 801 W. Indiana as the "Smith-Russell House".

Ms. Novak made a friendly amendment to the motion to designate 801 W. Indiana, as the "Smith-Russell House".

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

Dossett- Yes
Pagliuso- Yes
Novak- Yes
Seyler- Yes
Smith- Yes
Stolz- Yes

With all Commissioners voting in favor, the motion carried unanimously and landmark designation for Case No. HP-2012-L-01, 801 W. Indiana Ave as well as the newly designated name, "Smith-Russell House" was approved.

With no further discussion, Ms. Novak closed the public hearing for Case No. HP-2012-L-01.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

Ms. Bird gave an update on 502 and 504 W. Elm. She stated that an inspection by a City Building Inspector would be scheduled within in the next two weeks.

11. STAFF REPORT

Ms. Bird reported on the following:

- **2009 City Council Goals.** A goal of looking into a historic district for west Elm Street was included in these goals. Ms. Bird stated that she had been in contact with some of the property owners to see if they would be in support of an historic district. 25% of the property owners would have to be in support for a district to be considered. A meeting with all of the property owners would be scheduled for the last week of January at the Urbana Free Library. Ms. Bird would like for anyone else who would be interested in attending to contact her.

12. STUDY SESSION

- **HPC Annual Award**

Ms. Bird provided an update on the idea by Chair, Alice Novak to have some sort of honorary preservation award in honor of former HPC Commissioner, Art Zangerl. She summarized some of the suggestions previously given by several Commission members. A brief discussion of the matter by members of the Staff and Commission ensued.

13. ANNOUNCEMENTS

There were none.

14. ADJOURNMENT

With no further business Mr. Dossett moved that the meeting be adjourned. Ms. Stolz seconded the motion. With all Commission members in favor, the meeting adjourned at 8:22 p.m.

Submitted,

Robert Myers, AICP
Planning Manager

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: June 5, 2013

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Scott Dossett, Alice Novak, Gina Pagliuso, David Seyler, Trent Shepard, Kim Smith, Joan Stolz

STAFF PRESENT: Robert Myers, Planning Division Manager; Rebecca Bird, Planner II; Sukiya J. Reid, Recording Secretary

OTHERS PRESENT: Brian Adams, Bryan Bloom, Pam Bloom, Marie Bohl, Kathleen Brinkmann, Mary Ann Bunyan, Garrett Burger, Richard Cahill, Caroline Coulston, Peter Coulston, Brian Diers, Judy Diers, Rob Gill, Carl Gunter, Elsa Gunter, Jon Hall, Kate Hunter, Louise Kuhny, David Krehbiel, Linda Lorenz, Becky Mead, Matt Metcalf, David Monk, Robert Nemeth, Sarah Nemeth, Henry Novak, Colleen Ramais, Dennis Roberts, Betsy Smith, Anne Tamulaitis, Nicholas Temperley, David Thies, Richard Watkins, Elaine Wagner, Chris Wilcock

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

Urbana Historic Preservation Commission Chair, Alice Novak, called the meeting to order at 7:05 p.m. The roll call was taken, and a quorum was declared present.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The minutes of the January 2, 2013 Historic Preservation Commission Meeting were presented for approval. Ms. Novak commented that on page 3 of the minutes, it was stated that she made a motion to designate the name of 801 W. Indiana as the “Smith-Russell House”. She stated that she would like that changed to reflect that she made a friendly amendment to the motion that was made by Mr. Dossett and seconded by Ms. Smith. Mr. Dossett moved to approve the minutes as corrected. Ms. Smith seconded the motion. The January 2nd minutes were approved by unanimous vote.

4. WRITTEN COMMUNICATIONS

There were none outside of those referenced during the public hearing portion of the meeting.

5. AUDIENCE PARTICIPATION

There was none.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARINGS

Chair Novak stated that she would be abstaining from the two landmark application cases because she had a conflict of interest. The applicants prepared the applications as part of a historic preservation class she taught at the University of Illinois. Ms. Novak then turned the Chair over to Vice-Chair Kim Smith and left the dais.

