

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: November 7, 2007

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Rich Cahill, Scott Dossett, Katherine Lipes, Alice Novak, Trent Shepard, Mary Stuart, Art Zangerl

MEMBERS EXCUSED: none

MEMBERS ABSENT: none

STAFF PRESENT: Robert Myers, Planning Division Manager; Jeff Engstrom, Planner I; Tony Weck, Recording Secretary

OTHERS PRESENT: Peter Beyler, Cecil Billingsley, Marie Bohl, Dan Folk, Dennis Roberts, Melissa Silverberg, Chris Stohr, Joe Williams, Phyllis Williams

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

The meeting was called to order at 7:03 p.m. by Historic Preservation Commission Chair, Alice Novak. Roll was taken and a quorum was declared.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF HISTORIC PRESERVATION COMMISSION MINUTES

With changes to the minutes of the October 3, 2007 meeting proposed by Mr. Dossett, Mr. Shepard and Mr. Cahill, Mr. Dossett moved to approve the minutes as amended. Mr. Shepard seconded the motion. Upon a vote, the minutes were unanimously approved as amended.

4. WRITTEN COMMUNICATIONS

There were none.

5. AUDIENCE PARTICIPATION

There was none at this point in the meeting.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

There was none.

8. NEW PUBLIC HEARINGS

- **Case #HP 2007-COA-01, Application to construct a single-family home at 807 ½ W. Main St., Howard Wakeland, applicant.**

Ms. Novak opened the public hearing in regards to this case. Mr. Engstrom reviewed the staff report for the Commission. The subject property was included in the W. Main St. Historic District as a non-contributing property, but since the construction of a new residence is a major works project, a Certificate of Appropriateness is required. It was staff's recommendation that the Commission grant the requested Certificate of Appropriateness. Questions and comments were heard from members of the Commission and then a presentation of the plans was heard from the petitioner, Mr. Wakeland. During the course of Mr. Wakeland's presentation it was noted that his plans he showed at the meeting differed from those provided in the packet to the Commission. Mr. Wakeland noted that some changes had been made to the plans. Ms. Novak called a five-minute recess to allow time for copying and distribution of the revised plans for this project. After the recess, Ms. Novak reconvened the public hearing and Mr. Wakeland continued his presentation. The Commission recommended certain changes to the design of the new house to be constructed, to which Mr. Wakeland agreed.

Ms. Novak called for presentations to the Commission from proponents of the application for Certificate of Appropriateness. There were none. She then called for presentation from opponents to the application. There were none. She asked if anyone in the audience had any general comments regarding this case. Dan Folk, of 807 W. Main St., and Phyllis Williams, of 810 W. Main St., both provided comments to the Commission. Mr. Engstrom addressed questions and issues raised by the Commission and others, after which Mr. Wakeland responded. He was amenable to the changes to the plans that the Commission recommended. Questions were then asked of the petitioner by the Commission. The Commission then discussed the case.

Mr. Dossett made a motion that the Commission grant the Certificate of Appropriateness to Mr. Wakeland for construction of a new single-family residence at 807 ½ W. Main St., with the following changes as agreed to by Mr. Wakeland at the meeting:

1. Add two windows on the second floor on the east ("left") elevation. In terms of design the new windows would be typical with the others, as indicated by Mr. Wakeland in the discussion.
2. Change the orientation of the front porch step(s) to lead up to the front of the porch in addition to from the side, the steps to line up with the front door. This means that the handrail and balustrade across the front of the porch will need to have an opening for the steps.
3. Increase the setback of the house if practicable.

Mr. Zangerl seconded the motion. Ms. Novak asked for a roll call and the votes were as follows:

Cahill – yes	Lipes – yes	Shepard – yes	Zangerl – yes
Dossett – yes	Novak – yes	Stuart – yes	

The motion passed unanimously. With no further discussion, Ms. Novak closed the public hearing for Case #HP-2007-COA-01.

- **Case #HP 2007-COA-02, Application to reconstruct the front porch at 808 W. Main St., Empty Tomb, Inc., applicant.**

Ms. Novak opened the public hearing. Mr. Engstrom reviewed the staff report for the Commission. The house at 808 W. Main St. was included as in the W. Main St. Historic District as a property that is contributing to the historic character of the neighborhood. It was staff's recommendation that the Commission grant a Certificate of Appropriateness for reconstruction of the front porch at 808 W. Main St. Questions were taken by staff from the Commission, after which Ms. Novak asked if the petitioner would like to make a presentation. Presenting plans for the reconstruction of the front porch and samples of some of the materials to be used in the reconstruction were Peter Beyler, whose company would be effecting said reconstruction, and Cecil Billingsley, of Empty Tomb, Inc., a charitable organization assisting the homeowner with the cost of said reconstruction. Questions from the Commission were answered by the petitioners.

