

**AN ORDINANCE APPROVING THE DESIGNATION
OF THE "BUENA VISTA COURT HISTORIC DISTRICT" UNDER THE
PROVISIONS OF THE URBANA HISTORIC PRESERVATION ORDINANCE**

(#1 through #8 Buena Vista Court)

WHEREAS, an application has been submitted for nomination of a historic district pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the district nomination is commonly referred to as the "Buena Vista Court Historic District" and contains the properties of 1-8 Buena Vista Court; and

WHEREAS, the owners of the subject properties as well as the petitioner have been duly notified of the nomination and each have registered a preference related to the nomination; and

WHEREAS, the owners of 1,4,5,6, and 7 of Buena Vista Court have signed the owner consent to register a favorable preference for the nomination; and

WHEREAS, after due publication and notice to all parties as is required under the Historic Preservation Ordinance, a public hearing was held by the Urbana Historic Preservation Commission on July 7, 2004 concerning the historic district nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to approve historic district designation for the subject parcels by a vote of 4 ayes, 0 nays, and 0 abstentions, and made a recommendation accompanied by a report summarizing the evidence presented at the hearing, with an explanation of its recommendation, which said recommendation and attachments was forwarded to the City Council; and

WHEREAS, the Urbana Historic Preservation Commission evaluated the designated criteria as documented in the Historic Preservation Ordinance and

made the following findings of fact for designation of the Buena Vista Historic District:

1. The Buena Vista Court Historic District contains a significant number of buildings, structures, sites or objects meeting the standards as follows:
 - a. The Buena Vista Court Historic District is a significant value as part of the architectural heritage of the community. Properties yield high integrity and value in terms of architecture, community planning and design, community cohesiveness, and social heritage. Contributing structures and objects have a combination of Spanish Colonial Revival and Craftsman architectural styles that are significant to the community.
 - b. The Buena Vista Court Historic District is 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 combination of Spanish Colonial Revival and Craftsman architectural styles are evidenced in features of the proposed district and retain high levels of integrity.
 - c. The Buena Vista Court Historic District is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics. The exclusivity as the only Spanish Colonial Revival style bungalow court in Urbana and the only bungalow court with an original functional

common-courtyard in Urbana-Champaign distinguishes it as an identifiable and familiar feature within the entire community.

2. The Buena Vista Court Historic District is an area containing a contiguous grouping of properties having a sense of cohesiveness expressed through a style, period or method of construction. The proposed district includes eight contributing bungalow structures, two contributing structures (birdbath and entrance arch) and one contributing site (courtyard), all of which are contiguous and grouped with a strengthened sense of cohesiveness expressed through the Courtyard style of development. The layout allows the residents a community within their surrounding neighborhood, with seclusion, privacy and a smaller network of community within the courtyard district.

Although each structure is unique, they all relate to each other as each bungalow incorporates different elements and characteristics of the Spanish Colonial Revival and Craftsman architectural styles that strengthen the "community cohesiveness" of the proposed district.

3. The Buena Vista Court Historic District is an area of sufficient historical integrity to convey a sense of historical time and place. The district conveys historical integrity with importance of the historical time in US history at the turn of the century when bungalows and the courtyard bungalow style of developments were popularly used. Although construction of the Buena Vista Court was completed in 1926, Bungalow courtyards were common layouts built in the early 20th Century in the south and southwest of the United States of America. They are unique to the Midwest region. The

proposed court follows in function and form associated with the rise of the bungalow as a residential unit in the United States. These factors strengthen the district by providing a sense of historical time and place.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, THAT,

Section 1: The Urbana City Council hereby adopts the findings of the Urbana Historic Preservation Commission presented above and hereby determines that the subject historic district nomination for property commonly referred to as 1-8 Buena Vista Court along with two contributing objects including the birdbath and archway is hereby designated as a historic district, pursuant to the Urbana Historic Preservation Ordinance.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 19th day of July, 2004.

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Whelan, Wyman

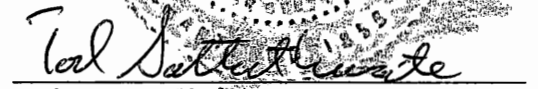
NAYS:

ABSTAINS:

APPROVED by the Mayor this 28th day of July,

2004.


Phyllis D. Clark, City Clerk


Tod Satterthwaite, Mayor