- **Case No. HP-2013-L-01: An Application to designate 1404 South Lincoln Avenue (Zeta Tau Alpha Sorority House) as a Local Historic Landmark; Brianna Kraft, applicant.**

Ms. Smith introduced this case. She first summarized how a public hearing is conducted under the bylaws and reviewed the procedures and order of the public hearing. Anyone wishing to speak should understand that they may be questioned by the property owner or applicant. The Commission is to consider the criteria that are in the historic preservation ordinance. The Commission's authority in this case was to recommend approval or denial of the application to the City Council. She then asked for City staff's report on this case.

Ms. Bird then presented the staff report to the Commission, outlining staff's findings regarding the case. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff recommended that the Historic Preservation Commission find that the landmark nomination for 1404 South Lincoln Avenue conforms with criteria a), c), d), and e) in Section XII-5.C of the Urbana Zoning Ordinance and approve the application with the Summary of Findings recommended in the memo. Ms. Bird then referred to the written communication received from the Zeta Tau Alpha Fraternities stating their objection to the Zeta Tau Alpha Sorority house nomination for Historic Landmark Status. She then read aloud the

names of those in support of the designation who had submitted written communications, but were not able to attend the meeting.

Ms. Smith asked if there were any questions from the Commission for Ms. Bird. There were none.

Ms. Smith stated that the petitioner would normally have a chance to speak at that time, but with the petitioner not in attendance, she continued.

Ms. Smith then asked if the owner or owner's representative, was present and wished to address questions to the Commission or City staff at this time. They indicated that they did not.

Ms. Smith asked if any proponents of the case wished to address the Commission.

Brian Adams, 410 W. Elm St, Urbana spoke in support of the landmark designation. He expressed his appreciation that buildings in the neighborhood were being nominated as local landmarks. He urged the Commission to support this nomination as well. Mr. Shepard asked Mr. Adams if he had information that proved that Joseph Royer himself was the architect for this house. Mr. Adams stated that besides the blueprints that were recently found listing the name of Mr. Royer's firm on them; he did not have any additional details.

Richard Cahill, 307 S. Orchard St, Urbana, spoke in support of the landmark designation, sharing his admiration of the building. He commented on the blueprints of this building that were found and encouraged the Commission to approve the application.

Louise Kuhny, 801 W. Indiana, Urbana, spoke in support of the landmark designation, and stressed the importance that the City uphold its commitment of the Lincoln-Busey Corridor Plan and keep the neighborhood preserved.

Ms. Smith asked if there was anyone else who wished to speak as a proponent of the case. There were none.

Ms. Smith asked if the owner or owner's representative had any questions for the proponents. There were none.

Ms. Smith asked if there were any opponents who wished to speak.

Colleen Ramais, Meyer Capel Law Firm, and representing Zeta Tau Alpha; and AnnTamulaitis, Director of the Board of the Fraternity Housing Corporation which owns the property; addressed the Commission. Ms. Ramais stated that for the record, the owner wished to state their objection to the application for landmark designation for three primary reasons: insufficiency of the application itself, increased financial burden as a consequence of the designation, and that not only would granting approval in the absence of the applicant be inadvisable, but it would also be unwise from a policy perspective to designate a property a local landmark when the owner does not consent to the designation. They submitted to Commissioners a packet of materials, including a newspaper article published at the time of construction noting that the building had actually been designed by Joseph Royer's business partner, Mr. Smith. Ms. Ramais reviewed each of the criteria supported by Staff in

the memo and stated reasons why each criterion had not been supported. Ms. Tamulaitis then addressed the Commission and spoke on her personal history with the house as a former resident there while attending the University of Illinois. She then spoke on the mission of the Fraternity Housing Corporation to provide safe, secure, and competitive housing for their chapters. Ms. Tamulaitis also commented on the basic exterior maintenance and upkeep of the property that is performed regularly. She asked the Commission if they had any questions.

