

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: August 6, 2008

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Katherine Lipes, Trent Shepard, Mary Stuart, Art Zangerl

MEMBERS EXCUSED: Rich Cahill, Scott Dossett, Alice Novak

MEMBERS ABSENT: none

STAFF PRESENT: Robert Myers, Planning Division Manager; Tony Weck, Recording Secretary

OTHERS PRESENT: Betsey Cronan, Liz Cardman, Marie Bohl, Karen Kummer, Carolyn Baxley

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

The meeting was called to order at 7:04 p.m. by Historic Preservation Commission Acting Chair, Art Zangerl. Roll was taken and a quorum was declared.

2. CHANGES TO THE AGENDA

There were none.

3. APPROVAL OF HISTORIC PRESERVATION COMMISSION MINUTES

Revisions to the minutes of the July 2 meeting were proposed by Mr. Zangerl and by Ms. Stuart. Approval of the July 2 minutes was postponed until the September meeting.

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

There were none.

9. NEW BUSINESS

- **Case #HP-2008-L-03, 305 W. High St., Preliminary Determination for a Historic Landmark Nomination, Betsey Cronan, Applicant.**

The staff report for this case was presented by Robert Myers. Mr. Myers explained the details of the case to the Commission and gave staff's recommendation. It was noted that among the house's past owners was Chester W. Richards and his wife Amelia; Mr. Richards was Mayor of Urbana from 1917 to 1919. Another of the house's past owners was Erwin Latowsky, a prominent Urbana banker. Lastly it was noted that John H. Manley resided in the home for two years as a physics student at the University of Illinois. During World War II, Manley served as a senior scientist for the Manhattan Project at Los Alamos, New Mexico where he was a principal aid to Robert Oppenheimer. City staff recommended that the house at 305 West High Street qualifies for designation as a local historic landmark based on criteria a and b in Section XII-5.C of the Urbana Zoning Ordinance.

Questions from the Commission were addressed by Mr. Myers, after which Mr. Zangerl asked the applicant, Betsey Cronan, if she would like to make a presentation.

Ms. Cronan gave a brief presentation to the Commission regarding her nomination. She felt that it should be noted that the owner of the house from 1964 to 1972 was Clive Follmer, who developed and still owns Sunnycrest Mall in Urbana. Questions from the Commission to the applicant were then addressed.

Ms. Stuart asked the applicant if she believed the property met the criteria *Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity*. The application made this case, but this criteria wasn't indicated at the beginning of the application. Ms. Cronan stated that this was seemingly an oversight and that she believed the house qualified for landmark designation based on architectural merit. It is unusual to find Craftsman-style houses in Urbana with hipped roof.

With no further questions from the Commission, Mr. Zangerl called for public participation, first asking proponents of the application to address the Commission.

Liz Cardman spoke in favor of the nomination. She noted that she is the wife of a physicist and that Manley is recognized an important figure internationally regarding his role in the Manhattan Project.

Carolyn Baxley supported the application. She commented that it was good to have a homeowner coming forward to nominate their own house.

Karen Kummer, representing the Preservation and Conservation Association, supported the nomination. She commented that the house also qualifies under criterion c of Section XII-5.C of the Urbana Zoning Ordinance despite the fact that such was not indicated on the application.

With no further comment from proponents, Mr. Zangerl then invited anyone wishing to speak against the nomination to address the Commission. No one spoke in opposition.

The Commission then discussed the case. Mr. Shepard stated that he was familiar with the house and that he would support its becoming a local historic landmark.

Ms. Stuart stated she supported the house at 305 West High Street becoming a local historic landmark and that she would find in favor of moving the case forward to a public hearing. She suggested that the Commission note that the house also qualifies for designation under criterion c of Section XII-5.C of the Urbana Zoning Ordinance. She thought that perhaps the nominator simply forgot to check that criterion on the application, as the case for qualification under this criterion was made in the application.

Mr. Shepard made a motion that the Commission find that the house at 305 West High Street qualifies for consideration for designation as a local historic landmark based on criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance and that the case be forwarded to a public hearing. Ms. Lipes seconded the motion. There was brief further discussion of the motion, after which Mr. Zangerl asked for a roll call. Roll was taken and the votes were as follows:

Lipes – yes	Stuart – yes
Shepard – yes	Zangerl – yes

Mr. Myers announced that a public hearing would be held on this application at the September 3, 2008 Historic Preservation Commission meeting.

10. MONITORING OF HISTORIC PROPERTIES

There was nothing to report.

11. STAFF REPORT

Mr. Myers reported that new historic resources surveys for properties located in the southern part of West Urbana had been completed and were available for public review. These additional properties would be added to the 45 day demolition delay list. He also noted that the owners of the Royer House might be returning to the Commission with an application for Certificate of Appropriateness for replacement windows for the house. He stated that no application had been received by City staff as of the time of this meeting. Mr. Myers also noted that the City Council had upheld the

HPC's decisions to deny demolition of 809 W. Main Street. The applicant has now appealed this decision to Circuit Court. Mr. Myers said that while the case is in litigation, it would be wise not to discuss the case with anyone. If someone has questions about the case they can refer them to the City Attorney's Office.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

Mr. Shepard proposed that the Commission consider holding another guided historic walking tour. He noted that past walking tours had met with success and suggested holding another in the fall or spring.

14. ADJOURNMENT

Ms. Lipes made a motion to adjourn the meeting. Mr. Shepard seconded the motion. With no further discussion, the meeting was adjourned at 7:50 p.m.

Submitted,

Robert Myers, AICP
Planning Division Manager