



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

### **m e m o r a n d u m**

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Elizabeth H. Tyler, FAICP, Director, Community Development Services

**DATE:** September 16, 2010

**SUBJECT:** 104 North Central Avenue (Eli Halberstadt House): Historic Landmark Application, Case No. HP 2010-L-02

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### **Introduction**

Historic Preservation Case No. HP 2010-L-02 is an application by Brian Adams to designate the property at 104 N. Central Ave (referred to as the Eli Halberstadt House) as a local historic landmark. The owner of record is Canaan Baptist Church. A Registered Preference against the nomination has been submitted by the property owner (copy attached).

Should the application be approved, the owners would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for any future alteration that affects the exterior architectural appearance of the structure.

At the Historic Preservation Commission meeting on July 7, 2010, the Commission made a preliminary determination that the property qualified for designation as a local landmark under the following criteria (Section XII-5.C 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;*
- b) Associated 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.*

The Historic Preservation Ordinance requires that the Commission hold a public hearing within 45 days of the preliminary determination. Following the preliminary determination, the public hearing was scheduled for August 10, 2010. On July 30, 2010, City staff received a request from the property owner's legal counsel (copy attached) to continue the public hearing until the September 1, 2010

Historic Preservation Commission meeting due to a scheduling conflict and to give counsel sufficient time to prepare for the public hearing. To accommodate this request, the Historic Preservation Commission opened the public hearing on August 4, 2010 and continued it until September 1, 2010.

At the Historic Preservation Commission meeting on September 1, 2010, the HPC continued the public hearing on the application. Seven people, including the applicant, spoke in favor of designating the Eli Halberstadt House a local landmark. Two additional people supported the application but chose not to speak. Five people, including a representative and legal counsel for the property owner, spoke in opposition to the designation. An additional 13 people opposed the application but chose not to speak. One person neither in support nor in opposition to the application addressed the HPC requesting that they consider the physical condition of the house in their recommendation, specifically issues due to being adjacent to the Boneyard Creek. City staff received two petitions, one in support of the application (Exhibit F) and one opposed to the application (Exhibit G, Respondent's Exhibit 25 -26). See attached minutes for further information.

During the public hearing, the property owner's legal counsel explained that Canaan Baptist Church bought the subject property in 1999 with the intention of demolishing the house at some point in the future and using the land to provide parking for their church campus. The church has many programs with varying parking needs, including several church services on Sundays, mid-week evening services, a private elementary school, a rehabilitation program for men, and several different types of evening classes.

During discussion, the Historic Preservation Commissioners stated that their recommendation to the City Council would be based on evaluating the property based on the criteria for landmark designation as provided in Section XII.5.C of the Urbana Zoning Ordinance.

At the close of the public hearing, the HPC voted six ayes and zero nays to recommend to the Urbana City Council that the Eli Halberstadt House be designated as a local historic landmark based on criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance, specifically that the property qualifies for designation based on its documented significance as part of the architectural, civic, cultural, economic, educational, political and social heritage of the community; that it is associated with an important person in local history; and that it 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 that it retains a high degree of integrity.

According to the ordinance, if an application is submitted by someone other than the property owner, the Historic Preservation Commission makes a recommendation to approve or deny said application to the Urbana City Council by a majority of the Commissioners then holding office. The property owner submitted a letter of opposition to the nomination on July 7, 2010 (copy attached). Accordingly, a two-thirds majority vote of all Alderpersons holding office is required to approve this application.

Should the landmark application be approved, the owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property, including demolition.

## Background

Eli Halberstadt, a prominent grain miller and four-term mayor of Urbana, built the house at 104 N Central Avenue in 1875. Architecturally, the house is an example of the Italianate and Stick/Eastlake architectural styles. The house form is a one-and-one-half-story, asymmetrical cross-wing plan with a lower kitchen wing at the rear. The roof is a steep cross-gable. The front porch has an elaborate display of architectural details (see attached photos). The exterior window and door trim on the house show fine detail and craftsmanship, as do the unusual diamond-shaped windows. The exterior of the house appears to have changed little since construction. The Sanborn Fire Insurance Map of 1892 shows the footprint of the house to be identical to that of today, with the exception that what was originally a back porch on the southeast corner of the house has been enclosed.

For detailed documentation on the property's history and significance, please refer to the attached application.

### Surveys

The house has been recognized as having architectural significance in several surveys and by the Preservation and Conservation Association (PACA), a local preservation advocacy organization. Additionally, it was featured in the July-August 2009 PACA newsletter (attached).

*State of Illinois Survey (1971).* The house at 104 N. Central Avenue was included in the 1971 Illinois Department of Conservation Survey of all buildings of architectural significance built prior to World War II. Surveyors located and photographed all buildings of architectural interest in all cities and towns in Illinois with a population of 500 or greater. After the surveys were completed, the sites were evaluated and ranked on their significance as follows: P (Preservation) includes those sites significant enough to be included on the National Register; HD (Historic District) includes those sites probably not of sufficient quality to be listed individually, but likely to qualify as contributing structures in a National Register Historic District; and O (Other) includes sites of marginal architectural interest or significance. The house at 104 N. Central Avenue was ranked HD.

*Illinois Historic Structures Survey (1975).* The house was included in a 1975 survey by the Illinois Department of Conservation. The Illinois Historic Structures Survey included 52 structures in Urbana of special interest because of their architectural or artistic merit or their contribution to the urban fabric. Landmarks of interest primarily for historic reasons were not listed in this survey, but are listed in the 1974 Illinois Historic Landmarks Survey.

*Urbana Preservation Study (1975).* In 1975, a team of graduate and undergraduate students in an Environmental Planning Workshop class at the University of Illinois at Urbana-Champaign prepared a report on Urbana's historic resources which included a survey of structures compiled from a variety of professional and community resources. The survey ranked structures in terms of their significance based on two factors: 1) the number of times it was included on different official lists from other agencies, organizations, and individual professionals; and 2) the collective opinions of the Urbana public and a special advisory panel assembled to review the inventory. This survey ranked the house at 104 N. Central Avenue as being of third importance, i.e., a site listed by official lists or community sources but

not considered of first or second importance. In this survey, sites of first importance were those suitable for nomination to the National Register of Historic Places, while sites of second importance were those meeting any of the following criteria: 1) listed on four official lists; 2) listed on half of the official lists; 3) listed by the County Historical Society and on one other official list; or 4) listed by at least three of the community scores as important.

*PACA Downtown to Campus Survey (1985).* In 1985, the Preservation and Conservation Association of Champaign County (PACA) surveyed a section of residential Urbana that was under increasing development pressure due to its close proximity to the University of Illinois. The survey was intended as a basis for a comprehensive preservation plan. The area consists of 55 blocks bounded by Race Street, California Street, Lincoln Avenue, and the Conrail railroad tracks. Every parcel was surveyed and ranked for its significance. The house at 104 N. Central Avenue received a ranking of second importance, i.e., buildings vital to the local community of architectural or historic value, worthy of preservation in themselves.

## **Discussion**

### **Criteria for Designation of a Landmark**

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of the following criteria for designation. Following each criteria (*provided in italics*) is a discussion based on analysis and information provided in the application.

- 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 Eli Halberstadt House is significant in terms of architecture. It is one of the earlier houses built in Urbana still standing. Of the nine locally-designated individual historic landmarks in Urbana, three were built prior to 1875. Of the three, one is a residence and the other two are commercial buildings. The subject property is a vernacular house with Italianate and Stick/Eastlake style influences. The Italianate architectural style dominated American house construction, particularly in the Midwest, from 1850 to 1880. Although the style was popular, few residential examples exist locally. The Stick/Eastlake architectural style, mainly used between the 1860s and the 1880s, in contrast to the Italianate style, was relatively uncommon. There are few examples of this style remaining in Urbana-Champaign. The Eli Halberstadt House shows fine Italianate and Stick architectural details, particularly the details on the entry porch, and the window and door surrounds. (For more information on the architecture of the house, see pages six through nine of the application.)

- b) *Associated with an important person or event in national, state or local history.*

The Eli Halberstadt House is significant in terms of history. The house has significant value as part of the community's heritage. The house was built by Eli Halberstadt, a prominent grain miller and four-term mayor of Urbana. Halberstadt, born in 1820 in Maryland, moved to Urbana with his wife in 1855. After a brief stint in the grocery business, he built a grain warehouse, mill, and elevator. (Page 11 of the application includes the Sanborn Fire Insurance Map showing the location of the mill.) Halberstadt's

grain business grew and expanded several times. In 1875, Halberstadt built the house at 104 N. Central Avenue. According to the August 18, 1875 *Champaign County Gazette*,

“The beautiful new residence of Mr. E. Halberstadt on Central Avenue, near the Griggs House, is receiving its final touches and will soon be ready for occupancy. It is an imposing building and its conspicuous location will be an ornament to the architectural beauty of the city.”

Halberstadt was elected Mayor of Urbana in 1867 and subsequently served an additional three terms as mayor between 1871 and 1874. The year 1867 is an important one in the history of Urbana as that is the year Urbana was chosen as the site of the Illinois Industrial University (the pre-cursor to the University of Illinois).

- 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.*

As discussed above under criterion a), the Eli Halberstadt House is an example of the Italianate and Stick/Eastlake architectural styles. While the Italianate style was quite common in American house construction, the Stick/Eastlake style was relatively uncommon. There are few examples of this style remaining in Champaign County. This house is a representative of the distinguishing characteristics of both the Italianate and Stick/Eastlake architectural styles.

The second part of criterion c) deals with integrity. The design elements of the house appear to be original, with the exception of a small porch on the southeast elevation being enclosed. The enclosure has not damaged the overall integrity of the structure. The house is still located where it was originally constructed, although some aspects of the setting have changed over time, such as the church being built across Central Avenue, but others, such as the proximity of the house to downtown and the Boneyard Creek, have remained unchanged. The house appears to retain its original design, materials, and architectural elements, such as the original siding and trim, windows, doors, columns, and the porch architectural elements, without being obscured by non-original siding. The Halberstadt House retains its original location, design, materials and workmanship, which convey the feeling of Urbana in the late nineteenth century.

- d) *Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area.*

The Eli Halberstadt House does not qualify under criterion d) as there is no information available on the builder, designer, or architect.

- e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

The Eli Halberstadt House does not qualify under criterion e) as it is not identifiable as an established and familiar visual feature in Urbana. The house is located on a three-block-long side street just north of Main Street. The street is not a through-street and, until recently, views of the house from Main Street were obscured by a large building located directly south of the Eli Halberstadt House.

- f) *Character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level or integrity or architectural significance.*

The Eli Halberstadt House does not qualify under criterion f) as the building is not a utilitarian structure.

- g) *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

The Eli Halberstadt House does not qualify under criterion g). City staff and the applicant are not aware of any archaeological significance of the area.

## **Findings**

Recommended findings based on the application and analysis are as follows:

1. 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.
2. The City of Urbana on May 17, 2010 received an application to designate the property located at 104 North Central Avenue as a local landmark.
3. The property owner submitted a letter of opposition to the nomination on July 7, 2010.
4. The property located at 104 N. Central Avenue, known as the Eli Halberstadt House, was constructed in 1875 for prominent milliner and four-term mayor of Urbana, Eli Halberstadt, in the Italianate and Stick/Eastlake architectural style.
5. The Eli Halberstadt House is significant as part of the architectural, civic, cultural, economic, political and social heritage of the community. The property is an uncommon example of residential Italianate and Stick/Eastlake architectural styles. In addition to its architectural significance, the house has significance as it was built by Eli Halberstadt, a prominent businessman and politician who served as mayor of Urbana when Urbana was chosen as the site of the future University of Illinois.
6. The Eli Halberstadt House is associated with an important person in local history in that it was built by Eli Halberstadt, a prominent businessman and four-term mayor of Urbana.
7. The Eli Halberstadt House is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, and craftsmanship and retains sufficient integrity. The property is an excellent example of the Italianate and Stick/Eastlake architectural styles and retains a high degree of integrity.

8. The Eli Halberstadt House is not known to be the notable work of a master builder, designer, architect, or artist whose individual genius has influenced the area.
9. The Eli Halberstadt House is not an identifiable and familiar visual feature in the community owing to its unique location or physical characteristics.
10. The Eli Halberstadt House is not a particularly fine or unique example of a utilitarian structure.
11. The Eli Halberstadt House is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.
12. Canaan Baptist Church bought the subject property in 1999 with the intention of demolishing the house to provide parking for their church campus.
13. At the Historic Preservation Commission meeting on July 7, 2010, the Commission made a preliminary determination that the property qualified for designation as a local landmark under criteria a, b, and c in Section XII-5.C of the Urbana Zoning Ordinance.
14. At the Historic Preservation Commission meeting on September 1, 2010, the Commission held a public hearing on the application. Seven people, including the applicant, spoke in favor of designating the Eli Halberstadt House a local landmark. Two additional people supported the application but chose not to speak. Five people, including a representative and legal counsel for the property owner, spoke in opposition to the designation. An additional 13 people opposed the application but chose not to speak. One neutral person spoke.
15. At the close of the public hearing, the Historic Preservation Commission voted six ayes and zero nays to recommend to the Urbana City Council that the application be approved.

## **Options**

In considering Case No. HP 2010-L-02, the Urbana City Council may:

- a) Approve the application; or
- b) Deny the application.

## **Recommendation**

The Historic Preservation Commission determined on July 7, 2010 that 104 N Central Avenue qualifies for designation as a local landmark based on criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance. At the close of a public hearing on September 1, 2010, the HPC voted six ayes and zero nays to recommend approval of the application based on the documented significance of the Eli Halberstadt House to the community and the fact that the property retains sufficient integrity.

Staff concurs with the Historic Preservation Commission determination that the Eli Halberstadt meets the technical criteria for landmark designation as set forth above. Additional concerns that should be considered by the City Council in reviewing this case include the master plan goals of Canaan Baptist Church for this and other nearby properties acquired by the church to serve its mission; as well as the overall importance of the church's community activities and services such as the Men's Safe House, Canaan Academy, and the proposed Women's Safe House.

Prepared by:

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Robert Myers, AICP, Planning Manager

cc: Canaan Baptist Church, 402 W. Main St., Urbana, IL 61801  
Glenn Stanko, [gastanko@rosklaw.com](mailto:gastanko@rosklaw.com)  
Brian Adams, 412 W Elm St., Urbana, IL 61801

Attachments:

Draft Ordinance  
Minutes from September 1, 2010 HPC public hearing

Exhibit A: Location Map & Aerial  
Exhibit B: Photographs of Eli Halberstadt House  
Exhibit C: Application including photographs and maps  
Exhibit D: Registered Preference  
Exhibit E: PACA newsletter July-August 2009  
Exhibit F: Petition in support of designation  
Exhibit G: Canaan Baptist Exhibits, including petition



ORDINANCE NO. 2010-09-080

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK**

(104 N. 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 owner of the subject property, Canaan Baptist Church, has been duly notified of the nomination and has submitted a Registered Preference against the nomination; 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 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, the owner of the subject parcel was notified by letter of the recommendation on September 2, 2010 of the date of the City Council meeting at which the designation is to be considered.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES 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 historical 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; and
- b) Associated 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.

Section 2.

The said structure 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 Corporate Authorities this \_\_\_\_ day of \_\_\_\_\_,  
2010.

AYES:

NAYS:

ABSTAINS:

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Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2010.

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Laurel Lunt Prussing, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2010, the Corporate Authorities of the City of Urbana passed and approved Ordinance No.

\_\_\_\_\_, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(104 N. Central Avenue, "Eli Halberstadt House" Historic Preservation Case No.

HP2010-L-02) which provided by its terms that it should be published in pamphlet

form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a

copy of such Ordinance was posted in the Urbana City Building commencing on the

\_\_\_\_\_ day of \_\_\_\_\_, 2010, and continuing for at least ten

(10) days thereafter. Copies of such Ordinance were also available for public

inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**MINUTES OF A REGULAR MEETING**

**HISTORIC PRESERVATION COMMISSION**

**DRAFT**

**DATE:** September 1, 2010

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, 400 South Vine Street, Urbana, Illinois 61801

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**MEMBERS PRESENT:** Scott Dossett, Alice Novak, Trent Shepard, Kim Smith, Joan Stolz, Mary Stuart

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Robert Myers, Planning Division Manager; Rebecca Bird, Planner I; Ronald D. O’Neal Jr., City Attorney; Sukiya J. Robinson, Recording Secretary

**OTHERS PRESENT:** Addie Williams, Barbara Tatum, Rev B.J. Tatum, Odessa Taylor, Glen Stanko, Albert Williams, Brian Albrecht, Meg Miller, Linda Lorenz, Lori West, Ritchie Drennen, Charles Pettigrew, Mark Jones, James Lusk, Brandon Trice, Wally Wynn, Lakeith Brooks, Kimberly Brown-Riley, John Dorsey, Gina Pagliuso, Karen Kummer, Jeff Johnson, David Seyler, Alicia Lowery, Willie T. Summerville, Brian Adams, Mattie Gray, Leonard Gray, Darrel Foste, Antoine Gray

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**CONTINUED PUBLIC HEARINGS**

**Case No. HP-2010-L-02: A request to designate 104 North Central Avenue (Eli Halberstadt House) as a local historic landmark, Brian Adams applicant (Public Hearing)**

Ms. Novak introduced this case. She first gave a brief idea of how a public hearing is conducted under the bylaws. Ms. Novak reviewed the procedures and order of the public hearing. Anyone wishing to speak should understand that they may be questioned by the property owner or applicant. The Commission is to consider the criteria that are in the historic preservation ordinance. The Commission’s authority in this case was to recommend approval or denial of the application to the City Council. She then asked for City staff’s report on this case.

