

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: June 4, 2008

TIME: 7:00 p.m.

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

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

MEMBERS EXCUSED: Rich Cahill

MEMBERS ABSENT: none

STAFF PRESENT: Rebecca Bird, Historic Preservation Planner; Tony Weck, Recording Secretary

OTHERS PRESENT: Dan Folk, Joan Zagorski

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

The meeting was called to order at 7:06 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

Corrections to the draft minutes of the May 7, 2008 meeting were suggested by Mr. Shepard, Mr. Dossett and Ms. Lipes. Mr. Dossett moved that the minutes of the May 7, 2008 meeting be approved as corrected. Mr. Shepard seconded the motion. The minutes were approved as corrected.

4. WRITTEN COMMUNICATIONS

There were none.

5. AUDIENCE PARTICIPATION

There was none.

6. CONTINUED PUBLIC HEARINGS

There were none.

7. OLD BUSINESS

- **Revision of Historic Preservation Commission bylaws**

Rebecca Bird gave a brief presentation to the Commission on the changes to the bylaws that had been proposed by the City of Urbana's Legal Division. Comments were taken by staff from Commission members. With no further discussion Mr. Zangerl made a motion to approve the Historic Preservation Commission bylaws with the revisions to bylaws 4a, 5a, and 6a. Ms. Stuart seconded the motion. A voice vote was taken and with all members being in favor, the revised bylaws were approved unanimously.

8. NEW PUBLIC HEARINGS

- **Case #HP-2008-COA-07, 807 W. Main Street, Certificate of Appropriateness for the Addition of a Three-Season Porch and New Basement Entrance at the Rear of a Contributing Building in the 800 Block of West Main Street Historic District, Daniel Folk, Applicant**

Ms. Novak opened the public hearing regarding this case. Ms. Bird presented the staff report to the Commission. She gave a brief explanation of the work to be done at 807 West Main Street, which consisted of the addition of a three-season porch and a new basement entrance at the rear of this contributing structure in the 800 Block of West Main Street Historic District. It was staff's recommendation that the Commission approve the application for a Certificate of Appropriateness for this case.

Ms. Novak asked the applicant, Dan Folk, if he wished to address the Commission. Mr. Folk gave a brief presentation to the Commission on the work to be done to the house at 807 West Main Street and offered to answer any questions that the Commission might have. Ms. Novak asked if there were any questions of the applicant from the Commission, and from anyone in the audience. There being none, Ms. Novak invited questions/comments from the Commission.

Mr. Dossett expressed concern over the completeness of Mr. Folk's application. Noting that some areas on Mr. Folk's application were left blank, his concern was that if the Commission were to approve it as presented, it might be seen as preferential treatment of an applicant who lives in a historic district and who was in support of the same when the neighborhood was nominated as such. Ms. Bird explained that the application the Commission was considering at this meeting was a re-submittal, that Mr. Folk had previously applied for a Certificate of Appropriateness for the same work at the same property and had subsequently withdrawn that application due to extenuating

circumstances. She explained that the information that Mr. Dossett had noted as missing had either been filled in by City staff or by the applicant on the first application. With no further questions or discussion from the Commission, Mr. Zangerl made a motion that the Commission approve Mr. Folk's application for a Certificate of Appropriateness. Mr. Dossett seconded the motion. With no further discussion, Ms. Novak asked for a roll call and the votes were as follows:

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

With six “yes” votes and zero “no” votes, the motion carried and the application was approved. Ms. Novak then closed the public hearing.

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

There was nothing to report.

11. STAFF REPORT

Ms. Bird reported that the application to designate the Urbana-Lincoln Hotel had been considered by the City Council. City Council voted four to one against designation due mainly to economic development concerns. She noted that City Council had asked the new owners of the hotel to enter into a development agreement with the City, which would include certain protections for the original part of the building designed by Joseph Royer.

Ms. Bird also reported that City staff had received an application to nominate the house at 508 West Elm Street as a local historic landmark. She noted that this case would come before the Commission at its July 2 meeting for preliminary determination.

Ms. Bird also reported that Howard Wakeland is appealing the Commission's denial of a Certificate of Economic Hardship with regards to the proposed demolition of the house at 809 West Main Street, which Mr. Wakeland owns. She stated that the appeal would go to the City Council, which would hold a special session to hear the case, preliminarily set for July 9.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

Ms. Bird announced that the recent Children's Building Fair had gone very well and thanked Ms. Lipes for her involvement in the event.

14. ADJOURNMENT

Mr. Dossett made a motion that the meeting be adjourned. Mr. Zangerl seconded the motion. All Commissioners present were in favor and the meeting was adjourned at 7:43 p.m.

Submitted,

Robert Myers, AICP
Planning Division Manager