



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: April D. Getchius, AICP, Director

DATE: February 17, 2000

SUBJECT: HP002-L-99 Nomination of 312 West Green Street (Commonly Referred to as "The Lindley House") as a Historic Landmark

Introduction

Ms. Christa Meyer has nominated the property located at 312 West Green Street, Urbana to be a historic landmark. Norman and Carolyn Baxley are the property owners. This property is commonly referred to as "The Lindley House." **At their February 2, 2000 meeting, the Historic Preservation Commission voted 4-0 (1 abstention) to recommend designation of this property as a landmark.**

Background & Discussion

For a detailed discussion, please refer to the staff memo to the Historic Preservation Commission dated January 11, 2000 and to the attached minutes of the February 2, 2000 Historic Preservation Commission meeting. Below is a brief summary:

1. The date of construction is 1895.
2. According to the application, the building has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community. The application details the building's significance under this criterion. The house was originally constructed in 1895. It retains its original features consistent with the Queen Anne architectural style. A local newspaper described the Lindley House as "a modern residence in every particular" and it was a preeminent example of "modern" design. The house was home to the prominent Urbana family, Dr. and Mrs. Lindley who, together with their families were instrumental in the development and civic structure of Urbana.
3. According to the application, the property is associated with an important person or event in national state or local history. Dr. Austin M. Lindley and Mrs. Minnie Hubbard Lindley

constructed the Lindley House. The Lindleys and Hubbards were prominent families in Urbana. Mrs. Lindley's father was an alderman and among the first Urbana citizens. In addition, the architect of the Lindley House, Mr. Rudolf Zeres Gill, also served as Urbana City Engineer and City Treasurer from 1896 to 1898.

4. According to the application, the building 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 main home and carriage house are exemplary of the Queen Anne architectural style. The house includes varied window type, a full-width porch with detailed decorative elements, and a gable roof among its features. The application documents the Lindley House as a "pristine example" of the Queen Anne style. As stated above, the house retains these original details.

Summary of Historic Preservation Commission Findings

1. As a former home to a prominent family who were instrumental in the development and civic structure of Urbana, the building has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the community and region.
2. The building is associated with the Lindley and Hubbard families and with architect Rudolf Zeres Gill, who are considered important people in local history.
3. The building is representative of the Queen Anne architectural style and retains a high degree of integrity in its construction and materials.

Options

In Historic Preservation Case HP002-L-99 the Urbana City Council may:

- a. approve the designation of 312 West Green Street as a landmark.
- b. deny the designation of 312 West Green Street as a landmark.

Historic Preservation Commission Recommendation

At their meeting on February 2, 2000, the Historic Preservation Commission voted 4-0 (with one abstention) to forward the nomination of 312 West Green Street as a landmark to the Urbana City Council with a recommendation for **APPROVAL**. Staff concurs with this recommendation.

Prepared by:

Elizabeth H. Tyler, AICP/ASLA, Assistant City Planner

Attachments: Historic Parcel Vote Form
 Proposed Ordinance
 Minutes of the February 2, 2000 Historic Preservation Commission meeting

c: Christa Meyer
 Carolyn and Norman Baxley
 Building Safety Division

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK
(312 West Green Street, "The Lindley House" -
Historic Preservation Case HP002-L-99)

WHEREAS, Ms. Christa Meyer has nominated the property located at 312 West Green Street, Urbana (commonly referred to as "The Lindley 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 an affirmative historic parcel vote to the City; and

WHEREAS, after due publication and notice to all parties as is required under the ordinance, a public hearing was held by the Urbana Historic Preservation Commission on February 2, 2000 concerning the subject historic landmark nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to approve landmark designation for the subject parcel by a vote of 4 ayes, 0 nays, and 1 abstention, 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 attachments was forwarded to the City Council; and

WHEREAS, the owners of the subject parcel were notified by letter with a copy of the recommendation and attachments on February 16, 2000, of the date of the City Council meeting at which the designation is to be considered.

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

The Council does hereby find and determine, based upon the recommendation and report of the Historic Preservation Commission, that the subject parcel should be designated as a historical landmark on the basis of meeting the following criteria:

- a. Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community, and
- b. Association with an important person or event in national, state, or local history, 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; and

thus, the said parcel at 312 West Green Street, commonly referred to as "The Lindley House", is hereby designated as a historic landmark, pursuant to the Urbana Historic Preservation Ordinance.

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Tod Satterthwaite, Mayor