Rebecca Bird, Planner I, presented the staff report for this case. She introduced the case and stated that the Historic Preservation Commission made a preliminary determination at their July 7, 2010 meeting that the property qualified for designation as a local landmark under Criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance. The Zoning Ordinance requires that the

Commission hold a public hearing within 45 days of the preliminary determination. The public hearing was opened on August 10 but continued until this meeting at the request of the property owner's attorney. If the application for designation should be approved, the property owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future changes to the exterior of the property.

Ms. Bird then provided information on the house itself. She stated that the house had been recognized as having architectural significance in the State of Illinois Survey (1971), Illinois Historic Structures Survey (1975), Urbana Preservation Study (1975) and PACA Downtown to Campus Survey (1985). On July 7, 2010, the Historic Preservation Commission made a preliminary determination under the designation criteria provided in Section XII-5.c of the Urbana Zoning Ordinance. The staff report summarizes the preliminary determination. The options for the Historic Preservation Commission are to make a recommendation to the City Council that the application be approved or denied. The City council is expected to consider recommendation at their September 20<sup>th</sup> meeting. Based on the application and staff's findings, City staff recommended that the Historic Preservation Commission recommend approval.

Ms. Novak asked if there were any questions from the Commission for Ms. Bird. There were none.

Ms. Novak called upon the applicant, Brian Adams, to address the Commission if he wished. He summarized why he felt the Halbertstadt house is worthy of landmarking and his reasons for submitting the nomination. Ms. Novak then asked if Mr. Adams had any additional evidence or witnesses that he would like to present. Mr. Adams called on Karen Kummer, Champaign County Preservation and Conservation Association (PACA).

Karen Kummer agreed with the architectural description provided in the nomination submitted by Mr. Adams. She summarized the architectural style, design, and integrity of the house. She stated it is worthy of landmark designation and meets the criteria as expressed in the Ordinance.

With no further witnesses for Mr. Adams, Ms. Novak then requested that they both remain at the table and asked if the property owner had any questions for them.

Glen Stanko, attorney for the property owner, asked Mr. Adams a series of questions to determine his interest in the Halberstadt House. Why did Mr. Adams chose this point in time to nominate the Halberstadt House when he has lived in the area for about 10 years?

Mr. Adams responded that the Halberstadt House is more than visible now that the Urbana Armory building has been removed. Mr. Stanko then asked how long Mr. Adams had been aware of the house. Mr. Adams stated he had been aware of it even before he purchased his own house. Mr. Stanko asked Mr. Adams what his occupation was and Mr. Adams stated he was there to talk about the house and not his personal information. Ms. Novak clarified that Mr. Adams should answer questions at a level of detail he felt comfortable with. Mr. Adams stated that he is an archaeologist by training and that he enlisted Mr. Chenail, someone interested in architecture, to help with the description of the house in the nomination. Mr. Stanko then asked Mr. Adams about a board he served on for the City of Urbana. Ms. Novak once again encouraged Mr. Stanko to keep his questions to things specifically relevant to the case. Mr. Stanko confirmed that Mr. Adams is a

member of PACA. Mr. Adams stated he was not aware of the internal condition of the house. He also stated that he felt the whole house has integrity, not just the front porch. Mr. Stanko asked if Mr. Adams had any prior knowledge of the church's plans to demolish the house before filing the application. Mr. Adams replied he did not. Mr. Stanko had no further questions for Mr. Adams.

Ms. Novak next proceeded to public comments and turned her attention to the public speaking cards. She stated she would begin calling the people who were in support up to speak. Chris Berti, 411 W. Nevada, spoke in support of the landmark designation based on its architectural and historic significance. Mr. Stanko asked if Mr. Berti resided in the neighborhood of the house. Mr. Berti stated he lives a few blocks away. Mr. Stanko then asked if he owned his property and if it was landmarked. Mr. Berti stated he does own his property, but it is not landmarked. Mr. Stanko asked how Mr. Berti would feel about the rules changing for his own property after he purchased it, that anyone can nominate a house for landmarking even if they are not the owner, and despite the owner's original intentions for the house. Mr. Berti stated the rules had not been changed, simply put into place. He felt that had our community done that a long time ago there would be more landmarked properties. Mr. Stanko had no further questions for Mr. Berti.

John Dorsey, 301 W. Locust, spoke in support of the Halberstadt House landmark designation and hoped that the property could be restored to help preserve the integrity of that neighborhood. He lives less than a block away from the property and has seen the house decline in condition. Mr. Stanko asked if Mr. Dorsey felt the church has done some good things in that neighborhood. Mr. Dorsey stated the church has done good things, but the Halberstadt house has not been maintained as other homeowners in the neighborhood have done. Mr. Stanko asked if the lack of maintenance was true before the church acquired the property. Mr. Dorsey answered no. Mr. Stanko asked if Mr. Dorsey knew who owned the property before Canaan Baptist. Mr. Dorsey answered no. Mr. Stanko had no further questions for Mr. Dorsey.

Linda Lorenz, 409 W High St, spoke in support of the Halberstadt House landmark designation, expressing the necessity to retain the beauty of the neighborhood. Mr. Stanko verified the location of Ms. Lorenz's house and its distance from the Halberstadt House. He asked if her house had been landmarked. She stated there had been some alterations so it may not qualify for landmarking. Mr. Stanko had no further questions for Ms. Lorenz.

Gina Pagliuso, 806 S. Vine, spoke in support of the Halberstadt House landmark designation. She stated she really enjoys viewing old houses and asks that the church reconsider its plan to demolish and that the house be landmarked. Mr. Stanko noted that Ms. Pagliuso lives a fair distance from the house. She agreed, but stated she drives by the house every day. He asked how long she had been aware of the house. She stated she has lived in the town for two years. Mr. Stanko had no further questions for Ms. Pagliuso.

Carolyn Baxley, 510 W Main St, spoke in support of the Halberstadt House landmark designation based on its wonderful architecture and historical value. Ms. Baxley collected 30 signatures in an hour of people who are in support of landmarking the house. She presented staff with the petition.

Mr. Stanko confirmed Ms. Baxley's active status in historic preservation issues in this city and asked if her house was landmarked. Ms. Baxley stated no. He then asked if the Halberstadt House



is such an important house, why has there been such a delay in the landmark designation nomination? Ms. Baxley stated that the ordinance is fairly new and the process of nominating a house takes a lot of time and research that most people don't have. Mr. Stanko asked how far she resided from Canaan Baptist Church. She stated she lives about a block away. He asked if she felt Canaan has done positive things in the neighborhood. She stated that they have done some positive things, but also some negative things such as lack of property upkeep. Mr. Stanko asked what her perceptions of the church's parking issues were. Ms. Baxley summarized why she doesn't think there is a problem with parking. Mr. Stanko had no further questions for Ms. Baxley.

Ms. Novak stated she had no further public input cards in support of the designation.

Darrel Foste, 409 W. Main St, stated he did fill out a card and wanted to speak as neutral in the case of the landmark designation. He explained his issue was not with the structure itself, but the land it is sitting on. He stated that this house is constructed right next to Boneyard Creek, and ground subsidence along Boneyard Creek is making repair impossible in some cases. His own house a block away has had serious problems with shifting foundation and walls due to underground subsidence. It's impractical to ask property owners in this situation to keep sinking money into properties in this situation. Mr. Stanko had no questions for Mr. Foste.

Ms. Novak asked if there was anyone else who wished to speak as a proponent of the case. There were none.

Ms. Novak then asked the property owner and his representative to speak at this time. She also stated that Mr. Adams was welcome to remain at the table.

Mr. Stanko addressed the Commission. In his opening statement he discussed the origin and impact of the church on the community, the types of additional properties purchased by the church over the years, and their significant parking issues. He stated that the Halberstadt House specifically was bought with the intent to demolish and use for additional parking. He noted that the church invested money and intended to restore the Urbana Armory to use for its academy but was demolished at the direction of the City of Urbana. Ironically, the church now faces landmark status on a house they bought specifically to demolish for development purposes. Mr. Stanko stated he would talk about the condition of the house, what maintenance has been done over the years, and the expense to further maintain it. He stated that he hoped the Commission would choose not to recommend approval after hearing all the evidence. He then presented a packet of exhibits to the Commission.

After asking Mr. Stanko how long he would need to present his case, Ms. Novak called for a two minute recess. Following the recess Ms. Novak called the meeting back to order.

Mr. Stanko called his first witness, Rev. B. J. Tatum, Canaan Baptist Church. Mr. Stanko asked general questions regarding the church's background. Rev. Tatum summarized the church background and history in terms of its location and use. The church was purchased in 1977. Mr. Stanko then identified on a map the church and nearby properties owned by Canaan Baptist Church, and how each property is used. Mr. Stanko asked if the church had been renovated over time. Rev. Tatum described in detail the renovations that had taken place. Mr. Stanko asked how many members Canaan Baptist Church has on its roster. Rev. Tatum stated the church sees about 500 to

700 people a week. That includes Sunday services as well as all activities offered through the week. Mr. Stanko then asked about the number and types of services offered on Sundays and specific questions regarding programs offered by the church. Rev. Tatum described the different types and times of the Sunday services as well as the many activities and ministries provided by the church. He gave reasons why the church provides the services and programs that it does.

Mr. Stanko then asked about the long-term plans for the property in question. Rev. Tatum stated that the property were purchased for demolition and use for parking. That is still the present plan. Mr. Stanko asked if anyone was aware of the historic nature of the Halberstadt House when it was purchased. Rev. Tatum stated that the previous owner did not give any historical background on the house. He also added that the owners of all of the additional properties purchased by the church came to the church and offered to sell their property in order to assist the church with its needs. Mr. Stanko asked if parking had been a longstanding issue for the church. Rev. Tatum described many of the problems that exist due to lack of parking. He stated that parking issues have deterred some people from attending the church.

Mr. Stanko asked when and in what condition was the house when it was purchased. Rev. Tatum stated it was purchased in June 1999 and was in terrible shape at the time. He summarized the many repairs and renovations done to the property, and the large amount of man-hours required to complete this work. Mr. Stanko referenced pictures in the exhibit packet as Rev. Tatum explained the state of the house. In the exhibit packet Mr. Stanko called attention to a written quote to demolish the house dated February 18, 2010, and that the church was then beginning the demolition process. Rev. Tatum stated that one of the reasons they had not demolished it yet was because there were three tenants whose leases had not yet expired. They were waiting until the leases were up before having the house demolished. Mr. Stanko asked if the church has tried to maintain this house since the time of purchase. Rev. Tatum stated that they have, but while doing what needed to be done to the house, they did not plan to invest a lot of money into it since it was purchased for the purpose of demolition. That intent was made very clear when the property was purchased. Mr. Stanko asked if the church has spent a significant amount of money repairing and maintaining the house. Rev. Tatum stated yes. Mr. Stanko asked if the church has gotten estimates on some repairs needed for the house. Rev. Tatum stated yes. Mr. Stanko noted on the inspection report from Bash/Pepper Roofing Company, the inspector concluded it would be too costly to repair this building. Mr. Stanko reviewed some of the estimates done by other contractors. Mr. Stanko asked if refurbishing and renting out the house is consistent with the mission of the church. Rev. Tatum stated that it is not, because his church is investing in people, and for them to do anything that distracts from that is not in line with their mission. The money spent to repair or renovate the house would take away from empowering people. Mr. Stanko asked if Rev. Tatum took over a mortgage when he purchased the house, and had obligations to pay it down. Rev. Tatum stated yes. Mr. Stanko asked if that was another reason the demolition has been delayed. Rev. Tatum stated yes, that the congregation has sacrificed to purchase the property that was intended for demolition to provide parking. He said the church is not against preservation as evidenced by over \$200,000 spent on plans to renovate the Urbana Armory Building. Mr. Stanko asked if someone were to ask to have the house moved would Rev. Tatum have a problem with that. Rev. Tatum stated no, in fact he would encourage that. Mr. Stanko asked if he saw the property as being a part of the future expansion of the church, whether as a parking lot or some other structure. Rev. Tatum stated yes.

Mr. Stanko returned to the topic of the Urbana Armory. He asked Rev. Tatum about the money put into the building and the purpose for the building at the time of purchase. Rev. Tatum described in detail the investment and plans for the building along with problems encountered in proceeding. Rev. Tatum commented how ironic it was that the church spent so much money to preserve the Armory which ended up being demolished, and now they are fighting over a building that was purchased solely for the purpose of demolition. Mr. Stanko asked if the lot where the Armory was located could be of use to the church. Rev. Tatum stated since it's located in a flood zone, it would not be cost effective to build anything on it. The most cost effective option would be to tear down the Halberstadt House and combine the two, providing access from three streets.

Mr. Stanko asked if Rev. Tatum had anything else to say regarding the property or the plans to landmark it that hadn't been discussed. Rev. Tatum stated no, but wanted to comment on the intrusive nature of this nomination. He stated that he was offended by how the nomination was carried out. The application was not brought to the church directly before submittal. It's the height of insensitivity to just be sent letters and felt the church should have been approached directly. Rev. Tatum stated there should be a revision to this ordinance that allows anyone to nominate a property that they do not own or have an interest in. Mr. Stanko had no further questions for Rev. Tatum.

Ms. Novak asked Mr. Stanko if he had any additional evidence or witnesses.

Mr. Stanko stated he wanted the Commission to take notice of what the zoning of this property was and is. It was rezoned after the Downtown to Campus Plan from B-4 (Central Business District) to R-5 (Medium High Density Multiple-Family Residential). He also wanted the Commission to note that it is located in the Boneyard Creek District and the floodplain. Mr. Stanko stated he had people in support of Canaan's position sign a statement, showing their opposition and reason for opposition. He submitted them to Ms. Bird as Exhibit 25 and 26. Mr. Stanko's last exhibit included a letter from Albert Williams.

Ms. Novak asked Mr. Adams if he had any questions. Mr. Adams stated that there are a number of historic buildings in our city that may not be recognized as such, so the Ordinance in place allows them to be recognized and remain a part of the city. He acknowledged the work done by Canaan in the community and hoped that they would realize the structure is unique and rare and should be preserved. He also stated he did send a letter to the church regarding the nomination but never received a response.

Ms. Novak stated she would be calling additional opponents up and that Mr. Adams could remain at the table in the event he would like to question them. She read the names of people who chose not to speak but who opposed the application: Mattie Gray, Marion Knight, Mark Jones, Linda Randall, Wally Wynn, Kimberly Brown-Riley, Brandon Trice, Lori West, Charles Pettigrew, Ritchie Drennen, James Lusk, Lakeith Brooks, and Willie Summerville. Ms. Novak then called names of opponents who wished to speak

Jeff Johnson, a resident of Mahomet, but employed at BLDD Architects in Champaign, stated he was representing Canaan Baptist Church as well. He described himself as passion for architecture and preservation but commented on the lack of discussion on people and the community. Mr. Johnson stated the Ordinance has value, but the issue becomes whether the value is with the people

or a building. He stated he is not against historic preservation, but there would be more value in supporting the people at Canaan Church instead of preserving the Halberstadt House. The repairs needed for the house quoted by contractors are roughly \$100,000. That money would be about the cost of turning around the lives of 10 to 12 men through Canaan's Men's Safe House drug addiction program. The money going to repair the house would have to come from Canaan's other programs. Which one is more important for the community?

Albert Williams, representative of Canaan Church, 107 Goldenrod, Savoy, read a statement regarding the church's mission and intention for the property in the purchase.

Alisha Lowery, member of Canaan, addressed the Commission on behalf of the parishioners of the church. She commented on the ministries of the church and their impact on the community. She asked the Commission not to remove the church's option to expand and provide future opportunities for development. She asked the Commission to deny the request for landmark designation.

