

ORDINANCE NO. 2010-09-080

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

**(104 North Central Avenue, "Eli Halberstadt House",
Historic Preservation Case No. HP 2010-L-02)**

WHEREAS, Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic, and general welfare of the community; and

WHEREAS, Brian Adams has nominated the property located at 104 N. Central Avenue, Urbana (referred to herein as the "Eli Halberstadt House") to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owners of the subject property, Norman and Carolyn Baxley, have been duly notified of the nomination and have submitted a signed Preference Form in favor of the nomination; and

WHEREAS, after due publication and notice to all parties as required under the Ordinance, a public hearing was held by the Urbana Historic Preservation Commission on September 1, 2010 concerning the subject historic landmark nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend approval of said nomination for the subject parcel by a vote of 6 ayes and 0 nays, and made a written recommendation accompanied by a report summarizing the evidence presented at the hearing, with an explanation of its recommendation, which said recommendation and report were forwarded to the City Council; and

WHEREAS, at the September 27, 2010 City Council meeting, the property owners of the Halberstadt House, Canaan Baptist Church, requested that the

application be deferred to provide time for all parties to reach a mutually acceptable solution; and

WHEREAS, Canaan Baptist Church on September 2, 2011 sold the property to Norman and Carolyn Baxley who support designation of the property as a local landmark.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Council does hereby find and determine, pursuant to the recommendation and report of the Historic Preservation Commission, that the subject property should be designated as a historic landmark on the basis of meeting the following criteria in Section XII-5.C.1 of the Urbana Zoning Ordinance:

- a) Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community; The house was completed in August 1875 for Eli Halberstadt, Mayor of the City of Urbana when in 1867 the city was designated as the home of the University of Illinois and when the first railroad reached the city; and
- b) Associated with an important person or event in national, state or local history; The house was constructed for Eli Halberstadt, a prominent local grain miller and four term Mayor of the City of Urbana; and
- c) 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 home is an excellent example of the Italianate and Stick/Eastlake architectural styles, and its design appears to be largely unaltered since its construction. Relatively few examples of these architectural styles remain in Urbana.

Section 2. The said property located at 104 N. Central Avenue, otherwise known as the "Eli Halberstadt House", is hereby designated as a

historic landmark, pursuant to Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

LEGAL DESCRIPTION:

A part of the Northeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Urbana, Champaign County, Illinois, being more particularly described as follows:

THE WEST 92 FEET OF LOT 14 IN WORTHY'S ADDITION TO URBANA, TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THE WEST 3.5 FEET OF THE EAST 50 FEET OF SAID LOT 14 CREATED BY WARRANTY DEED RECORDED NOVEMBER 11, 1916 IN BOOK 165 AT PAGE 97, ALL SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

PERMANENT IDENTIFICATION NUMBER: 91-21-08-384-004

Section 3. The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the corporate authorities of the City of Urbana. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Article 11, Division 13 (Zoning) of the Illinois Compiled Statutes (65 ILCS 5/11-13-14).

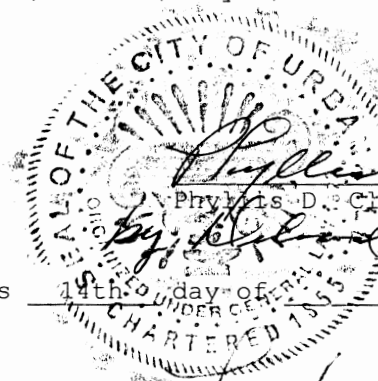
PASSED by the City Council this 3rd day of October, 2011.

AYES: Bowersox, Lewis, Marlin, Smyth, Stevenson

NAYS:

ABSTAINS:

APPROVED by the Mayor this 14th day of October, 2011.


Phyllis D. Clark
Phyllis D. Clark, City Clerk
Deputy Clerk
Laurel Lunt Prussing
Laurel Lunt Prussing, Mayor