



**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:** HP004-L-99 Nomination of 120-124 West Main Street (Commonly Referred to as "Busey's Hall/The Princess Theater") as a Historic Landmark

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## **Introduction**

Ms. Shauna J. Haas has nominated the property located at 120-124 West Main Street, Urbana to be a historic landmark. Norman and Carolyn Baxley are the property owners. This property is commonly referred to as "Busey's Hall/The Princess Theater." **At their February 2, 2000 meeting, the Historic Preservation Commission voted 3-1 (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 original construction is 1870. The Princess Theater alteration occurred in 1915. The art deco façade was added in 1934.
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 building was originally constructed in 1870. The application details this building as one of the first brick buildings built in Urbana. Its role as one of the most popular opera houses in Urbana and its conversion to a movie theatre in 1915 support its value as a civic, cultural, and artistic asset of the City's history.

## Summary of Historic Preservation Commission Findings

1. As one of the first brick buildings built in Urbana, as one of the most popular opera houses, and subsequently, as an early conversion to a movie theater, 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.

## Options

In Historic Preservation Case HP004-L-99 the Urbana City Council may:

- a. approve the designation of 120-124 West Main Street as a landmark.
- b. deny the designation of 120-124 West Main Street as a landmark.

## Historic Preservation Commission Recommendation

At their meeting on February 2, 2000, the Historic Preservation Commission voted 3-1 (with one abstention) to forward the nomination of 120-124 West Main Street as a landmark to the Urbana City Council with a recommendation for **APPROVAL**. Staff concurs with this recommendation.

Prepared by:

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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: Shauna J. Haas  
Carolyn and Norman Baxley  
Building Safety Division

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK**

**(120-124 West Main Street, "Busey's Hall/The Princess Theater" -  
Historic Preservation Case HP004-L-99)**

WHEREAS, Ms. Shauna J. Haas has nominated the property located at 120-124 West Main Street, Urbana (commonly referred to as "Busey's Hall/The Princess Theater") 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 3 ayes, 1 nay, 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 criterion:

- 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

thus, the said parcel at 120-124 West Main Street, commonly referred to as "Busey's Hall/The Princess Theater", 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