Ms. Novak asked if there was anyone else from either side who wished to speak. There were none.

Ms. Novak asked if Mr. Adams would like to make any summary statements as the nominator. Mr. Adams reiterated that in terms of the Ordinance, this house is a great historic and architectural value and is worthy of landmarking. The church does great work, but a lot of people in the neighborhood are interested in our history and architecture. The various interests of the community should be recognized and shared. Mr. Adams urged the Commission to support the nomination.

Mr. Stanko asked if he could add to earlier information by making a closing statement. Ms. Novak stated she would allow it but would also allow Mr. Adams to have the final word as per the bylaws.

Mr. Stanko shared his concern that the Commission has to look at criteria specified in the Ordinance, but he wants them to consider the discussion of the church's mission, the condition of the house, and the Church's development plans. He pointed to one of the criteria that the property be "worthy of" rehabilitation, restoration and preservation. He stated that a lot of the evidence presented raises doubts if it is indeed worthy of landmark designation. He understands there is a Certificate of Appropriateness and Certificate of Economic Hardship processes for demolition of landmarks, but why put Canaan Church through that? He concluded by referencing the map of Canaan's properties. The Halberstadt House is located right in the middle of their campus and development plan. He asked the Commission to consider all the things Canaan has done through its missions and development of the neighborhood.

Ms. Novak asked Mr. Adams if he had any closing remarks. Mr. Adams stated that one benefit of landmarking is for students and other people interested in studying architecture. Just as Canaan benefits the community, landmarking houses that have historical value can benefit people who have other interests in the community.

Ms. Novak asked for Commission discussion and/or motions.

Mr. Dossett made a motion that the Historic Preservation Commission recommend to the City Council that 104 N Central Avenue, the Eli Halberstadt House, be designated as a local landmark based on criteria a, b, and c of Section XII-5.C of the Urbana Zoning Ordinance: specifically that

the property qualifies based on its documented significance as part of the architectural, civic, cultural, economic, educational, political and social heritage of the community; is associated with an important person in local history; and 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.

Ms. Stuart seconded the motion.

Ms. Novak asked for any discussion by the Commission.

Mr. Shepard said it was difficult to ignore the architectural detail, integrity of the house, and the fact it was lived in by a former mayor of Urbana. He also commented on the location and setting. According to the Sanborn Fire Insurance Maps Mr. Halberstadt's grain mill was on the opposite side of Boneyard Creek from the house. Given the wonderful historic integrity of the house today one can imagine looking across the creek and seeing his mill.

Ms. Smith commented that the mission and achievements of Canaan Baptist Church are wonderful. But a commissioner's role is to evaluate nominations for historic designations and make a recommendation to forward to the City Council. She stated that based on the criteria written in the Ordinance, the Halberstadt House meets several criteria. She stated that the house is a great representation of Italianate/Eastlake architectural styles, and it retains its original location, construction methods, design, and materials. Ms. Smith also commented on its representation of an important person in our community history. She stated that for these reasons she would vote in favor of the landmark designation.

Ms. Stolz stated that the consideration of criteria for historic landmark designation are specific and narrow and must be adhered to. She also commented that she understood the costly upkeep. She stated she would vote in favor of the landmark designation.

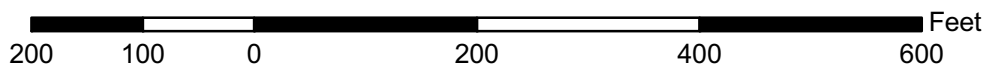
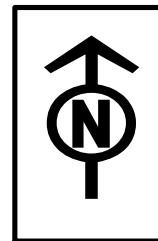
With no further discussion Ms. Novak asked for a roll call vote. Roll was taken and the votes were as follows:

Mr. Dossett-yes  
Ms. Novak-yes  
Mr. Shepard-yes  
Ms. Smith-yes  
Ms. Stolz-yes  
Ms. Stuart-yes

With all Commissioners in favor, the motion carried unanimously. Ms. Novak closed the public hearing.

Ms. Bird stated that this case is scheduled to go before the City Council on September 20 at 7:00 pm.

# Location Map and Aerial



**HPC Case:** HP-2010-L-02  
**Subject:** Eli Halberstadt House  
Landmark application  
**Location:** 104 N. Central Ave.  
**Petitioner:** Brian Adams

 Subject Property



Exhibit B: Photographs of the Eli Halberstadt House, 104 N. Central Ave

1. West Elevation



Front facade



Porch detail



## 2. South Elevation



## 3. North Elevation (taken from northwest)



## 4. East Elevation (taken from northeast)







# Application for Historic Landmark Designation

## Historic Preservation Commission

### APPLICATION AND REVIEW FEE – NO CHARGE

Although there is no fee to file an application for Historic Landmark Designation, the Applicants are responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette.

### DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed \_\_\_\_\_ Case No. \_\_\_\_\_

### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location 104 North Central Avenue
2. PIN # of Location 91-21-08384-004
3. Name of Applicant/Petitioner(s) Brian Adams Phone 217-367-1339  
 Address 412 West Elm Street Urbana IL 61801  
(street/city) (state) (zip)
4. Property interest of Applicant(s) \_\_\_\_\_
5. Name of Owner(s) Canaan Baptist Church Phone 367-2158  
 Address 402 W. Main St., Urbana IL 61801  
(street/city) (state) (zip)

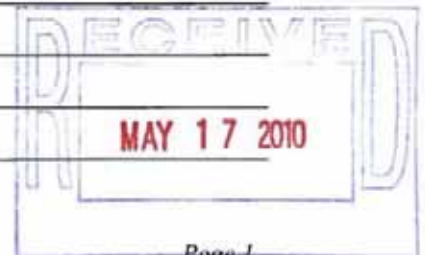
### DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description Worthy Add Urbana Multiple Lots/Blocks

**ACCEPTED AS COMPLETE**

MAY 18 2010

By R. BOONW



6. Date of Construction of Structure 1875
7. Attach a map showing the boundaries and location of the property proposed for nomination.
8. Attach photographs showing the important structures or features of the property or structure
9. Indicate which of the following criteria apply to the property or structure (check all that apply). Additionally, attach a statement that describes the proposed landmark and its historic significance; list reasons why it is eligible for nomination; and show how the proposed landmark conforms to the criteria for designation (see attached Suggested Format).
- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
  - Associated with an important person or event in national state or local history;
  - 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;
  - Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;
  - Identifiable as an established and familiar visual location or physical characteristics;
  - Character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance;
  - Yields, or may be likely to yield information important in history or prehistory

WHEREFORE, petitioner prays that this petition be heard by the Urbana Historic Preservation Commission and the Application for Historic Landmark Designation be granted.

Respectfully submitted this 17 day of May, 2010.

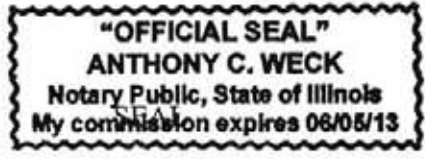
Brian Adams  
Signature of Applicant

STATE OF ILLINOIS }  
                                  }  
CHAMPAIGN COUNTY }

I, Anthony C. Weck being first duly sworn on oath, deposes and says, that Brian Adams is the same person named in and who subscribed the above and foregoing petition, that he has read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me this 17<sup>th</sup> day of May, 2010.

Anthony C. Weck  
Notary Public



Signature of Applicant Brian Adams  
Petitioner's Attorney (if applicable) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_

MAY 17 2010

## **Eli Halberstadt House**

The Eli Halberstadt House, 104 North Central Avenue, is being nominated as an Urbana Landmark under the following criteria. It has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state, or community; it is associated with an important person or event in national, state, or local history; and it 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.

### **Property Description**

The Eli Halberstadt House, built in 1875, is a one-and-one-half-story vernacular dwelling with Italianate and Stick/Eastlake style influences. It has an asymmetrical cross wing plan with a lower kitchen ell at the rear (east). A square one-story entrance hall and an elaborate front porch fill the reentrant corner where the cross wing and main wing meet on the southern side of the house. The high foundation is painted brick. Exposed purlins support the very wide overhanging open eaves; the steep roof is covered in asphalt shingles and roll roofing. Clapboard siding sheathes the house, which also has elegant corner boards and a wide wood watertable. The majority of the windows are tall rectangular one-over-one light double-hung sash, but the wide window trim is unusual in having ears at the top, middle and window sill levels with a flat edge molding. In addition, small consoles support the window sills. The three large windows on the second floor have the same trim with the addition of a triangular pedimental hood with a molded cornice and applied decoration in the tympanum. There are also a number of square diamond-shaped windows with edge molded trim and eared corners on all the elevations and two large bay windows on the first floor. The house has two interior brick ridge chimneys: the east chimney is just east of the junction where the wings cross, while the west chimney is in the middle of the west cross wing. Both chimneys have plain rectangular bases with two separate flues capped with corbelled tops. The front chimney is original to the house, but the rear chimney has been rebuilt to a similar pattern.

The projecting front facade (west elevation) is the most elaborate and presents its steep gable roof to the street. On the north end of the facade, the recessed projection of the shallow north cross wing presents a single rectangular window on the first floor and a small diamond window on the second floor. The facade of the main west projecting wing is dominated by a semi-octagonal bay window on the first floor. Here, the windows are similar one-over-one light sashes, but are framed by simplified Tuscan pilasters that support a simple wood frieze and cornice. The bay has a slightly overhanging roof. Below each window is a plain inset spandrel panel with half-round trim. A single two-light basement window is under the center window of the bay. On the second story, there is a single rectangular window with pedimental hood trim centered over the bay window. Above this window, in the gable apex, is a small diamond window with square eared points.

On the south end of the west facade, in the reentrant angle, is an elaborate one-story entrance porch set on a high brick foundation with four new concrete steps. This gable roof of the porch continues east as a shed roof to shelter an entrance vestibule that occupies about two-thirds of the roof area. The southwest corner of the porch is supported by a single square post with a plain molded capital; matching pilasters are against the house. Curved side brackets with trefoil pierced spandrels and a single acorn ended spindle form an elliptical arch, which in turn supports a frieze with five inset panels. Each panel is pierced with a motif of elongated quatrefoils. The porch roof projects beyond this archway and is supported by a king's post truss of squared and chamfered timbers with acorn drops. The webs of the truss have pierced inset panels with a motif of elongated trefoils and berries; the truss is capped with an elaborate raking cornice molding. This elaborate gable ensemble is supported on brackets of the same pattern as those that form the elliptical arch. The porch shelters a relatively simple front door with triple eared and molded trim similar to the windows; the door has a single three-quarters length light with two lower inset panels. There is a single-light transom over the door. Above the porch, the remaining short side walls only permit two diamond sashes. One diamond sash faces south at the west end of the projecting wing, while the second diamond sash faces west in the south projecting cross wing.

The south elevation is dominated by the side elevation of the entrance porch. Here the shed roof portion of the porch roof is set directly under the main roof's wide overhanging eaves, creating a deep shadow line. Only the west diamond sash is exposed above the porch roof. At the open west end of the entrance porch is a similar single elliptical arch formed by brackets with trefoil pierced spandrels that support a frieze of pierced panels. To the east of the arch, but still under the porch roof, is the south side wall of the entrance vestibule. Here, there is a single centered rectangular window with one-over-one light sash and eared and molded trim. A single two-light basement window is directly below. The one-story porch ends where it meets the taller side wall of the south projecting cross wing of the main block of the house. The cross wing has a similar steep gable with deep overhang supported by exposed purlins. Centered on the gable wall is a similar one-story semi-octagonal bay window. In the basement wall of the bay is a large square window with an operable two-over-two light window. A very shallow brick lined window well protects this window. On the second floor, centered over the bay, is a single rectangular window with the same eared trim and pedimental hood that is seen throughout the second floor. Above this window in the gable apex is a square diamond window with eared trim. To the east of this cross wing is an enclosed low shed roof porch supported by three square posts. The middle porch bay is narrower than the flanking bays. It appears that the west and middle bays were originally open and formed a side entry porch. The east bay was most likely always enclosed as a small room/pantry as it has an original long narrow one-over-one light rectangular window with eared trim. However, the west bay is enclosed with a modern square window with flat trim that does not match the other trim of the house. Beneath this window is a sloped wood cellar bulkhead that opens to reveal a steep flight of concrete steps with a dog-leg turn at its base and an arch to the basement door on the west. The middle bay is enclosed with a simple glazed panel door reached by a flight of six wood steps. Above the porch's shed roof is a low knee wall. The steep roof of the rear (east) kitchen wing rises from this knee wall. Centered in this roof is a

single tall narrow shed roofed dormer with a large rectangular one-over-one light window.

The east (rear) elevation is centered on the gable of the lower projecting kitchen wing, which corresponds to a matching higher gable on the main block of the house. The floor level the rear wing is the same height as the main block, but here the second-story knee walls are only half as tall as those of the main house. Recessed, the south end of the east elevation is the blind one-story wall of the enclosed porch's pantry/room. Visible over the porch's shed roof is another diamond window with eared trim set in east wall of the projecting south wing. Moving to the projecting center cross wing, there is a single one-over-one light rectangular window with eared trim located adjacent to the wing's south corner board. Below this window is a single two-light basement window set in a segmental brick arch. On the wing's second floor and centered in the gable is an almost square one-over-one light window with eared trim. It is smaller than the other second floor windows and has no decorative pediment. Continuing north, the east elevation of the shallow projecting north cross wing is blind save for a diamond window on the second floor.

The north elevation is the simplest. On the rear (east) end of the elevation is the lower side wall of the kitchen ell. Here, the basement has two operable rectangular two-over-two light windows set directly below the watertable and with shallow brick window wells. Directly above them, on the main floor, are two one-over-one light rectangular windows with eared trim. In the low knee wall of the second story are two small rectangular two-over-two light operable windows set close to the floor level.

Roughly centered in the north elevation is the shallow projecting gable roof cross wing of the main block of the house. In the basement are two rectangular windows set near the wing's corners. The east window has a two-light sash with a concrete sill; adjacent to the west is the boarded coal chute opening. A similar two-light fixed sash is in the west corner. On the main floor, a single one-over-one light rectangular window with eared trim is centered in the wall. To the east of this tall window is a small square one-over-one light window, also with eared trim. On the second floor of the wing is a similar window with eared trim and pedimental hood; it is centered over the large window on the first floor. In the gable apex has a square diamond window with eared trim. On the west end of the north elevation are centered a rectangular two-light basement sash, a one-over-one light rectangular window with eared trim, and a shorter rectangular one-over-one light window with eared trim and set directly under the eaves. Set in the reentrant angle and facing north is another square diamond window with eared trim. It most likely lights the head of the main staircase.

### **Historical Significance**

The City of Urbana was surveyed and platted in September 1833. It was situated at the south end of Big Grove, near the confluence of the Boneyard and Saline creeks. The original city plan consisted of four north-south streets intersected by four east-west streets. Today this area constitutes the city's downtown. Population growth and



economic development remained slow during the 1830's and 1840's due to poor transportation systems. Urbanization intensified when the railroad arrived in the 1850's. The Illinois Central Railroad connected the area with Chicago in 1854, resulting in an economic and population explosion in Champaign County. Between 1850 and 1860, population in the county increased from 2,645 to 14,629. Pioneer farmers were replaced by land speculators, merchants, intellectuals (lawyers, doctors, teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories which had been established. The early population derived primarily from the south (e.g. Kentucky) was augmented by immigrants from the northeast (New York, Massachusetts, Pennsylvania, Ohio, etc). Foreign-born immigrants, primarily of Irish and German origin, also began to arrive, and with their presence the religious composition of the county changed. The former exclusive dominance of Protestant and Baptist denominations was balanced by the formation of Catholic and Jewish congregations. A variety of factories sprung up overnight, many of them associated with the burgeoning construction industry and agricultural production. These included brick and tile factories, sawmills, a sash and door factory, foundry and machine shop, plow and wagon factory, as well as a woolen factory and flouring mills, among others.

Between about 1850-60 the Main Street of the Original Town of Urbana became a hub of activity, lined with a variety of retail stores, saloons, law and real estate offices, banks, and other places of business and recreation. The City of Urbana was incorporated on February 14, 1855, and in 1867 was chosen as the site of for the Illinois Industrial University (University of Illinois) through the efforts of Clark Robinson Griggs. Also in 1867, the first railroad to actually pass through Urbana, the Danville-Urbana-Bloomington-Pekin Railroad (later the I.B. & W), was chartered, again by C.R. Griggs. Economic development slowed in the 1870's. Major developments in the latter half of the 19<sup>th</sup> century included: the large-scale draining of swampy prairies surrounding the city, resulting in the dominance of grain production at the expense of cattle breeding; the establishment of a gas lighting system; paving of streets; establishment of an electric rail line; construction of hospitals; and the continued expansion of retail businesses. In 1871, the same year as the infamous Chicago fire, the heart of Urbana was extensively damaged by fire. This resulted in a shift towards brick construction in downtown to reduce the impact of fires.