Ms. Smith asked City Staff if there had ever been an instance where the applicant was not present at the time of meeting. Ms. Bird stated that there had not been an instance of such since she had been employed at the City of Urbana. She stated that in terms of questions to clarify anything in the application, Ms. Novak was present and might be able to answer any questions. Ms. Tamulaitis stated that she noted that a lot of the emphasis in the application had been on Joseph Royer's contribution to the house. She wondered if any of the proponents opinions would change if in fact Mr. Smith, as opposed to Mr. Royer designed the house. Comments and questions from the Commission were addressed.

Ms. Smith asked if there were any other opponents who wished to speak.

Elsa Gunter, 801 W. Vermont, Urbana, spoke in opposition of the landmark designation due to the reasons addressed by the owner and owner representative. She also stated that the building was currently a nuisance in the neighborhood due to illegal activity, illegal entry, and its vacant state. Ms. Gunter stated that the building would continue to be nuisance longer if restricted by designation.

Ms. Smith asked if there were any other opponents who wished to speak. There were none.

She then asked if there was anyone who was neither for nor against the designation who wished to speak.

Brian Diers, 807 W. Vermont, Urbana, addressed the Commission. He stated that he was not sure if the house should be designated or not. Mr. Diers expressed that he loves old historic houses, but understood the additional burden it could cause to the owner if it were landmarked. He stated that he was concerned that the building would continue to deteriorate if left vacant.

Caroline Coulston, 710 W. Indiana, Urbana, addressed the Commission. She stated that with regard to the added expense being claimed by the owners if the building were to be landmarked, they had failed to do any renovations to date even without the restrictions of designation. Ms. Coulston wondered if they planned to allow the building to become dilapidated and later demolish it.

Ms. Smith asked if there were any additional comments.

Ms. Tamulaitis responded to the last comment made in regards to the vacant state of the building. She explained that the Sorority Chapter would not be able to recolonize the building until the University of Illinois invited them back to campus.

Ms. Bird clarified the zoning of the property of the house in response to a comment made earlier. She stated that it is zoned R-7 (University Residential) which primarily allows boarding houses, rooming houses, and dormitories.

Ms. Smith asked if the Commission had any questions. There were none. She then opened up discussion from the Commission.

Mr. Dossett referred to criteria d) in regards to how much is known about Royer's participation in the design of the building. He stated that he felt that Royer did not have to be literally drawing on blueprints in order to exert his influence on the design and special attributes of the building. Mr. Dossett pointed out that not all Tiffany lamps are designed by Louis Comfort Tiffany himself, but by his firm. Mr. Dossett asked how the rest of the Commission felt about that.

Ms. Smith stated that she works for a small architecture firm and one of the benefits of working at a small firm is that everyone gets to work on the projects. She stated that they may have been the case at Royer's firm in regards to the design of 1404 South Lincoln Avenue.

Mr. Shepard stated that he was not terribly concerned that another architect in the same firm's name is more associated with the house than Joseph Royer's. He also referred to criteria e) and commented on his personal experience and admiration of the house while on the University of Illinois campus. Mr. Shepard stated that it is a stunning house with amazing physical characteristics.

Mr. Dossett referred to criteria a) in terms of the building's contribution to early campus housing and the impact of Greek Letter Societies. He felt that the building evokes iconography.

Ms. Smith stated that the house has great examples of the French Eclectic architectural style such as the round tower, tall/steeply pitched roof, chimney, stucco, and upper casement windows. She also stated that the 1963 addition is massive, but through materials, the roofline, and tying in the horizontal banding of the materials a good job was done to preserve the historic style.

Ms. Pagliuso stated that she felt the house meets the criteria that are in the application. She thinks it's a gorgeous house and a great example of architecture.

