

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

APPROVED

DATE: June 2, 2010

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Alice Novak, Trent Shepard, Kim Smith, Art Zangerl

MEMBERS EXCUSED: Scott Dossett, Joan Stolz, Mary Stuart

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

OTHERS PRESENT: Federico Bassetti, Carl Hill

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

The Commission reviewed the draft minutes of the May 5, 2010 meeting. Ms. Smith made a motion to approve the minutes as presented. Mr. Shepard seconded the motion. Upon a vote, the Commission unanimously approved the May 5 minutes as presented.

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-2010-COA-02: 812 W. Main Street. Request for a Certificate of Appropriateness to demolish a detached garage, Federico Bassetti, applicant.**

Ms. Novak asked for the staff report for this agenda item. Mr. Myers presented the staff report to the Commission, outlining staff's findings regarding this case. Based on the garage's condition, architectural integrity, and being an accessory building of a noncontributing property in the district, City staff recommends that the Commission approve a Certificate of Appropriateness for demolition of the garage.

Commission questions to City staff were addressed, following which Ms. Novak asked if the applicant in this case wished to address the Commission.

The applicant, Federico Bassetti, addressed the Commission briefly. He gave general information regarding his application. Although the insurance company is no longer requiring that the garage be demolished, the condition of the garage is such that it would be best to demolish the existing garage and rebuild a new one.

Ms. Novak then asked if anyone else in the audience wished to address the Commission.

Carl Hill addressed the Commission briefly. He gave information regarding the technical and cost considerations in repairing the existing garage versus demolishing it and replacing it with a new one. Mr. Hill concurred with Mr. Bassetti that demolishing the existing garage and building a new one would be the only realistic option.

Ms. Novak then asked if there were any questions from the Commission for Mr. Bassetti or Mr. Hill. There were none.

With no further discussion, Mr. Zangerl made a motion that the Commission approve the request for a Certificate of Appropriateness to demolish the detached garage at 812 W. Main Street.

Ms. Smith seconded the motion.

The Commission briefly discussed the case further. Ms. Novak encouraged Mr. Bassetti to consider the architectural style of the house when building a new garage. Mr. Shepard inquired as to how much control the Commission has over the appearance of the new garage. Mr. Myers replied that a Certificate of Appropriateness for the construction of the new garage would be required, which would give the Commission an opportunity to review its design.

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

Novak – yes
Shepard – yes
Smith – yes
Zangerl – yes

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

9. NEW BUSINESS

There was none.

10. MONITORING OF HISTORIC PROPERTIES

Regarding the Mumford House, Ms. Novak reported that at its May 2010 meeting, the University of Illinois Board of Trustees rescinded its 2009 resolution to oversee the preservation of Mumford House. This would effectively revert control of the preservation of Mumford House back to the local campus level. She believes this will have a negative outcome for the oldest structure on the University of Illinois campus.

11. STAFF REPORT

Mr. Myers updated the Commission on the status of the Urbana-Lincoln Hotel. Though no final decision on the landmark application has yet been made by the City Council, the property now has more than one potential buyer working with the property owner.

Mr. Myers also reported that City staff was in receipt of a local landmark nomination for 104 N. Central Avenue. He noted that this case would be coming before the Commission soon.

12. STUDY SESSION

There was none.

13. ANNOUNCEMENTS

There were none.

14. ADJOURNMENT

With no further business Mr. Zangerl moved that the meeting be adjourned. Mr. Shepard seconded the motion. With all Commission members in favor the meeting adjourned at 7:46 p.m.

June 2, 2010

Submitted by:

Robert Myers, AICP
Planning Division Manager