### *Eli Halberstadt*

Eli Halberstadt, prominent miller and four-term mayor of Urbana, was born in Frederick County, Maryland on September 15, 1820, and was one of three children. His family soon moved to Darke County, Ohio where his father died in 1829. Returning to Maryland, his mother soon died, leaving the children orphans. Eli was apprenticed to a tailor in Maryland for three years and worked at this trade before moving to Urbana in 1855. On October 29, 1842, he married Rebecca Legore of Hanover, Pennsylvania. They had five children.

Upon arriving in Urbana in 1855, Eli Halberstadt became a partner in the grocery store firm of Bradshaw, Williams & Company, and soon bought out both partners. He sold his

interest in the store in 1865. According to the *Urbana Daily Courier* (1902:1), "...He was esteemed alike for his integrity and ability." In 1864, Halberstadt, together with Edward Ater, began construction of a new grain warehouse with milling machinery and elevator along Boneyard Creek, north of Main Street (*The Central Illinois Gazette*, December 1864), and in 1866/1867, Halberstadt opened a flourmill (the Union Mills) (*The Union and Gazette*, Friday, March 1, 1867, p.4). On July 19, 1871 it was announced that

*Mr. Halberstadt has found that the capacity of the Union Mills is too small for his business, and is now engaged in putting in more machinery and larger boilers and engines (Champaign County Gazette, Wednesday, July 19, 1871)*

Later, in 1884, he "...put in new and entirely modern machinery for the patent process in the manufacture of flour" (Mathews and Mclean 1979:40). After this, [h]is establishment, known far as wide as the Union Mills...(was)...not excelled in Central Illinois...and his brands of flour are recognized as the best that are made" (ibid).

Politically, Eli Halberstadt was a democrat, and was elected Mayor of Urbana in 1867 (*The Union and Gazette*, June 5, 1867). He subsequently served four terms as mayor (1867-1868; 1871-1874).

In 1875, Halberstadt built his residence at 104 North Central Avenue. According to the *Champaign County Gazette* (August 18, 1875, p. 8),

*The beautiful new residence of Mr. E. Halberstadt, on Central avenue, near the Griggs House, is receiving its final touches and will soon be ready for occupancy. It is an imposing building, and its conspicuous location will be an ornament to the architectural beauty of the city.*

Eli Halberstadt died at age 82 on Saturday, August 30, 1902 (*Urbana Daily Courier*, Vol. VII, No. 26, Sunday, August 31, 1902; *Champaign Daily Gazette*, August 30, 1902, page 8).

Based on the Champaign-Urbana city directories, the subsequent occupation of the Halberstadt house into the late 20<sup>th</sup> century can be traced. In 1904, it was occupied by Howe and Nancy Davis, and in 1906 the house is listed as vacant. In 1908 and 1910, the house was occupied by J.W. Collins and E.E. Derrough, respectively. In 1912 and 1914, William T. Hill is listed as residing at the former Halberstadt residence. James E. Hayes resided here in 1916, 1919, and 1920, and the home was owned by Mrs. Mary A. Hayes until at least 1938. The directories also indicate Mrs. Hayes had boarders in the house. The 1939 directory indicates the house was owned by Fred C. Whittaker by this time, and that tenants occupied the house. Whittaker was a long-time jeweler in Urbana who had a shop at 124 West Elm Street, Urbana, and in 1942 purchased the shop at 133 West Main Street, Urbana. Between 1950 and 1976, the house was owned by Mrs. Clara Whittaker



## **Architectural Significance**

The 1875 Eli Halberstadt House is a vernacular cross plan dwelling with the addition of excellent examples of Italianate and Stick/Eastlake style influences. The combination of these influences make the house a very handsome and striking historic residence and a rare surviving example of these architectural styles in Urbana.

### Italianate Architectural Style

Derived from the English Picturesque movement, the Italianate style was a reaction to the formal classical ideals in architecture that previously found expression in the more formal Georgian and Greek Revival architectural styles. The new style was more informal and based on the rambling Italian farmhouses, which were often characterized by square towers; but in the United States, the style was modified and changed into a truly native interpretation.<sup>1</sup> Popularized by the publications of Andrew Jackson Downing, produced in the 1840s and 1850s, the style dates from 1830 through the 1880s, with most surviving examples from the period 1855 to 1880. The financial depression of 1873 resulted in a decrease in building and when prosperity returned, new architectural styles, particularly the Queen Anne, had supplanted the Italianate in popularity.<sup>2</sup>

Like the picturesque Gothic Revival style, the Italianate style emphasizes height, but without using the pointed arch element of the Gothic Revival. Instead, round or segmental arched windows were used, or tall narrow rectangular double-hung sash with hoods molds that can be flat or pedimented.<sup>3</sup> Generally the double-hung sash has one-over-one or two-over-two lights. Windows and doorways frequently have elaborate brick, stone or metal hoods or label molds that follow the curve of the window or supply the arch motif above the traditional rectangular top.

Buildings built in the Italianate architectural style are usually of masonry or frame construction and two or three stories in height with box-like or square massing. Roofs are characteristically low pitched, usually hipped, with wide overhanging eaves with decorative brackets; small frieze windows are also common. One-story porches are customary on residential expressions of this style with the small entry porch the most common; although full-width porches are frequent, many of the examples extant or later expansion or additions. Doors could be paired as well as single and usually followed the shape and treatment of the windows.<sup>4</sup>

### Stick/Eastlake Architectural Style

The concept of truthfulness as expressed through construction is the basic tenant of the Stick Style. “Truthfulness” is expressed through the use of conspicuous external wall treatments and joints. Always of balloon-frame construction, the style is virtually only used for residential and religious structures.<sup>5</sup> The Stick Style is quintessentially an American style developed between 1870 and 1905. This style emphasized the “frame” of a house - the vertical and horizontal wood elements that framed the exterior walls and the cross bracing that supplied stability. Early examples have walls faced with vertical

boards and battens, but later examples used horizontal clapboards with an overlay of “framing.” This exterior “framing” was intended to express the internal construction of the building. Although the framing often looks like half-timbering, it was actually trying to express the modern (in its day) balloon-framing technique. However, these exterior wood elements are generally only superficial two-dimensional applied “structural” elements, such as diagonal bracing that “reveals” the internal structure of the building.<sup>6</sup>

In the Stick Style, height is emphasized with steeply pitched and intersecting gable roofs covering a complex or irregular plan. Roof eaves project outward and are supported by large brackets or lookouts. Often the gable end or apex has exposed decorative framing, such as embellished trusses. Porches roofs are carried on posts with bracing, generally simple diagonal or curved braces, and porches are usually one story. Shadow lines, as cast onto a surface by projecting members, were also important.<sup>7</sup>

The name “Stick Style” was coined by historian Vincent Scully as a counterpart to the balloon-frame structure of the house. This new construction system of slender, repetitive studs replaced the heavy timber frame as America’s way of construction. The Stick Style, as well the contemporary Shingle Style, are two of the most American architectural styles of the nineteenth century. Roots of the style maybe found in the Gothic Revival, but Scully believes that its basis lies in the popular designs of Andrew Jackson Downing in the 1850s. Downing insisted in “truthfulness” in his designs. The style appeared in many house pattern books of the 1860s and 1870s. By the 1876 Centennial Exposition in Philadelphia, the Stick Style was fully accepted. At the Centennial, the State of Illinois was represented by a well-developed example of the style.<sup>8</sup>

The later Eastlake derivation of the Stick Style furthered the application of exterior ornament. The style employed a variety of three-dimensional ornament that resulted from advances in woodworking machinery. The name derives from furniture designs illustrated in the widely popular *Hints on Household Taste* by Charles L. Eastlake, an English architect and designer, published in 1872, but American Eastlake architectural design was decidedly different from its English origins.<sup>9</sup>

During the 1860s, architect Charles Locke Eastlake returned to England’s medieval roots through the use of simple, solid forms with steep gables and picturesque massing. He was invoking a return to the early English manor house and reacting against the overproduced and exaggerated machine-made ornament of the times. Like Ruskin, Eastlake was promoting a return to buildings of “simplicity, honest, and propriety.”<sup>10</sup> Eastlake’s 1872 furniture book provided interior designs to complement his architecture. His furniture was simple, of solid wood and with joints tenoned and pinned in the medieval fashion as opposed to the curves and carved ornament of the contemporary and popular Rococo Revival furniture. But Eastlake’s furniture designs took on an unexpected dimension in America and were transposed to architectural elements. His designs and motifs were applied to dwellings which had only the faintest connection with Eastlake architecture. Asymmetry was often maintained, as were steep gable roofs, but the emphasis shifted from solid simplicity of form to applied decoration. In this the American Eastlake Style joined the American Stick Style.

The American style appalled Charles Eastlake. “I now find that there exists on the other side of the Atlantic an ‘Eastlake style’ of architecture, which, judging from the specimens I have seen illustrated, may be said to burlesque such doctrines of art as I have ventured to maintain. . . . I regret that [my] name should be associated there with a phase of taste in architecture. . . with which I can have no real sympathy and which by all accounts seems to be extravagant and bizarre.”<sup>11</sup>

American Eastlake buildings use a variety of three-dimensional ornament to enliven their elevations. The ornament was inexpensively produced from new steam powered milling machinery that could carve scrolls, columns, brackets and finials of every type and style. Thus, decorative roof ornament, bay windows, porches and other trim could be attached to a basic builder’s box with ease. Common elements of this style are the three-dimensional ornament, turned porch posts and spindles, curved brackets, small-paned and bull’s eye windows, latticework, and delicate incised or carved ornament.<sup>12</sup>

### Halberstadt House

While the basic form of the Halberstadt House is a vernacular cross plan, with a shallow north projecting pavilion, it has significant elements of both the Italianate and Stick styles of architecture. Italianate features are mostly seen in the various window styles including the tall narrow double-hung sash. The first story windows, with one-over-one lights, are not arched in typical Italianate fashion, but rather have very elaborate window surrounds with “ears” at the top, mid, and sill levels; there are corbels below the sills. This elaborate surround is repeated in the entry door surround. Upper story diamond shaped windows also have molded edge trim and eared corners. While not traditional frieze windows, the rear wing has small knee wall sash that mimic frieze windows. The two one-story semi-octagonal window bays with their paneled spandrels are quintessential Italianate features and feature handsome Tuscan pilasters between the windows. On the second story are large windows that have triangular pedimental hoods with molded cornice and applied tympanum decoration. The shaped and corbelled chimneys were constructed in an Italianate fashion.

The most striking feature of the Halberstadt House is its elaborate one-story projecting porch. Small, one-story entry porches are common in the Italianate Style, but the ornamentation of this porch incorporates elements of the rare Stick Style, as expressed in the Eastlake substyle. Here are a chamfered corner post and matching pilasters that have curved side brackets with trefoil pierced spandrels which form an elliptical arch. The corresponding frieze is open with five inset panels that are pierced with elongated quatrefoils. Projecting beyond the entry archway, the porch roof is supported by a king’s post truss of squared and chamfered timbers with acorn drops. Here the webs of the truss have pierced inset panels with a motif of elongated trefoils and berries. Capping this ensemble is an elaborate raking cornice molding. This gable ensemble is supported on brackets similar to those that formed the elliptical arch. This heavy three-dimensional ornament echoes the furniture of the period and was probably produced using new steam powered equipment similar to the steam powered milling equipment that Halberstadt

introduced in his flour mill. Also “Eastlake” in style is the incised ornament of the window surrounds, especially in the tympanum below the pedimental window hoods and the small diamond sash.

Although the Halberstadt House does not have all the characteristics of a Stick Style residence, it does include the essential elements of an asymmetrical, picturesque plan and a steeply pitched intersecting gable roof. Its eaves are very wide and overhanging, although without brackets, the purlins are clearly visible. The gable apexes are accented with diamond-shaped windows and probably had elaborate gable truss decorations similar to that of the entry porch. The porch posts, curved brackets, and open frieze are characteristics of the Stick Style. Upper story shadow lines are produced by the overhanging eaves and the open fretwork on the porch produces decorative shadows along the entryway walls. Additional Stick Style elements are the projecting bay windows and the “structural” corner and frieze boards and simple watertable.

The Eli Halberstadt House is a significant architectural dwelling in the City of Urbana. It is unique in its combination of Italianate, Stick, and Eastlake styles and a rare survivor from the late nineteenth century. While the city has a few buildings in the Italianate Style, this residence is the only example of the Stick/Eastlake style still extant in Urbana.

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1. Virginia and Lee MacAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 212.
  2. *Ibid.*, 214.
  3. Stephen C. Gordon, *How to Complete the Ohio Historic Inventory* (Columbus, Ohio: Ohio Historic Preservation Office, 1992), 85.
  4. MacAlester, 211-212.
  5. Gordon, 89.
  6. James C. Massey and Shirley Maxwell, *House Styles in America* (New York: Penguin Studio, 1996) 140-143.
  7. Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, Massachusetts: The MIT Press, 1999.), 109-111.
  8. Whiffen, 111.
  9. Gordon, 90.
  10. Mary Mix Foley, *The American House* (New York: Harper Colphon Books, 1980), 168.

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11. As quoted in Foley, 170.

12. Gordon, 90.

### **Additional Sources**

***Pioneer is Dead; Eli Halberstadt of This City Passes Away at His Old Home; Was Prominent Citizen; One of Urbana's Earliest Settlers and Held Many Positions of Trust.*** *Urbana Daily Courier*, Volume VII, No. 26, Sunday, August 31, 1902, P.1.

***Building Improvements.*** *Champaign County Gazette*, September 8, 1875.

**Whittaker Buys New Building.** *Courier*, April 22, 1942, p. 7.

Adams, Brian

2009 Focus On: The Eli Halberstadt House. *Preservation Matters.*  
*Preservation and Conservation Association*, Volume 29, No. 4.

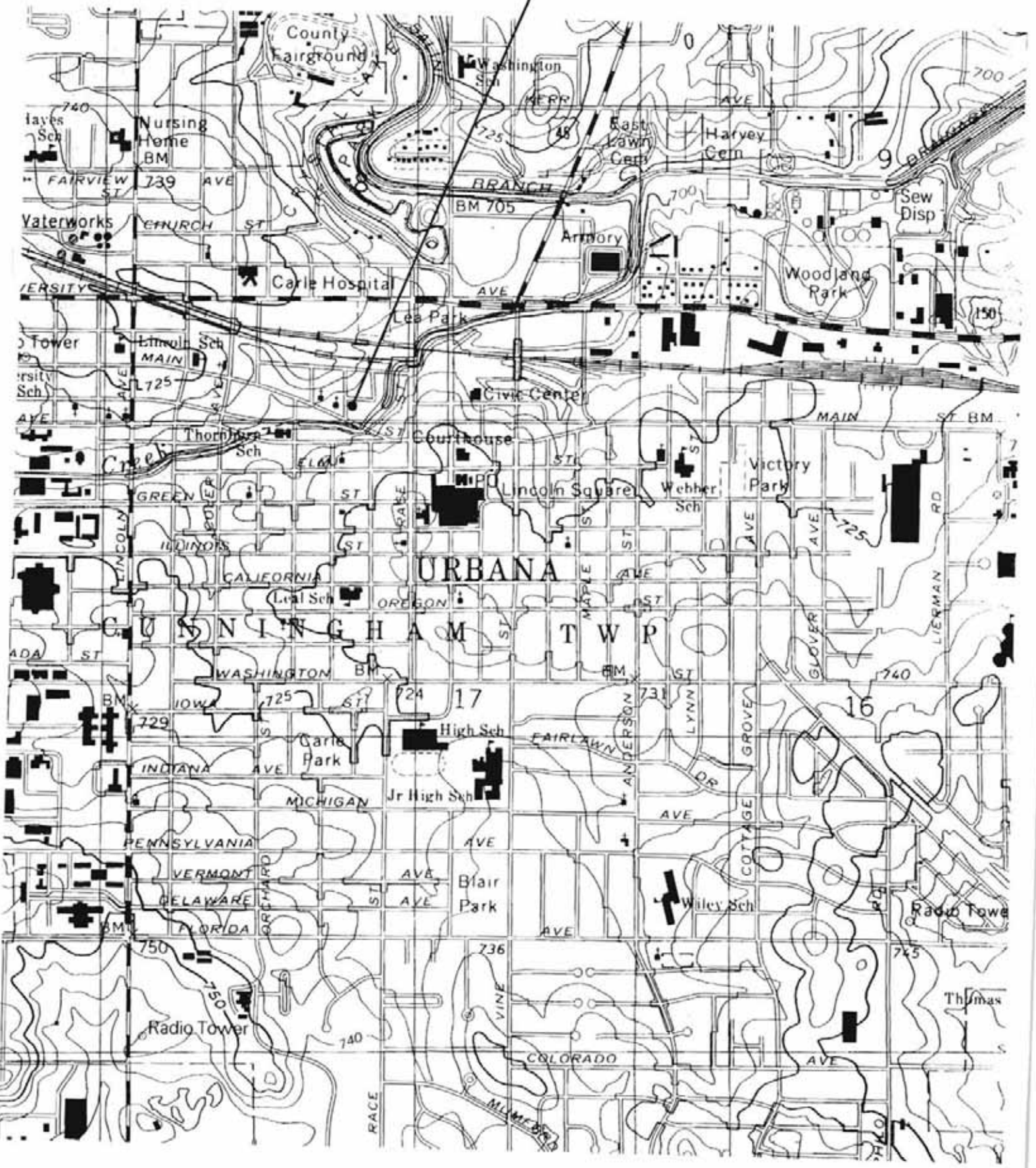
Mathews, Milton W. and Lewis A. McLean

1979 *Early History and Pioneers of Champaign County.* Reprint of 1891  
edition. Unigraphic, Inc. Evansville, Indiana.