Following discussion, Mr. Dossett made a motion that in Case No. HP-2013-L-01, the Historic Preservation Commission find that the application received April 8, 2013 for 1404 South Lincoln Avenue (Zeta Tau Alpha Sorority House) conforms with criteria a), c), d), and e) of Section XII-5.C of the Urbana Zoning Ordinance as a local historic landmark with the following findings:

- *Criteria a)* is integral to the cultural characteristics of the community due to its being an outstanding example of early campus housing and of the impact of the Greek Letter Communities at the University of Illinois; and
- *Criteria c)* is highly representative of the French Eclectic Architectural Style and valuable for its study, as well as retaining a high degree of integrity; and
- *Criteria d)* is a notable work of master architect Joseph Royer; and
- *Criteria e)* is a prominent feature of the community owing to its many unique features and visibility from the University of Illinois campus and Lincoln Avenue.

Mr. Shepard seconded the motion.

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

Mr. Dossett- yes
Ms. Pagliuso- yes
Mr. Seyler- yes
Mr. Shepard- yes
Ms. Smith- yes
Ms. Stolz- yes

With all Commissioners in favor, the motion carried unanimously. Ms. Smith closed the public hearing for HP-2013-L-01.

Ms. Bird stated that this case was scheduled to go before the City Council on June 17, 2013 at 7:00 p.m.

Ms. Smith called for a short recess. Following the recess, Ms. Smith called the meeting back to order.

- **Case No. HP-2013-L-02: An Application to designate 1207 South Busey Avenue (Reed-Sutton House) as a Local Historic Landmark; Elisa Laurini, applicant.**

Ms. Smith opened the public hearing regarding this case and asked for City Staff report.

Mr. Myers then presented the staff report to the Commission, outlining staff's findings regarding the case. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff finds that the landmark nomination for 1207 South Busey Avenue minimally qualifies under criterion d) in Section XII-5.C of the Urbana Zoning Ordinance.

Ms. Bird read aloud the names of those who had submitted written communications in support of the designation but unable to attend the meeting. She also read the name of one person who was in opposition of the designation.

Commission questions to City staff were addressed.

Ms. Smith stated that the petitioner would normally have a chance to speak at that time, but with the petitioner not in attendance, she continued on.

Ms. Smith then asked if the owner or owner's representative, was present and wished to ask the Commission or staff questions at this time. They did not.

Ms. Smith asked if any proponents of the case wished to address the Commission, beginning in the front row of seating.

Richard Cahill, 307 S. Orchard St, Urbana, spoke in support of the landmark designation, sharing his views on the legacy of Dr. Reed and the influence that Dr. Reed's work has had on him as a chemist at the Illinois State Geological Survey. Mr. Cahill also feels the building's Joliet Limestone exterior is unique.

Betsy Smith, 209 W. Vermont, Urbana, spoke in support of the landmark designation. She is the daughter of Mr. and Mrs. Sutton (the former owners) and grew up in the home. She briefly shared her admiration for the home and shared that her father would have been very proud of the historic landmark nomination. Ms. Betsy Smith stated that it would be great if the Commission would choose to designate this house as a historic landmark.

Chris Wilcock, 710 W. Michigan Ave, Urbana, spoke in support of the landmark designation. He stated that the house was deserving of historic designation due its structure and architectural style. Mr. Wilcock also stated that the designation would be necessary for the preservation of the structure and the neighborhood.

Kathleen Brickmann, 702 W. Michigan Ave, Urbana, spoke in support of the landmark designation, stating that it adds value to the neighborhood.

David Monk, 115 N. Market St, Champaign, spoke in support of the landmark designation, stating that the he has always admired the house and would like to see it designated as a historic landmark.

Louise Kuhny, 801 W. Indiana, Urbana, spoke in support of the landmark designation, and stressed the importance of the City to uphold its commitment of the Lincoln-Busey Corridor Plan and to keep the neighborhood historically preserved. She also asked the Church to support this nomination. Ms. Kuhny stated that in terms of added costs, she nominated her house next door to become a local historic landmark, and she has not incurred any additional costs while doing work on her house.