Ms. Novak asked for presentations from proponents of this case. Phyllis Williams, of 810 W. Main St. offered her support for the Certificate of Appropriateness application. Ms. Novak then asked for presentations from opponents to this case. There were none. With no further general comments, Ms. Novak opened discussion amongst the Commission members. Following discussion, Mr. Zangerl made a motion that the Commission grant the application for a Certificate of Appropriateness as presented. Mr. Dossett seconded the motion. Ms. Novak asked for a roll call and the votes were as follows:

Cahill – yes	Lipes – yes	Shepard – yes	Zangerl – yes
Dossett – yes	Novak – yes	Stuart – yes	

The motion passed unanimously. With no further discussion, Ms. Novak closed the public hearing for case #HP-2007-COA-02.

9. NEW BUSINESS

• Presentation by Iлона Matkovszki on proposed Royer Arts & Architecture District

Iлона Matkovszki and Dennis Roberts gave a presentation to the Commission regarding the proposed Joseph W. Royer Arts & Architecture District. Copies of a draft brochure promoting the proposed District were provided. Questions and comments from the Commission were taken by Ms. Matkovszki and Mr. Roberts and after further discussion by Commission members, Mr. Dossett made a motion that the Commission support the concept and title of the proposed Joseph W. Royer Arts & Architecture District. Ms. Stuart seconded the motion. There was further discussion by the Commission, during which time Mr. Roberts addressed questions that had been raised during earlier discussion. Ms. Novak called the question. The votes were as follows:

Cahill – yes	Lipes – no	Shepard – yes	Zangerl – yes
Dossett – yes	Novak – yes	Stuart – yes	

The motion carried by a vote of six to one.

10. MONITORING OF HISTORIC PROPERTIES

Ms. Novak reported that there had been no response to her inquiries to the University of Illinois regarding the status of the Mumford House.

With regards to the house at 102 S. McCullough St., directly behind the local landmark-designated 502 W. Elm St., it was noted that the former had been demolished and Mr. Shepard asked if any plans or permits had been approved for a structure to replace the house that had been demolished. Mr. Myers stated that building plans had been submitted for a new apartment building at that location.

11. STAFF REPORT

Mr. Myers reported that City Council had directed staff to apply for a Certified Local Government (CLG) Grant from the Illinois Historic Preservation Agency for production of the brochure regarding the Royer Arts & Architecture District. Ms. Novak asked why the Commission was not given the opportunity to comment on and review the grant application and stated her wish that the Commission be given the opportunity to do so in the future. In discussion, it was noted by Ms. Stuart that the Royer Arts & Architecture District was not directly related to historic preservation but that it has a strong educational component and she made a motion that a CLG grant application be submitted for this purpose. Mr. Dossett seconded the motion. In further discussion it was noted that grant funds from the IHPA are the only source of funding the Commission has for projects such as workshops. Further, the motion made by Ms. Stuart was amended by Mr. Dossett to state that the Commission approve of the aforementioned grant application and note that it supports the grant funds to be applied for with regards to the Royer brochure, but in the future requests lead time in order that it may actively participate in the allocation of funds for its various projects. Ms. Novak

called the question without roll call; all Commission members were in favor of the motion and it carried unanimously.

Mr. Myers reported that City Council had approved the historic district designation for the 800 block of W. Main St. Though Council changed the status of some of the properties from contributing to noncontributing, all properties fronting on that block were included in the district and this is now Urbana's largest historic district. Additionally, Mr. Myers reported that the City Council had also approved the Neighborhood Conservation District ordinance at their most recent meeting. Third, he reported that City Council had approved a demolition delay ordinance, providing for a 45-day delay on demolition permits applied for on residential properties that are more than 75 years old. During this delay period, the property owner can explore options other than demolition including purchase by another party, preservation-related tax credits, or giving salvage rights. Also during the delay period, a landmark application could be applied for on the subject property. After the delay period, if no landmark application has been submitted and if the property owner still so chooses, demolition may proceed.

Lastly, Mr. Myers reported on the copy of the Illinois public act that was provided to Commission members. He stated that the act clarified design review in zoning law. The act would allow local governments to enact design review ordinances and regulations.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

Ms. Novak made mention of the upcoming Illinois Main Street Conference, to be held in Danville, Illinois.

14. ADJOURNMENT

Mr. Dossett moved to adjourn the meeting. Ms. Lipes seconded the motion. The meeting was adjourned at 9:51 p.m.

Submitted,

Robert Myers, AICP
Planning Division Manager