Property Location





Eli Halberstadt House (built 1875), 104 North Central Avenue, Urbana, Illinois.



View of west and south elevations. View is towards the northeast.



View of north and west elevations. View is towards the southeast.





View of north and east elevations. The view is towards the southwest.



View of west elevation.

MAY 17 2010



West elevation. Detail view of entrance.



# Historic Landmark Preference Form

## Historic Preservation Commission

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

Name Canaan Baptist Church  
Street Address 404 West Main Street  
City/State/Zip Urbana, IL 61801  
Telephone 217-367-2158

### LANDMARK NOMINATION OF PROPERTY

Common address of nominated property: 104 North Central Avenue, Urbana, IL 61801

Owner of nominated property: Canaan Baptist Church

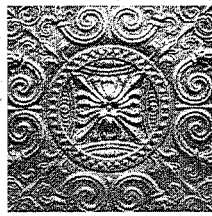
#### Please check one:

- I **support** the nomination of the aforementioned property for landmark designation.
- I **do not** support the nomination of the aforementioned property for landmark designation.
- I have **no opinion** regarding the nomination of property for landmark designation.

**COMMENTS:** Please use the following space to add additional comments. Attach additional papers if necessary.

PIN: 91-21-08-384-004  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *[Handwritten Signature]* Date: 8-3-10  
 Signature: *[Handwritten Signature]* Board Chair Date: 8/3/10



# PRESERVATION MATTERS

## PRESERVATION AND CONSERVATION ASSOCIATION

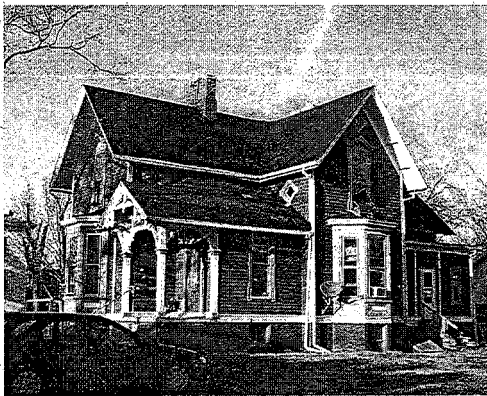
VOLUME 29

JULY-AUGUST, 2009

NUMBER 4

### Focus On: The Eli Halberstadt House

The unfortunate demolition of the World War I Armory at Main Street and Central Avenue, Urbana has "revealed" a gem of local architecture. The Eli Halberstadt House, 104 North Central Avenue, has stood for decades almost hidden by the Armory, known only to those who ventured round the corner to the quiet neighborhood tucked between the railroad tracks, the Boneyard Creek and the bustle of Main Street. Built in 1875, the Halberstadt House is a charming example of the Italianate and Eastlake subset of the Stick



Styles as applied to a small-scale cottage. Its tall steep roof shelters an asymmetrical cross-wing plan with a lower kitchen wing at the rear. But its real glory is a magnificent front porch, a true confection of spindles, pierced panels and carved arches that dominates the front facade. The house also boasts elaborate window and door trim with molded ears at the top and sides and bracketed window sills. Adding to the house's interest are two large bay windows and numerous small diamond shaped accent windows.

Eli Halberstadt was a prominent grain miller and four-term mayor of Urbana. Born in Maryland in 1820 and orphaned at an early age, Eli was apprenticed to a

tailor. He married Rebecca Legore of Hanover, Pennsylvania in 1842 and they had five children. In 1855 the family moved to Urbana. At first, Halberstadt went into the grocery business as a partner in Bradshaw, Williams and Co., but soon bought out both his partners. He sold his interest in 1865. At the same time, Halberstadt and Edward Ater began construction of a new grain warehouse, mill, and elevator along the Boneyard Creek, north of Main Street and in 1867, they expanded the operation and opened a new flour mill (The Union Mills) according to the Union and Gazette, Friday, March 1, 1867. However by 1871, the business had outgrown the original mill works and Halberstadt was busy expanding and putting in new machinery and larger boilers and engines. His business continued to grow and by 1884, Halberstadt had built yet another new modern mill, "known far and wide as the Union Mills... (was)... not excelled in Central Illinois..." Eli Halberstadt was a democrat. He was elected Mayor of Urbana in 1867 and served four terms as mayor (1867-68:1871-1874).

In 1875, Halberstadt built his new residence at 104 North Central Avenue. According to the Champaign County Gazette (Aug 18, 1875)

The beautiful new residence of Mr. E. Halberstadt on Central Avenue, near the Griggs House is receiving its final touches and will soon be ready for occupancy. It is an imposing building and its conspicuous location will be an ornament to the architectural beauty of the city. Eli Halberstadt died at age 82 on August 30, 1902.

There is no architect of record for the Halberstadt House, but it seems likely that Halberstadt may have taken his design in whole or in part from one of the popular design books of the era. The house is definitely in the picturesque style long advocated by the prominent American architects, Alexander Jackson Davis or

Alexander Downing and their popular books had long circulated in rural areas. The Halberstadt House, particularly in its details, is highly reminiscent of designs published by Samuel Sloan, A.J. Bricknell and Palliser & Co. all through the 1870s and 1880s.



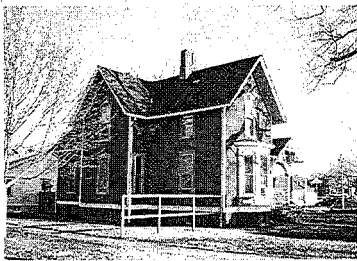
The Halberstadt House is of balloon-framed construction set on a high brick foundation with a well-lighted basement that was intended for various domestic uses, probably a laundry and secondary kitchen, judging by remaining evidence. The main floor has three comfortably sized rooms, two of them brightly lit by wide bay windows. The second floor of the main house has three large bedrooms, all of them with dressing closets lit by diamond windows under the generous eaves. At the rear of the house is a lower wing for the kitchen, pantries and a back stairway that services a single large upstairs room with an over-sized dormer on the south side. Mr. Halberstadt spared no expense when it came to window glass and the house is filled with tall two-over-two-light double-hung windows and is remarkably bright inside. The remaining fireplace is in the front parlor, but there is evidence that the other rooms were heated by stoves. Two large brick chimneys pierce the roof, both with elaborate corbelled chimney tops, although the eastern chimney has obviously been rebuilt in recent years. But it is the front porch that gives the Halberstadt house its real style and whimsy. The porch is an elaborate confection, a testament to the wood turner and carvers art.

The front porch is on the south end of the



main façade and is constructed on a high brick foundation with four steps up from the walk. This porch shelters a square entrance vestibule that occupies about two-thirds of its area.

The corner of the porch is supported by a single square post with a plain molded capital and matching pilasters against the house. Curved side brackets with trefoil pierced spandrels and a single acorn spindle form an elliptical arch, which in turn supports a frieze with five inset panels. Each panel is pierced with a motif of elongated quatrefoils. A king's post truss of squared timbers with chamfered ends supports the porch roof. The webs of the truss have pierced inset panels with a motif of elongated trefoils and berries; the truss is capped with an elaborate eave molding. This gable projects beyond the face of the house and is supported on brackets of the same pattern as those that form the elliptical arch. The gable roof of the porch continues back about one-



Westside Park Bandstand  
Original Bandstad shown above, top.  
Recreated bandstad above, bottom

third the length of the porch to permit a diamond window on the second floor of the south facade. Beyond this point and roughly corresponding to the front wall of the vestibule, the roof becomes a steep shed roof with a cricket at the end to mask the transition from the front gable roof. The front porch shelters a relatively simple front door with triple eared and molded trim similar to the windows. This door has a single three-quarter length light with two lower inset panels. There is a single light transom over the door.

The Eli Halberstadt House, built in 1875, is unique in its combination of Italianate, Stick, and Eastlake styles and is a fine example of what would soon blossom into the grander and more elaborate Queen Anne mansions of its richer neighbors on West Main Street. Its elaborate detail raises it above the vernacular houses of the period and it is obviously derived from the popular architectural design books of its day. As the home of a successful businessman and local politician, it deserves our admiration and respect.

Eligible for local landmark status and listing in the National Register of Historic Places, the Eli Halberstadt House should be preserved.

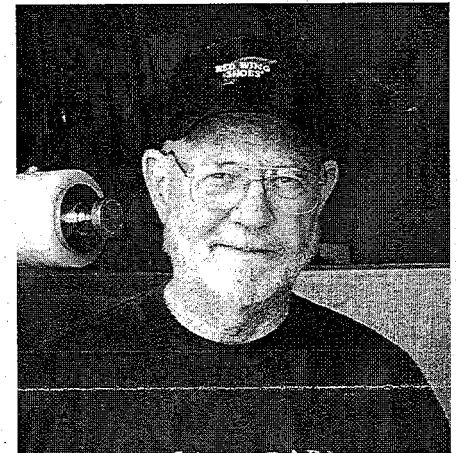
*This article was written by Mark Chenail with historic research on Halberstadt and his career provided by Brian Adams.*

## Volunteer Spotlight

Mike Miller was born and raised in Montana and North Dakota. He went to high school in Fargo, ND, but received his Bachelor's and Master's degrees from the University of North Dakota, Mike then taught at the University of Northern Iowa for five years before returning to school at the University of Illinois where he earned a PhD in 1984. All of his degrees are in Physical Geography with minors in Geology and Soil Science. In 1979, Mike went to work for the Illinois Water Survey and transferred to the Illinois Geological Survey in 1984. He retired from the ISGS in 2005! Upon retiring, Mike intended to pursue a life-long interest in woodworking, but travel with his wife Scottie and volunteer activities have successfully competed for equal time. Woodworking projects that he has completed include many built-ins in his former Urbana residence; one especially challenging project was an entry bench that he rebuilt from salvage parts to fit into their entry. The Millers changed houses in 2006 and landscaping and house renovations have dominated his free time since then. Scottie and Mike have one son, who is a retired Army Sgt. Major and lives in Texas. Their two grandchildren are both in college.

Long time PACA member Rich Cahill introduced Mike to PACA sometime in the 1990s when PACA was still in the building at First and University streets. Mike's original interest was in recycling and keeping materials out of landfills. That is still his major interest, but he has acquired

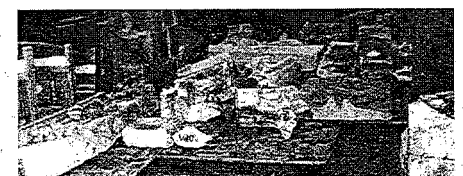
an appreciation for the historical aspects of the built environment from the dedicated energy of the PACA salvage volunteers over the years. A back injury a few years ago has required that he cut back on active salvaging, but Mike still pulls nails and does other less "strenuous" tasks. His main activity at present is helping with the warehouse reorganization and helping to showcase the varied materials constantly brought into the warehouse. According to Mike (and others!), PACA has a very dedicated core of volunteers who give much of their time and effort to PACA and he is inspired and interested in working with them and benefiting from their expertise in solving problems around his own home.



Mike joined the Master Naturalists Program, housed in U of I Extension, attended the required classes, and became a Certified Master Naturalist in 2007. Most of his free time is split between volunteer activities for the East Central Illinois Master Naturalist Chapter and the PACA warehouse.

## Gothic Stone Update

The Gothic stone that PACA has acquired and recently moved from the basement of Lincoln Hall has generated interest from our members and the general public. Since the article in the last "Preservation Matters" was published, the PACA Board of Directors has discussed how to appropriately dispose of the stone. At the September Board meeting the following was approved.



The Gothic stone (200+ pieces) will be sold as one lot, with the reserve that one or two pieces may be withheld for donation to a museum. Currently there are pieces for three tracery window frames and two interior doorways all stored together. However, PACA cannot guarantee that the stone for all of these units is extant.



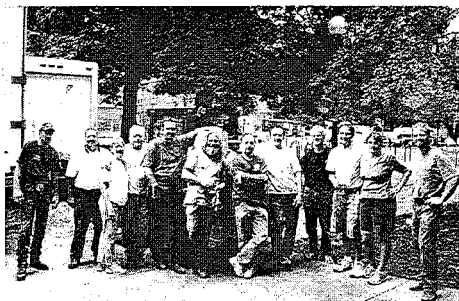
PACA will spend a month doing further research on the provenance and history of the stone. An inquiry into the type/durability of the stone to see if it can withstand outdoor installation will be undertaken. At the same time, a fair selling price will be investigated.

After the above is completed, PACA will spend a month marketing the stone locally and nationally. Information will be made available to individuals, museums, and universities. PACA members will directly receive the marketing information.

A sealed bid auction will be held, with a set reserve. Bids will be opened at the December 9 PACA board meeting.

It is hoped that PACA will be divested of the stone by the end of the year.

PACA would like to thank all of our strong volunteers who helped move the stone from the basement of Lincoln Hall into a semi-tractor trailer in about six hours! They were phenomenal: Hank Kaczmarek, Brian Duffield, Bob Swisher, Lee Stoops, Patrick Rietz, Tom Garza,

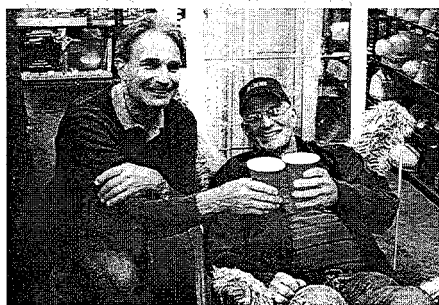


David Barre, Dan Leasure, Ed Wilhite, Jerry Schmidt, Anne Schmidt, Dannie Otto, Nick Schmonsees, Mark Replogle, Elisabeth Jenicek, Joe Chapman, Jim Takantjas, and Karen Kummer.

PACA especially thanks Tom Gillespie, for the use of his fork lift, and Mark Bush, for moving and storing the last three large stone pieces.

### Volunteer and Membership Recognition Party

It's that time again when we try to do a little extra to show how much we cherish our dedicated group of fantastic volunteers. So on **Sunday, October 18, from 3pm** - whenever we get tired, please come help us say a great big thank you to these generous people! The party is held at our salvage warehouse, 44 E Washington St., Champaign. There will be lots of food from local restaurants and it's a wonderful



chance to meet and talk to other great people who are interested in preservation in our community. Everyone is welcome so come out to show your support, and have a good time in the process.

### Paver "Party"

Speaking of parties...

Paca is asking all of it's members for a lot of help at a party of a slightly different type. This isn't exactly a barn raising, but we are hoping to accomplish almost as much. PACA has partnered with the City of Champaign to re-stack several pallets of Street pavers as a fund raiser to support PACA projects throughout the year. PACA will be allowed to sell a large quantity of these pavers just as we have been selling the Urbana sidewalk pavers for the last few years. This has proven to be a very successful program for PACA but we need help to continue. Our deadline for the Champaign pavers is fast approaching so on **Saturday, Oct 17 from 9-3**, please meet us at the Champaign Public Works Yard. It is located on Hagan Street north of Bloomington Road, directly east of Home Depot. Feel free to come for part of the day or stay the whole time. Every little bit helps. We will have lunch provided, and it's a great chance to socialize with your fellow PACA members. The work isn't very difficult so it's the perfect opportunity for people of all abilities to pitch in. Then finish the weekend by celebrating at the volunteer recognition party the next day!

### Special item for sale:

Occasionally we have a unique item at the salvage warehouse that sits there long enough to be spotlighted here in the newsletter.