Caroline Coulston, 710 W. Indiana, Urbana, spoke in support of the landmark designation, expressing her and her family's admiration of the house.

Brian Adams, 410 W. Elm St, Urbana, spoke in support of the landmark designation, stating that its unique style is what makes it more valuable in terms of architectural education.

Pete Coulston, 710 W. Indiana, Urbana, spoke in support of the landmark designation. He stated that he walks by the house a lot and has to stop to admire it every time. Mr. Coulston stated that having this house landmarked would help to preserve the historic nature of the neighborhood.

Ms. Smith asked if there was anyone else who wished to speak as a proponent of the case. There were none.

Ms. Smith asked if the owner or owner's representative had any questions.

David Thies, from Webber & Thies Law Firm, lawyer for Twin City Bible Church, addressed the Commission in opposition to the nomination. He stated that he has ties to the house in that Bob Sutton was his father's advisor when he was a history student at the University of Illinois. Mr. Thies introduced Bryan Bloom, Ministry Board Chairperson and Trustee at Twin City Bible Church, who would speak on behalf of 239 members of the church. Mr. Bloom gave a background on the church and stated that the church opposes the nomination for two primary reasons. He stated that while TCBC believes that it is important to preserve historical properties, the first reason they oppose the nomination is that they just don't believe that the property is historical. Mr. Bloom stated that City staff had found that 6 of the 7 criteria listed in the Staff memo lacked sufficient evidence or merely failed to meet the criteria, and the one remaining criteria which staff feels is minimally met, the applicant stated that it did not meet this criteria. Based on these findings, Mr. Bloom stated that he would ask that the application be found not worthy of further consideration. The second reason TCBC opposed the application is that they believed that the inclusion of the property would in some way diminish the good work of the Commission in years past. Mr. Bloom summarized some of the historical significance of 12 residences that had been designated by the Commission in the past. He stated that while the contributions of the Reeds and the Suttons are important, they just don't stack up to the rich history of previously designated landmarks. Mr. Bloom stated that the Church would ask the Commission to deny the application. He asked the Commission if they had any questions or comments.

Mr. Shepard asked for clarification regarding the statement Mr. Bloom made about the architect's additional work on a property in Champaign. Mr. Bloom stated that the only other building in the area done by the architect of the Reed-Sutton House is located in Champaign and is not a single-family home, but rather a fraternity house.

Ms. Pagliuso made a comment regarding the list of historical people that lived in previously designated houses that Mr. Bloom referred to. She stated that the Commission had recently landmarked a hotel that had no one historically significant tied to it. She felt that the Church could not use the argument that the Commission only landmarks properties where there is a historically significant person connected to it. Mr. Bloom replied that he based his comments on single-family residences, and he was aware that there were other landmarks in Urbana without a historical person connection. Mr. Thies commented that the Urbana Landmark Hotel was in fact owned by for many years by his grandfather Judge Charles Webber, who was historically significant in Urbana.

Ms. Smith asked if there were any other opponents who wished to speak. There were none.

She then asked if there was anyone else who was neither for nor against the designation who wished to speak. There were none.

Ms. Smith asked if there were any additional questions or comments. There were none.

She then opened up discussion from the Commission.

Mr. Shepard commented on the stone used on the building as it relates to criteria c). He stated that he felt that the stone was a more impressive feature of the house than the architectural style.

Ms. Smith also referred to criteria c). She stated the house has some of the characteristics of the English Revival with its asymmetrical plan, the tall narrow casement windows on the first floor, cross-gables, and Joliet limestone.

Ms. Stolz commented on criteria c). She stated that the house does seem to show the use of indigenous materials and retains a high degree of integrity. Ms. Stolz also seems to think it qualifies under criteria a) in regards to the previous owners being the head of the survey and head of the geochemical division and that gives the house significant value as part of the civic and social heritage of the community.