This is one of these items.

## P.A.C.A. MEMBERSHIP APPLICATION

### MEMBERSHIP CATEGORY

- Adult \$15
- Student \$10
- Senior Citizen \$10
- Family \$20
- Corporate \$75

Additional Contribution \_\_\_\_\_

MAKE CHECKS PAYABLE TO PACA

### TYPE

- New \_\_\_\_\_
- Renewal \_\_\_\_\_

### INFORMATION:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

### PACA

Box 2575, STATION A  
CHAMPAIGN, IL 61825

WWW.PACACC.ORG  
217 359 7222

Contributions are tax deductible to the extent allowed by law.



Back in 2006, Robert Nemeth had the opportunity to purchase the salvage rights to this wonderful entryway from the Newman Foundation on the U of I campus. After sitting for some time, Robert has donated it to PACA to sell at the warehouse. It is currently stored in the side yard at the warehouse, and while much of the paint has peeled and a few parts are deteriorated, it is for the most part complete. Just imagine this as the new entry on your home, garage or even the most spectacular storage shed you've ever seen. Come take a look! Saturdays 9am-Noon and Wednesdays 4-7pm.

Don't forget that unique items come and go quite often. Consider making the warehouse a regular stop so you don't miss out on something you didn't even know you needed. We even still offer free coffee on Saturday mornings, which we buy from a local Roastery, to help start your day!

**New & Renewing Memberships**  
(received since the last newsletter)

**Fantastic Supporters**  
(Over Twenty Year Members)  
Elizabeth Rogers  
Steve and Kathy Roemmel  
Lianne Anderson  
Michael and Bonnie Irwin  
Mark Netter  
Harold & Pat Jensen

**Eleven to Twenty Year Members**  
Kristin Solberg and David Seyler  
November and Anthony Bamert  
Colleen Brodie  
Dusty Cory  
Charlotte and Ronald Hampton  
Cheryl Kennedy  
Michael Markstahler  
Susanne Massell  
Robert and Sarah Nemeth  
Joe & Phyllis Williams

Mr. & Mrs. Gerald Brighton  
Andrew B. White Family

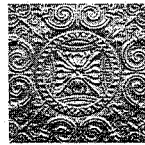
**Five to Ten Year Members**  
Doug Anderson  
Stephen Campbell & Heather Munson  
Mary Ellen Fleichli  
Susan Frobish  
Nanette Koerner  
Robert Selby  
Maureen Reagan  
Smith/Burgett Architects (Corporate)  
Russ Arnold  
Bill and Joan Price

**One to Four Year Members**  
Felice Kaufmann and Harry Buerkett  
Robert Craft  
Robert Epperson  
Vince & Wanda Hock  
Chris Enck

**New Members**  
Ken Salo  
Dustin Kelly  
David Stauffacher

membership runs 1 yr from: 10/31/08  
E. Tyler/Com. Devel.  
400 South Vine  
Urbana, IL 61801

OR CURRENT RESIDENT



Telephone & Answering Service: 359-PACA  
Website: [www.pacacc.org](http://www.pacacc.org)  
E-mail: [pacaexdir@comcast.net](mailto:pacaexdir@comcast.net)

Brian Duffield, President  
Tom Garza, Vice-President  
Sarah Nemeth, Treasurer  
Claire Deal, Secretary  
Karen Lang Kummer, Exec. Director

Preservation Matters: newsletter of the  
Preservation and Conservation Association,  
P.O. Box 2575, Station A, Champaign, IL 61825

OCT 15 2009

NON-PROFIT  
ORG.  
U.S. POSTAGE  
PAID  
CHAMPAIGN, IL  
PERMIT NO. 133

The undersigned are in support of the nomination to designate 104 North Central Avenue a Local Historic Landmark:

Name	Address	Date
Ed Peter Springs	201 N 90th Urban 9	9/1/10
P Gregory Springs	206 Wood U	9/1/10
Brian Dolinar	303 W. Locust	9/1/2010
Jean McManus	305 W. Locust	9-1-2010
Marita Calderon	504 W. Elm Apt 5	9/1/10
DANIEL FOLK	807 W MAIN ST	9/1/10
George Hendrick	502 W Main St #122	9/1/10
Paul H. Hays	513 W. Main St	9/1/10
Donna Drudd	505 W. Main St.	9/1/2010
Heather Taylor	507 W. Main St.	9/1/2010
Nancy Cox	507 W. Main St.	9/1/10
Walter W. Sun	602 W Main St (180)	9/1/10
Caryn Baxley	510 W. Main St.	9/1/10
Tom Ross	608 W Main	9/1/10
Don Jensen	608 W. Main	9/1/10
Bob W.	706 W. Main	9/1/2010
Holly A.	707 W Main St.	9/1/10
Eric G. Johnson	803 W. Main St.	9/1/10
Robert Shuen	807 W Main St	9/1/10
Robert	809 W Main St.	9-1-10
Angiel Baker	809 W. Main st.	9/1/10
Joe Williams	810 W. Main St.	9-1-10
Phillip Culbert	810 W MAIN ST.	9-1-10
Frank Burnett	804 W Main St	9/1/10
John	508 W Main St	9/1/10
St. B.	508 W. main st	9/1/10
Carol Schmidt	508 W. main St.	9/1/10
W. L. Lorenz	409 W HIGH	9.1.10
Chun Bui	411 WEST NEVADA ST.	9-1-10
Karen Kemmer	1104 Dougherty, C	9-1-10



CITY OF URBANA, ILLINOIS  
HISTORIC PRESERVATION COMMISSION

In Re Application To Designate 104 North Central )  
Avenue a Historic Landmark ) Case No. HP-2010-L-02

**EXHIBITS OF THE OWNER/OPPONENT, CANAAN BAPTIST CHURCH**  
**(ORIGINAL COPY)**

September 1, 2010

# Location Map and Aerial

Exhibit A

F



200 100 0 200 400 600 Feet



HPC Case: HP-2010-L-02  
Subject: Eli Halberstadt House  
Landmark application  
Location: 104 N. Central Ave.  
Petitioner: Brian Adams

 Subject Property

RESPONDENT'S  
EXHIBIT  
1





Canaan Missionary Baptist Church

Administrative Offices  
404 West Main Street, Urbana, Illinois 61801

March 3, 1999

■ Reverend B.J. Tatum,  
Senior Pastor

The Honorable Todd Satterthwaite  
Mayor of the City of Urbana  
400 S. Vine Street  
Urbana, Illinois 61801

COPY

Dear Mayor Satterthwaite:

A recent situation has occurred which I feel is a perennial and serious problem regarding our congregation and the City of Urbana Ticketing Division. I am perturbed! In fact, I believe we are the target of harassment!

As you and the Champaign-Urbana community know, Canaan Baptist Church is constructing a school; therefore, parking is limited. I have an assigned parking space off street; however, since the inception of construction, I allowed the contractors to use this area and I parked between the property line and street, in a driveway we paid to have poured. This was legal.

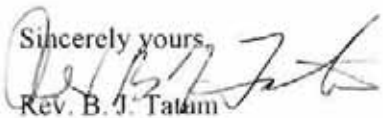
On Friday, **February 26, 1999**, I received a parking violation for "Blocking and obstructing a sidewalk." This is not correct! At no time in the several months of my parking in the driveway we poured have I blocked and obstructed a sidewalk! A copy of the violation is enclosed. Also enclosed is a copy of a bright orange warning that was placed on my car today, **March 3, 1999**, about a City Ordinance stating vehicles will be ticketed **effective March 1, 1999!** From all appearances, it would appear that this ticket is null and void, since it was issued prior to the effective date. I find it rather peculiar that Section 23-187 of the City of Urbana Ordinances was researched and a warning specifically placed on my car **after** a ticket was issued.

The above situation causes me to believe Canaan Baptist Church is the target of harassment by the City of Urbana Ticketing Division. For the past 22 years we have been plagued with parking tickets during our Sunday Worship Service. Prior to my getting up to preach on Sunday mornings, I am constantly being informed of tickets being issued. Many of these tickets have been challenged. For example, church vehicles used to pick up parishioners were ticketed when they were clearly in the proper zone. A car that was one foot in the "Yellow Zone" was ticketed.

Another reason I believe Canaan Baptist Church is the target of harassment is the disparity between our church and our neighbor, St. Patrick Church, two blocks away. Our Trustees have told me on Sundays when our parishioners received parking tickets, the St. Patrick parishioners had the same violations but there were no tickets issued or placed on their cars.

The parking tickets, and incongruence of tickets issued have been a serious problem, so much so that in 1996 our congregation considered purchasing First United Methodist Church and moving to Champaign. We plan to solve our problem by purchasing surrounding properties and demolishing them for parking.

Sincerely yours,

  
Rev. B. J. Tatum  
Senior Pastor

BJT/blt  
cc: Police Chief Eddie Adair

■ 217-367-2158 FAX 217-367-5130

RESPONDENT'S  
EXHIBIT

2

PROPOSAL/CONTRACT

*Willie Docher*

DEMOLITION - SEWER WORK  
CONCRETE WORK  
NO JOB TOO BIG OR TOO SMALL  
(217) 384-8063 OR (217) 377-3571

CANAAN BAPTIST CHURCH (proposal submitted to) 217-367-2158 (phone) 2/18/2010 (date)

402 W. Main St. (street) Urbana (city) Illinois (state) 61801 (zip)

(location-if different than above)

Demolition of Building at 104 N. Central Ave. Urbana, IL  
Complete demolition and removal of all building materials including concrete foundations, floor footing, and sidewalks.  
Includes disposal of non-friable asbestos materials.  
All materials and debris will be disposed of in licensed landfills and recycling sites.  
Cap sanitary sewer at property line and have inspected by the City of Urbana.  
Maintain barricades and fencing during work period.  
Furnish all machines, labor, permits and insurance necessary to to perform the work.  
Contact JULIE prior to commencing work.

Supervise/Layout Project  
Demolition Subcontractor: Demolition of Building (Includes debris hauling)  
Demolition Subcontractor: Asbestos Removal (Includes Inspection)

We propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of:

\$12,000.00 . Payment to be made **upon completion of job** or as otherwise specified:

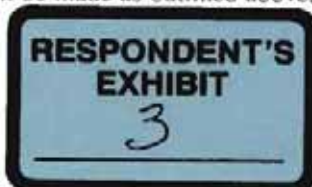
This proposal may be withdrawn if not accepted within 180 days.

*Willie Docher*  
authorized signature

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

ACCEPTANCE OF PROPOSAL - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

*Willie Docher*  
Signature \_\_\_\_\_ date \_\_\_\_\_







RESPONDENT'S  
EXHIBIT  
4

RESPONDENT'S  
EXHIBIT  
5





RESPONDENT'S  
EXHIBIT

6







**RESPONDENT'S  
EXHIBIT**  
7



100  
P 105  
15  
30

NO. 2 IDEAL  
REDFLASH BOILER



AMERICAN RADIATOR  
COMPANY

RESPONDENT'S  
EXHIBIT  
8



RESPONDENT'S  
EXHIBIT  
9







RESPONDENT'S  
EXHIBIT  
10



RESPONDENT'S  
EXHIBIT  
11





RESPONDENT'S  
EXHIBIT

12





RESPONDENT'S  
EXHIBIT  
13







Community Development Services  
400 South Vine Street  
Urbana, IL 61801  
(217) 384-2444  
FAX (217) 384-0200

July 9, 2007

NOTICE OF VIOLATION

Canaan Baptist Church  
402 W. Main St.  
Urbana, IL 61801

RE: 104 N. Central Ave.  
PI: 91-21-08-384-004

Dear Sir or Madam:

Pursuant to the City of Urbana's Systematic Inspection Program, our office conducted a routine inspection of the subject property on July 6, 2007. The purpose of this inspection is to determine conformity to the City of Urbana's Property Maintenance Code and to aid in the reduction of potential health and safety hazards.

The following code compliance matters were noted during this inspection.

1. Paint around light and on wall in entryway is peeling, (PM 305.3). Clean and paint areas to provide sanitary conditions.
2. Front door screen torn, (PM 304.14). Repair screen door.
3. Gutter at south-east corner falling off of house, (PM 304.7). Restore gutter to proper installation.
4. Hole in soffit at north-east corner, (PM 304.6). Repair soffit to prevent animal entry and to protect structure.
5. Roof (north-west quadrant) deteriorated, (PM 304.7). Make necessary repairs to roof to provide protection to structure.
6. Trim on front bay window deteriorated, (PM 304.6). Repair trim to eliminate defect.
7. Furnace and water heater lack fire rated ceiling or sprinkler system, (PM 603.3.1). Install a spot sprinkler above furnace/water heater area. **The plumbing work cited in this report must be accomplished by a plumber or plumbing contractor licensed in the State of Illinois. Your plumber or plumbing contractor may contact Mr. Corey Ireland, Urbana Plumbing Inspector, at 217/384-2435 for permit information.**
8. Smoke alarm lacking in basement, (PM 704.2). Install a smoke alarm in basement within five days of this notice and test for proper operation.
9. The chimneys are deteriorating and bricks are loose and could potentially fall, (PM 304.11). Make necessary repairs to stabilize chimneys.

RESPONDENT'S  
EXHIBIT

14



Apt. 1

10. Receptacle near kitchen sink lacks Ground Fault Circuit Interrupter (GFCI) protection, (PM 605.2). Install a GFCI protected receptacle. **The electrical work cited in this report must be accomplished by an electrician or electrical contractor licensed in the City of Urbana. Your electrician or electrical contractor may contact Mr. Tim Mecum, Urbana Electrical Inspector, at 217/384-2434 for permit information.**

Apt. 2

11. Smoke alarm lacking in bedroom and inoperative in hallway, (PM 704.2). Install smoke alarms in hallway and bedroom within five days of this notice and test for proper operation.
12. Unit lacks a GFCI receptacle near sink, (PM 605.2). Install a GFCI receptacle in vicinity of kitchen sink.
13. Bathroom floor is deteriorated, (PM 305.3.1). Replace floor to allow for a clean and sanitary condition.
14. Improper extension cord in use in kitchen, (PM 605.1.1). Replace with a 15 amp integrated breaker power strip.

Apt. 3

15. Entry stairs lack a handrail, (PM 306.1). Install a handrail between 30 and 42 inches above steps.
16. Paint is peeling at top of stairs and on bedroom ceiling, (PM 305.3). Clean areas and paint with appropriate sealant.
17. Lacking smoke alarm in bedroom and hallway smoke alarm is inoperative, (PM-704.2). Install smoke alarms within five days of this notice and test for proper operation.
18. A GFCI receptacle is lacking in vicinity of kitchen sink, (PM 605.2). Install a GFCI protected receptacle at kitchen sink.
19. Some outlets contain open grounds, (PM 605.1). Either install an approved ground or GFCI receptacle where necessary.
20. Bathroom lacks proper ventilation, (PM 403.2). Install a ventilation fan in bathroom.

We respectfully request that the corrections of these deficiencies be completed in a workmanlike manner by no later than **August 10, 2007**.

If you should have any questions as to the nature of the Code requirements or the corrective actions that must be taken, our office would be pleased to meet with you or your agent at your convenience. When the corrections have been completed, please contact this office for a re-inspection so we may clear this file.

The Housing Inspector may be authorized to provide an extension of the timeline for correction of regular maintenance items for good cause due to factors such as occupancy status of the unit, weather conditions that prevent or delay completion, availability of specialty contractors such as licensed plumbers and electricians, availability of building materials, and overall volume of work to be completed. If you



wish to request an extension you must do so in writing within 10 days of receipt of this letter. Please note that extensions may not be granted.

Please be advised that any person affected by any Notice issued in connection with the enforcement of the City Codes may request a hearing on the matter before the appropriate Board; provided that such person files in this office a written petition containing the grounds therefore, within 15 days of receipt of this Notice. You have the right to appeal this Notice to the Property Maintenance Code Board of Appeals. There is a \$150 filing fee due with your application. Contact this office for more information and the appropriate application, or if you have any questions.

The Housing Inspector may issue a "Failure to Comply Ticket" for failure to comply with any of the above set deadlines. The first ticket will be issued for the sum of One Hundred Dollars (\$100), and shall be paid within (7) days from the time the ticket was issued. If the ticket is not paid within (7) days, the penalty shall automatically increase to Two Hundred Dollars (\$200). A second Failure to Comply Ticket or subsequent code violation issued within (12) twelve months of the initial violation will result in increased fines. Failure to comply with the above deadlines may result in legal proceedings instituted against you by the City of Urbana

Rarely is it necessary to file a suit to enforce compliance. These fines, according to the Code of Ordinances, may range from \$200.00 to \$750.00 per day per violation. Each day that a violation continues, after due notice has been served, shall be deemed as a separate offense.

Please be advised that this may be the only notice you receive from the City regarding this matter.

Thank you for your cooperation.

Sincerely,



Stephen L. Chrisman  
Housing Inspector  
(217)328-8274 or FAX (217)384-0200

SLC:vpp

## Electrical Work That Needs to be Done

### 104 N. Central

Apartment #1—Install a GFCI receptacle near kitchen sink.

Apartment #2—Install a GFCI receptacle near the kitchen sink.

Apartment #3—Install a GFCI receptacle near the kitchen sink.  
Some outlets contain open grounds. Either install an approved Ground or GFCI receptacle where necessary.

Bathroom needs a ventilation fan (Electrical Work ??)

### 211 N. Central

Apartment #7—Install a GFCI receptacle at the kitchen sink.

Breakers in breaker box improperly tied together. Determine the Reason these breakers are tied together and make necessary corrections.

### 406 W. Main

Breaker box has open spaces. Install space fillers in breaker boxes.

Apartment #1—Replace GFCI receptacle in bathroom

Bathroom needs an exhaust fan (Electrical Work??)

Apartment #2—Install a GFCI receptacle at the kitchen sink.  
Replace GFCI receptacle in the bathroom

### 210 N. Central

Apartment #2—Complete installing exhaust fan in bathroom.

## Smoke Detectors That Need to be Installed

### 104 N. Central

A smoke alarm needs to be installed in the basement.

Apartment #2—Install smoke alarm in the bedroom and the hallway (current one is inoperative)

Apartment #3—Install smoke alarm in the bedroom and the hallway (current one is inoperative)

### 406 W. Main

Apartment #1—Install a smoke alarm in the bedroom

Apartment #2—Install a smoke alarm in each bedroom

Apartment #3—Install a smoke alarm in the bedroom

### 211 N. Central

Apartment #7—Install a smoke alarm in the bedroom



*matthe*

Community Development Services  
400 South Vine Street  
Urbana, IL 61801  
(217) 384-2444  
FAX (217) 384-0200

May 24, 2007

Canaan Baptist Church  
404 W. Main St  
Urbana IL 61801

RE: 104 N Central  
PI: 91-21-08-384-004

Dear Sir or Madam:

The City of Urbana's Property Maintenance Code establishes certain minimum standards necessary for the health, safety, and general welfare of our citizens. In order to provide a systematic means to enforce these provisions, Urbana instituted a Systematic Inspection Program for multiple-family dwellings.

This program serves to protect your investment by ensuring that your property meets current code requirements for existing buildings. It also ensures that the residents of your property have the minimum standards of housing that are required by the Property Maintenance Code.

As the owner/manager of record, we request that you contact this office **within two weeks** of receipt of this letter to arrange an inspection time for this property. If ownership of this property has recently changed, please notify this office with the name of the current owner and their address.

In order to be comprehensive, access to all areas of the property is necessary at the time of the inspection. Please let the residents know of the inspection appointment in advance, so we may conduct the inspection with a minimum of inconvenience to your tenants.

Enclosed is a list of some common code violations that were noted during some recent systematic inspections. If you can check these items and correct them prior to the inspection, you can help reduce the inspection time and the inconvenience of subsequent reinspections.

As a reminder, the landlord or landlord's agents shall provide the tenant with at least a 24 hour advance notice of entry and may enter only at reasonable times. The landlord or landlord's agent will be required to provide access to all rooms and accompany the housing inspector.

I look forward to your cooperation in this matter. Please contact me if you have any questions.

Sincerely,

Stephen L. Chrisman  
Housing Inspector  
(217)328-8274 or FAX (217)384-0200

SLC:vpp  
Enclosure







DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

AVOID COMMON CODE VIOLATIONS

1. Have operable smoke detectors on each level and in each bedroom and carbon monoxide detectors within 15 feet of sleeping areas in each dwelling unit.
2. Screens must be on all required windows.
3. Screens must be tight-fitting and in good repair.
4. Windows must be working and in good repair with proper sashes and controls.
5. Doors must be in good working order.
6. Exit lights and fire alarm system, if required, must be working.
7. Fire extinguishers charged, and if required, inspected and tagged.
8. A single-cylinder deadbolt lock on all entrance doors.
9. Walls, floors, and ceilings in good repair.
10. Combustible storage must be removed from boiler room, furnace room, basement, or cellar.
11. Required handrails must be in place on stairs of four or more risers.
12. Bathtubs and showers must be properly caulked.
13. Vent pipes from water heaters and furnaces must be properly sealed.
14. Junk, trash, and miscellaneous debris must be removed from all common interior and exterior areas including the yard.
15. All exterior surfaces should be painted or treated so that moisture cannot get to the wood.
16. Electrical receptacles within six feet of the kitchen sink, one receptacle in the bathroom, and all exterior receptacles must be GFCI protected.
17. Local only manual fire alarm pull stations must have a sign posted by each one saying, "WHEN ALARM SOUNDS CALL 911." *N/A*

These items may be easily checked prior to the inspection and corrected. By taking steps to avoid common problems, you can reduce your inspection time. Thank you for your cooperation.





P.O. BOX 795 712 N. HICKORY  
CHAMPAIGN, IL 61824-0795

FORMERLY  
**BASH ROOFING  
COMPANY**

(217) 352-2200

**Inspection Report**

Company Name: Bash/Pepper Roofing Company, Inc.  
712 N. Hickory  
Champaign, IL 61820  
(Illinois License Number: 104-000316)

Telephone Number: (217) 352-2200  
FAX Number: (217) 352-3523

Location of property: 404 W. Main St. Urbana (old house across street)

I, Cord Schroeder, have inspected the residence located on the property listed above. This inspection reveals that the roof and roof covering is not in satisfactory condition and has evidence of leaks.

My inspection leads me to the conclusion that repairing this building would be too costly. It has not been maintained and is simply in too bad of shape to justify trying to salvage the building. Here is a brief list of projected costs on the building. New roof including tear off and rebuild deck - \$15,000.00 to \$25,000.00. Rebuild two double chimneys - \$8,000.00 to \$15,000.00. Replace all the existing windows - \$8,000.00 to \$15,000.00. This all anticipates not finding any structural problems. However, this is unlikely and there will probably be several complications that will only add to the costs. More importantly, these numbers don't include the siding/painting, the front porch, and everything on the inside (heating/AC / electrical....). I would expect these numbers to easily exceed another \$30,000.00. I can not in good conscience recommend performing any of this work.

I certify that I am authorized to sign this Certification on behalf of Bash/Pepper Roofing Company and that, by the signature here after made, Bash/Pepper Roofing is duly bound under the terms and conditions on the certification.

I further certify that I have no interest, present or prospective, in the property, buyer, seller, broker, mortgagee or other party involved in the transaction. Only the condition of the system as of this date is warranted by the inspection.

Dated: August 24, 2010

Signature:

Cord Schroeder, Sales  
Bash/Pepper Roofing Co.

**RESPONDENT'S  
EXHIBIT**  
15



**COUNTRY CARPENTRY**  
A Division of Lipa Enterprises, Inc.

(217) 446-3180

Martin Lipa - Owner  
8405 E 1425 North Road  
Fairmount, Illinois 61841

FAX: (217) 733-2421

www.lipaenterprises.com

Canaan Baptist  
c/o Mattie Gray  
404 W. Main  
Urbana, IL 61801

August 26, 2010

367-2158

*We propose to furnish labor and materials as specified for the following Carpentry work.*

**SCOPE OF WORK: ROOF @ 104 N. Central, Urbana**

1. Strip off roofing up to 3 layers
2. Install 7/16" 4x8 sheeting over spaced sheeting
3. Install Shingle mate roof felt
4. Install wide flange metal edge
5. Install Weather Watch Ice Barrier in valleys
6. Flash chimney
7. Install closed valley system
8. Install GAF dimensional shingles with a 30 year manufacturer's warranty
9. Install rubber roofing on flat area
10. Install roof vents
11. Install rubber plumbing pipe boots
12. Install Timbertex ridge cap
13. Clean up work area
14. Sweep lawn with magnet
15. Haul old roofing to landfill
16. Labor warranty, 10 yr.
17. Manufacturer's warranty, 30 yr

**TOTAL \$35,770.00**

Manufacturer's Limited Warranty:  
Guarantee on Craftsmanship: 1 yr.

Terms: 1/2 down, 1/2 upon completion  
Contract Price: \$35,770.00

Signature \_\_\_\_\_ Date \_\_\_\_\_

**RESPONDENT'S  
EXHIBIT**

*16*

**FOR CREDIT - ALL PAYMENTS MUST BE MADE TO COUNTRY CARPENTRY. THE PURCHASER ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT.**

1. All surplus job material belongs to COUNTRY CARPENTRY.
2. COUNTRY CARPENTRY will purchase all necessary building permits and will perform all work in a workmanlike manner according to the local building codes and applications (where applicable).
3. In the event legal action must be commenced to enforce any of the terms hereof, COUNTRY CARPENTRY shall be entitled to a judgment award of all costs and expenses, including reasonable attorney fee, for any such suit or collection effort. A 2 % service charge per month will be added to any unpaid balance after 7 days.
4. COUNTRY CARPENTRY is not responsible to provide any materials or to perform any work other than what is described above. Replacement of deteriorated or damaged materials, hidden or unknown mechanicals or obstacles, is not included and will be charged as an extra unless otherwise stated herein.
5. Purchaser will supply all electricity necessary for the work.
6. This contract is subject to final approval by COUNTRY CARPENTRY and is the entire agreement of the parties and no other written or other forms will be recognized.
7. Purchaser may cancel this contract by COUNTRY CARPENTRY by receiving written notice at the office prior to midnight of the third business day after the date of this transaction. IF CONTRACT IS CANCELED AFTER 3 BUSINESS DAYS, THERE IS A 15% CANCELLATION CHARGE.

# J & K Painting, Inc.

QUALITY, IT'S ON THE HOUSE!

1607 W. Green St.  
Champaign, IL 61821  
217-355-0520  
www.jandkpainting.com

Full Workers Compensation Coverage  
\$1,000,000 Liability Insurance Coverage

7/7/10

1121

DATE: 8/9/10

Mattie Gray  
404 W. Main St  
Urbana, IL 61801  
Re: 104 N. Central  
Urbana, IL 61801

We hereby propose to perform the labor necessary for the completion of:

### Repaint Exterior of House Including:

- Siding      -Fascia      - Pillars      -Foundation
- Soffits      - Doors      -Painted Trim
- Window Trim (Excluding Windows)

### Surface Preparation:

- House Prep According to EPA RRP Lead Laws
- Caulk Gaps/Cracks as Needed
- Wash House to Clean
- Scrape Loose Paint      -Prime Bare Wood

### Finish Coat Applied To:

Area	# of Coats	Type of Paint	Gloss Level	Color
Siding/Foundation	2	Sherwin Williams	TBD	TBD
	2	Duration		
Soffits			TBD	TBD
Window Trim	2		TBD	TBD

Second Coat: Unless otherwise specified above the contract price includes only one full finish coat. This document represents the entire contract between the parties. Any changes must be in writing and signed by all parties. The parties agree that the following additional documents, plans, specifications and change orders (if any) are attached hereto and incorporated by reference into this agreement.

Payment Schedule	Total
Deposit	6,100.00
Job Completion	11,500.00
<b>All Labor and Materials:</b>	<b>\$17,600</b>

Delays caused by events which are beyond the control of the contractor do not constitute abandonment of the project and are not included in any calculations of time frames for performance and payment.

Respectfully Submitted: Jeff Geis

Signature \_\_\_\_\_

Date: 8/9/10

Print Name \_\_\_\_\_





### CONTRACT AGREEMENT

# PRECISION PAINTING

WWW.WHYPRECISION.COM

- |                                       |  |
|---------------------------------------|--|
| <input type="checkbox"/> FLYER / SIGN | <input checked="" type="checkbox"/> DIRECT CONTACT |
| <input type="checkbox"/> REFERRAL     | <input type="checkbox"/> RADIO                     |
| <input type="checkbox"/> YELLOW PAGE  | <input type="checkbox"/> WEBSITE                   |

CONTRACT NO. <b>2010-2176</b>
IL LICENSED

NAME <b>Canon Baptist Church</b>	EMAIL	DATE <b>08/04/2010</b>
ADDRESS <b>404 West Main (Meeting Address) / 104 N. Central</b>	OPERATOR <b>Chad Ebbert</b>	
CITY <b>Urbana, IL 61801</b>	MOBILE <b>217.637.6288</b>	
WORK PHONE NO. AREA CODE (217) 367.2158 <b>Mattie Gray</b>	HOME PHONE NO. AREA CODE ( )	OFFICE PHONE <b>217.384.7590</b>

**• TWO YEAR WRITTEN WARRANTY**

- FULL WORKERS COMPENSATION COVERAGE
- \$1,000,000 LIABILITY INSURANCE

EXTERIOR       INTERIOR

AREA	WASH	TSP	SCRAPE	W/BRUSH	SAND	FILL	CAULK	GLAZE	D. CLOTH	PAINT	STAIN	NOTES	PRIME		SIMILAR COLOR	NEW COLOR
													SPOT	FULL		
Wood Siding	x	x	x	x	x	x	x	x	x	x	x	oil	✓		✓	
Foundation	x	x	x	x	x				x	x			x		✓	
Trim work	x	x	x	x	x				x	x			x		x	
* Top of the line MAB Paints																
* Apply TSP with chlorine to masonry * Pressure wash to clean exterior * Scrape to remove all failing paint * Feather sand non-wood areas * Oil prime bare wood																
* Caulk cracks around windows and doors with 55 yr silicized caulk * Nud in loose boards * Conservative work days * Daily cleanup																

SPECIAL AREAS	REMOVE	REPLACE	PAINT	SPECIAL CONDITIONS	DETAILS
1.) STORM WINDOWS				4.)	
2.) DOWNSPOUTS				5.)	
3.)				6.) APPROX. START DATE	

BREAKDOWN
Preparation Work: \$4375
Painting Work: \$4092

#### NOTICE OF CANCELLATION

You may cancel this transaction, without penalty or obligation, within three business days from the above date. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice to the address on the back of this form.

I CANCEL THIS TRANSACTION \_\_\_\_\_ (BUYERS SIGNATURE/DATE)

ALL PAINT, LABOR, MATERIAL COSTS, AND TWO YEAR GUARANTEE FOR \$ 8467 \*PAYMENT DUE IN FULL UPON JOB COMPLETION

10% DEPOSIT \$ \_\_\_\_\_ \*DEPOSIT TO BE SUBTRACTED FROM BALANCE UPON JOB COMPLETION

I AGREE TO HAVE THE ABOVE WORK PERFORMED ON MY PROPERTY FOR THE QUOTED PRICE AND HAVE READ THE BACK OF THIS FORM

ABOVE WORK HAS BEEN COMPLETED TO MY SATISFACTION

**RESPONDENT'S EXHIBIT**

18



Heating, Air Conditioning,  
Indoor Air Quality

*Serving*

**CHAMPAIGN, DECATUR & BLOOMINGTON**  
**217-352-5211 217-429-1738 309-828-9189**

**100% SATISFACTION GUARANTEED**

August 20, 2010

Canaan Baptist Church  
104 Central Avenue  
Urbana, IL 61801

Dear Pastor Tatum,

Included in the following is our proposal for replacement of the existing American Radiator steam boiler providing heat to the three apartments located within the house at 104 Central Avenue in Urbana. Because of the age of the current boiler, and its need for major repairs, I recommend replacement of this boiler with a new, energy efficient steam boiler. During our investigation of this boiler we discovered asbestos wrap around several of the fittings on the boiler. We are not licensed to handle asbestos removal and would refer to you to make arrangements for its removal. Included below is the scope of work we will perform to remove the current steam boiler and replace it with a new Weil-McClain steam boiler.

**Scope of Work** – labor and material to furnish and install a new Weil-McClain steam boiler with the following items; removal and disposal of existing American Radiator steam boiler (asbestos removal by others), complete installation of a new 209,000 btu Weil-McClain high efficiency gas boiler featuring – fill valves, all pressure valves and low water cutoff, all necessary piping, flue pipe, flue (chimney) liner, water sight glass, relief valves, and all necessary labor and materials to install. Warranty to include five years on parts and labor. As a reminder, we are not licensed for asbestos removal so someone else will have to remove and dispose of asbestos material on some of the current boiler fittings. We can perform all the work described above for **\$14,448.00**. As always, we will accommodate payment options with you to facilitate installation of this new heating system. Please keep in mind with the age of the steam pipes and radiators throughout this house that additional repairs may be necessary as we restart the new boiler. We will do a thorough check of all radiators upon start-up of the new Weil-McClain boiler.