Mr. Dossett stated for the record that Staff recommendations are not necessarily the judgments of the Commission itself. He stated that it is the Commission's responsibility to synthesize the input received, carefully read the information packet, maybe do some side research to make a final decision. Mr. Dossett also commented on the "100 Most Significant" List to let the community know that a lot of effort was put forth by the Commission to construct that list and a property's absence from that list does not make it insignificant. He stated that the house meets criterion b) in that the previous owners Reed and Sutton had roles in academic excellence and political achievement. Mr. Dossett also felt that criteria c) and e) could also be supported due to the rare limestone façade.

Ms. Stolz also stated that the architect of the house, Oldefest, was notable and should be considered.

Ms. Pagliuso felt the house could qualify under b), c), d) and e).

Following discussion, Mr. Dossett made a motion that in Case No. HP 2013-L-02, the Historic Preservation Commission find that the application received April 8, 2013 for 1207 South Busey (Reed-Sutton House) conforms with criteria b), c), d), and e) of Section X-II-5.C of the Urbana Zoning Ordinance as a Local Historic Landmark: specifically finding that the Reed-Sutton House:

- *Criteria b)* was the residence of two notable scientists and scholar who contributed measurably to their fields and in Professor Reed's case contributed greatly in the advancement of geo-chemistry; and
- *Criteria c)* employs a unique use of indigenous materials specifically the Joliet limestone used on the façade and retains a high degree of integrity; and
- *Criteria d)* is the design of noted Chicago architect Edward Oldefest who's work in Central Illinois is not often seen and retains a very high degree of integrity; and
- *Criteria e)* is an established and unique feature of the community owing to its peculiar limestone construction.

Ms. Pagliuso seconded the motion.

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

Mr. Dossett- yes
Ms. Pagliuso- yes
Mr. Seyler- yes
Mr. Shepard- yes
Ms. Smith- yes
Ms. Stolz- yes

With all Commissioners in favor, the motion carried unanimously. Ms. Smith closed the public hearing for HP-2013-L-02.

Ms. Bird stated that this case was scheduled to go before the City Council on June 17, 2013 at 7:00 p.m.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

Mr. Dossett wanted to bring attention to the Freeman House at 504 W. Elm St. He briefly discussed his concerns with the condition of the house. Mr. Dossett also discussed his concerns with the Gothic Revival Cottage at 108 N. Webber St. Ms. Bird gave an update on 502 and 504 W. Elm. She stated that Staff had received a number of complaints. At that time, interior and exterior violations were noted. Ms. Bird stated that the interior violations were corrected, but the exterior violations had not been. She stated that an inspection by a City Building Inspector had been completed on both buildings, and violation notices were sent to the owner. She briefly reported on the efforts being made by the owner to correct the violations. Mr. Myers then spoke regarding how the Historic Preservation Ordinance and other tools could be used to keep landmarked property maintained. A brief discussion of the matter by members of the Staff and Commission ensued.

11. STAFF REPORT

Mr. Myers stated that Commission members could visit <http://landmarks.org> to register for the Statewide Preservation Conference held in Evanston, IL, June 27-29, 2013. He provided some information about the conference to the Commission.

12. STUDY SESSION

- **Potential Elm Street Historic Properties**

Ms. Novak asked that this agenda item be moved to the next meeting due to the lateness of the hour.

13. ANNOUNCEMENTS

Ms. Novak announced that it would be Commission member, Joan Stolz's last meeting that day. She thanked Ms. Stolz for her service and contributions to the Commission. Ms. Novak also announced that the April/May/June edition of *At Home* magazine featured a story on the Colvin House, 604 W. Pennsylvania Ave. The story covered the transformation of the house after being damaged by fire.

14. ADJOURNMENT

With no further business Mr. Dossett moved that the meeting be adjourned. Ms. Smith seconded the motion. With all Commission members in favor, the meeting adjourned at 10:47 p.m.

Submitted,

Robert Myers, AICP
Planning Manager