Update: (10/10/07) – Because the chimney that flues this boiler has deteriorated at roof level, we may have to vent through the attic of this chimney over to the other chimney existing at this house. Should we have to install a new chimney liner and vent pipe from one chimney to the other add an additional **\$500.00** to the price of this boiler installation. With your approval, we will schedule for installation of this new boiler as soon as possible.

Thanks again for keeping Chief/Bauer involved in your air comfort needs.

Sincerely,

Michael R. Murphy  
Commercial Account Manager

**RESPONDENT'S  
EXHIBIT**

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# A TO Z HEATING & AIR

1444 E. RIVERSIDE AVE.  
DECATUR, IL 62521

217-620-3254  
217-417-4797



Tax Registration #: 52-2408813

## Estimate

### Bill To:

Canaan Baptist Church  
104 N. Central  
Urbana, IL 61801

Estimate No: 210  
Date: 8/20/2010  
Territory:  
Salesperson:

Code	Description	Qty/Hours	Rate	Amount
	Complete Install Furnace w/ labor, 1st floor and 2nd floor unit.	1.00	\$26,500.00	\$26,500.00

\* Indicates non-taxable item

Subtotal	\$26,500.00
Tax (0.00%)	\$0.00
Total	\$26,500.00



October 3, 2001

CANAAN MISSIONARY BAPTIST CHURCH – EDUCATIONAL ANNEX, URBANA, ILLINOIS

This project anticipates the remodeling of the old brick armory/warehouse building on the northeast corner of Main Street and Central in downtown Urbana, directly across from the church. The proposed uses are for classrooms and offices, as an annex to the existing Canaan Academy located directly north of the church.

History

The history of the project goes back several years when the church asked the City of Urbana if they (the church) purchased the building, could they remodel it as a classroom building. Evidently there was an enthusiastic response from the City Planning Department, since this action would restore a historic building in downtown Urbana, fitting into the desire to continue the beautification of the city.

With this encouragement, the church bought the property and commissioned Architectural Spectrum to design the remodeling. To make a long story short, the church paid \$50,000 for services that were wasted. It was found that the design proposal to excavate into the ground for a lower level in the flood plain could not be approved.

Later, the church commissioned ABRIS, LTD. to redesign the building. The very first act was to visit Urbana city officials and learn about the history and determine if there were any constraints associated with remodeling the building. At that time, ABRIS, LTD staff were assured that indeed this was in the central business district, and yes, it was permissible to remodel the building for educational use. With that reassurance, ABRIS, LTD. proceeded to design the remodel which included raising the floor above the flood plain. A creekway permit was obtained, and the preliminary plans were approved for proceeding on to contract documents. The church is now in the process of negotiating a loan to implement the project.

On September 28, 2001, an Urbana city official called ABRIS, LTD. and stated that contrary to earlier advice, there are some problems that have arisen. First, he stated that we cannot build school facilities in the central business district and that re-zoning would be required. Furthermore, he stated that it is against the law to build a school beside a liquor store. Unfortunately, this all contradicts what was stated earlier and the encouragement given to the church by city officials from the beginning.

The Liquor Store Dilemma – Precedent

The church on the northwest corner of Main Street and Central was there before the liquor store. The law says a liquor store cannot locate within 500 feet of a church. However, at some point, this one did just that. Is the store in violation of the law?

RESPONDENT'S  
EXHIBIT  
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Five years ago, the church obtained a permit to build their Academy within 500 ft of the liquor store. Was the law violated then? Could or would the liquor store sue the church because the store's liquor license could not be renewed or because they could not sell to another liquor store? If they did violate the law initially and are now in violation, they are the ones in trouble and it would not make sense to enter litigation.

It appears that Urbana city officials were negligent in encouraging the church from the beginning to proceed with the remodeling of the old building. The church has invested a considerable amount in purchasing the property and paying fees for the design of the remodeling. To deny the church the approval to proceed would be unjust.

It now behooves the Urbana city officials to find a way to allow this project to proceed. On its merits, the project would be good for Urbana. Also, the project would be a vital part of the ongoing development plans of a growing, dynamic church that is very instrumental in touching the lives and uplifting the African-American community in Urbana.

What advice do the Urbana city officials now have in view of the law and in view of the fact that misleading advice was given previously? Because of the long wait, the church deserves an expeditious resolution of this matter.



August 11, 2008

COPY

Mr. Ronald D. O'Neal, Jr., City Attorney  
 City of Urbana, Legal Division  
 400 S. Vine Street  
 Urbana, Illinois 61801

Dear Mr. O'Neal:

In our telephone conversation on Friday, August 8, you inquired why repairs to the church-owned property at 310 W. Main Street have not been made. Please be assured that the delay is not on our part! I have been in constant contact with Gordon Skinner, City of Urbana Building Safety Division Manager, keeping him informed of all procedures.

We have been ready to proceed since June 26 after meeting with the Structural Engineer from Church Mutual, who inspected the building and who would write up a report. I asked him what our next step should be. He said I should get an architect to draw the plans for the contractor who would repair the building. I immediately contacted Jeff Johnson of BLDD Architects, Inc. and met with him and an engineer from his firm on June 30. Gordon Skinner, City of Urbana Building Safety Division Manager, received a copy of the Structural Engineer's report and said "it didn't go far enough."

The following chronology indicates what has transpired.

**June 2, 2008.** Mrs. Sheena Bruett called our insurance company, Church Mutual, to report the collapse of the roof at 310 W. Main. She reported we had some shingles blown from the roof by high winds and rain, which we believe caused the collapse. We were assigned a claim number.

**June 3 & 13, 2008.** Ed Smith, Adjuster for Church Mutual from Gab Robins North America, Inc. called on June 3 and made an appointment to meet with Mrs. Bruett and our maintenance person, Thomas Green, on June 13. He informed Mr. Green that the building is repairable and that he would have a structural engineer inspect the building.

**June 16, 2008.** Gordon Skinner, Building Safety Division Manager for the City of Urbana, and Clay Baier delivered a Notice of Condemnation letter dated June 16 to our Administrative Office at 404 W. Main. He ordered that the perimeter grounds be secured by 12:00 Noon on June 17, 2008 to prevent public access. We removed everything that could be damaged out of the warehouse on June 16.

**June 18, 2008.** Clay Baier called Mrs. Bruett to get a status report. She informed him that the Adjuster had come and she was awaiting a call when he would return with the Structural Engineer.

**June 19, 2008.** The Adjuster, Ed Smith, called to inform us that the earliest the Structural Engineer, David Gaskins, from Peoria, Illinois, could come was on Wednesday, June 25. Mrs. Bruett called Gordon Skinner of the City of Urbana to let him know this.

RESPONDENT'S  
EXHIBIT

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Rev. B.J. Tatum, Senior Pastor  
 402 West Main Street  
 Urbana, Illinois 61801-2618  
 Phone: 217-367-2158  
 Fax: 217-367-5130  
 Web: www.canaanmbc.com



**June 24, 2008.** Mr. Ed Smith, the Adjuster, called to let us know that the Engineer could not come until Thursday, June 26.

**June 26, 2008.** Mr. Smith of Church Mutual, and Mr. Gaskins came to inspect the building. They said a report would be written up and they would let us know when it was completed.

**July 15, 2008.** Gordon Skinner and Clay Baier stopped by for an update. I told them we were waiting on the report from our insurance company's Structural Engineer

**July 17, 2008.** Gordon Skinner and Clay Baier met with Mrs. Bruett and I. and brought a second notice regarding the building. Since I had not received a copy of the report from our insurance company's Structural Engineer, Mr. Skinner brought a copy of the report to me. Mr. Skinner indicated in this meeting that the Structural Engineer didn't go far enough and that I should get another Structural Engineer to tell us how the repair is to be made.

**July 18, 2008.** I called the Wickensheimer engineering firm. Mr. Wickensheimer informed me that he would come or send someone from his office on July 23.

**July 20, 2008.** I met with Eric Luedke, contractor with New Creations, Inc. in Mahomet. This was an effort to have things in place when we are given the go-ahead on repairs.

**July 23, 2008.** Mr. Wickensheimer informed me he was swamped and couldn't come. He recommended Kevin Fahey, Project Manager from the firm of PrePare.

**July 25, 2008.** I met with Architect Kevin Fahey and asked him to draw plans for the building's repair. Kevin recommended putting a 6 x 6 additional beam of support under the broken truss. This was done July 25.

**July 26, 2008.** I met with City Attorney Ronald O'Neal, Jr. and brought him up-to-date on the project.

**July 29-August 7, 2008.** I was out of town.

**August 8, 2008.** I called Kevin Fahey and was informed that he is out of his office until Monday, August 11.

I trust this letter will inform all involved that we are not dragging our feet, and that we are ready to repair the building as soon as the City gives us the go-ahead. We, too, are concerned about public safety and will cooperate fully to ensure that our building is repaired and restored as a part of historic Urbana.

Sincerely,

  
Rev. B. J. Tatum, Senior Pastor

BJT/blt

cc: Mayor Laurel Prussing  
Elizabeth Tyler  
Gordon Skinner  
Vacellia Clark

September 24, 2008

COPY

Mr. Ronald D. O'Neal, Jr., City Attorney  
City of Urbana, Legal Division  
400 S. Vine Street  
Urbana, Illinois 61801

Dear Mr. O'Neal:

In response to your September 8, 2008 letter, which I received September 16, 2008 we have been prepared to move forward since June 26, 2008 regarding remediation of our property at 310 W. Main Street in Urbana. This information was shared with you and the City of Urbana personnel in my August 11, 2008 letter. You will also recall that my letter informed you and the City that we met with our architects and engineers on June 30, 2008 regarding solutions to the safety issues posed by the broken trusses within the structure.

In your September 8, 2008 letter, you state: "Since the City condemned the building on June 17, 2008, we have been waiting for engineering inspections/reports, a plan for remediation, etc." We take exception to this statement! I met with the engineers and the contractor on September 17, 2008. Following is a synopsis of that meeting.

1. The City has been informed and in the loop of what has been taking place by both Canaan Baptist Church and correspondence with the engineering firm PREPARE, Inc. PREPARE's proposal dated July 24, 2008 outlines the two-phase project: Phase I, temporary stabilization, and Phase II, structural recommendations for roof repair.
2. PREPARE's letter dated August 11, 2008, which was a summary of the site meeting with Canaan Baptist Church, City of Urbana officials, and PREPARE representatives. This letter was sent to Canaan Baptist Church and several City of Urbana representatives.
3. PREPARE's letter and stabilization drawings sent directly to the City of Urbana and Canaan Baptist Church via e-mail and also hand-delivered to the City on August 22, 2008.
4. PREPARE's letter to Canaan Baptist Church on September 5, 2008 outlining provisions for monitoring and future considerations. This letter was shared with the City of Urbana.

You also state in your September 8 letter, "However, you further indicated that you needed to confirm that the building's foundation could support the repair work, new trusses, and intended remodeling."

We do not recall raising issues regarding the existing foundation. We recall that this may have been raised by the City of Urbana. If the solution to stabilize the building and proposed remediation utilizes the existing load paths, we do not anticipate foundation work unless in the course of repair a deficient foundation was discovered.



Rev. B.J. Tatum, Senior Pastor  
402 West Main Street  
Urbana, Illinois 61801-2618  
Phone: 217-367-2158  
Fax: 217-367-5130  
Web: www.canaanmbc.com

Page 2

The City recently brought to our engineers' attention that the property at 310 W. Main Street was shown on existing maps to be in a designated flood plain with a portion appearing to be within the floodway, itself. Our engineers investigated the situation and support the conclusion that the property's floodplain/floodway designation will have significant structural and code implications for future renovation and use of the building.

Since the City of Urbana raised this important issue regarding the flood plain and floodway, our contractor and engineers thought it advisable to consider this factor before commencing repairs.

In regard to the schedules proposed in your September 8, 2008 letter, it seems a bit unrealistic to set timelines without input from the contractor who would be most knowledgeable of availability of materials, labor, and equipment for this project.

In closing, please be assured that we, too, are concerned about public safety.

Sincerely,



Rev. B. J. Tatum, Senior Pastor

BJT/blt

cc: Mayor Laurel Prussing

Elizabeth Tyler, Director  
Community Development Services

Gordon Skinner, Manager  
Building Safety Division

Marc Mitalski, President  
PREPARE, Inc.

Eric S. Luedtke, President  
New Creations, Inc.

bcc: Vacilia Clark



September 1, 2010

To the Urbana Preservation Committee:

My name is Albert Williams. I reside at 107 Goldenrod Drive in Savoy, Illinois. I am a representative of Canaan Baptist Church, 404 West Main Street, Urbana, Illinois. I am a deacon at and have been an active member of Canaan since January 1996. I am the church treasurer as well as an active trustee, and a member of the Canaan Development Foundation. I am also Vice President of the Canaan Credit Union board of directors.

I support the ministries of Canaan Baptist Church physically and financially, and believe that our mission to bring people together for spiritual healing, rebuild the family, and provide a heaven for spiritual growth supersedes everything that we do. And growth is what motivated us to purchase the property at 104 North Central Avenue.

As property owners in the area for over 34 years we lean heavily upon our right to quiet possession, and we applaud other owners who do the same. We purchased the property at 104 N Central Avenue because of its location, and proximity to the church campus. We understand that there might be some architectural or historical significance to this building since many of the buildings in old Urbana were built before the turn of the last century. We have tried to maintain the property to the best of our ability over the years, but we find that a restoration project taken to the magnitude that has been discussed in prior meetings would be financially infeasible.

We pride ourselves on being good neighbors and we would never consider placing unnecessary or unsolicited restrictions on any of our neighbors that did not conflict with our right to quiet possession or encroach upon our properties. And we feel that this is being done to us.

Signed,



Albert Williams





We, the undersigned, being members or friends of Canaan Baptist Church, 402 West Main Street, Urbana, Illinois, hereby object to the application seeking to declare the house at 104 North Central Avenue, Urbana, Illinois, a historic landmark. The property was purchased by the Church for future off-street parking development, and designating it as a landmark would interfere with the future development plans of Canaan Baptist Church. In addition, the property was in poor condition when purchased, has been expensive to repair and maintain, will continue to be expensive to repair and maintain, and simply does not fit in with the mission of the Church. We, therefore, ask that the historic landmark application be denied.

Signature

Address

Del B J Tatum  
Barbara Tatum  
Albert Wilb  
MELVIN PEEPLES  
Addie L. Williams  
Odesssa Taylor  
Lorinda West  
JEFF JOHNSON  
Glenn M Lemery  
Chris Lamb  
ICB  
Matthie Gray  
Link Ray Hall  
Joseph M. Long  
John  
Shelly  
Brandon C. Trice  
Ritchie Drennon  
CHARLES PETTIGREW  
James

2637 Stone Creek Urbana  
2637 S. Stone Creek, Urbana  
107 Goldensrod Dr, Savoy  
1308 W Duphain  
1213 Hollycrest Dr Champaign  
2000 W John Champaign  
716 Higgins Ct  
17 E. TAYLOR CHAMPAIGN  
1304 Quail Run Savoy  
712 Bardeen Ln Champaign  
716 Higgins, Champaign  
2507 Waterbury Pl. Champaign  
2541 W Springfield Rd, Champaign  
2557 WATERBURY PL CHAMPAIGN  
1403 SUMMER DR 61821  
213 N. Central Urbana, IL 61801  
213 N. Central Urbana  
213 N. CENTRAL IL  
213 N. CENTRAL URBANA

We, the undersigned, being members or friends of Canaan Baptist Church, 402 West Main Street, Urbana, Illinois, hereby object to the application seeking to declare the house at 104 North Central Avenue, Urbana, Illinois, a historic landmark. The property was purchased by the Church for future off-street parking development, and designating it as a landmark would interfere with the future development plans of Canaan Baptist Church. In addition, the property was in poor condition when purchased, has been expensive to repair and maintain, will continue to be expensive to repair and maintain, and simply does not fit in with the mission of the Church. We, therefore, ask that the historic landmark application be denied.

Signature

Address

James Duest  
MARK JONES  
Carlue Terry  
Emanuel Terry  
Ken Jones  
John Jensen  
Duane Blackwell  
Pance Palmer  
Narel Jacob  
Antoine GRAY

1603 Eagle Ridge Rd  
213 N Central, Urbana, IL. 61801  
213 N Central Urbana IL 61801  
879 Sedgewood, Champaign 61822  
" " " "  
302 S. Second St  
1907 Ridge Park Urbana 61801  
211 N. Central Av. M  
213 N. Central Urbana, IL  
213 N. Central Urbana, IL  
409 W. Main St. Urbana  
1317 E. HARDING CR