



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES  
*Planning and Economic Development Division*

m e m o r a n d u m

**TO:** Bruce K. Walden, Chief Administrative Officer

**FROM:** April D. Getchius, AICP, Director

**DATE:** February 17, 2000

**SUBJECT:** HP001-L-99 Nomination of 115 West Main Street (Commonly Referred to as “Tiernan’s Block/Masonic Temple”) as a Historic Landmark

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## Introduction

Ms. Shauna J. Haas has nominated the property located at 115 West Main Street, Urbana to be a historic landmark. Norman and Carolyn Baxley are the property owners. This property is commonly referred to as “Tiernan’s Block/Masonic Temple”. **At their February 2, 2000 meeting, the Historic Preservation Commission voted 4-0 (1 abstention) to recommend designation of this property as a landmark.**

## Background & Discussion

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

1. The date of construction is 1871. Date of façade is 1914.
2. According to the application, the building has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community. The application details the building’s significance under this criterion. The building was constructed in 1871. The first floor served as commercial space to uses such as a grocery store. The third floor of the building served as a “popular downtown opera house” in the late 1800’s. The third floor stage and opera house are still intact. After the opera house closed, the building was the site of the Urbana Masonic Lodge No. 157 for nearly one hundred years. Many prominent citizens, such as Judge Ater and C.R. Griggs, were members of this lodge.
3. According to the application, the building represents notable work of a master builder, designer, architect or artist whose individual genius has influenced an area. In 1914 Joseph W. Royer designed the Classical Revival terra cotta façade of the building. Mr. Royer was an important

area architect and Urbana citizen. He designed the County Courthouse, the Sheriff's Residence, the Urbana Free Library, the Urbana High School, Leal Elementary School and the Urbana Lincoln Hotel. Mr. Royer's buildings listed on the National Register of Historic Places include the Alpha Rho Chi fraternity house in Urbana, the former Chi Psi house in Champaign and the Franklin County Jail in Benton, Illinois.

## Summary of Historic Preservation Commission Findings

1. As a former opera house and Masonic lodge, the building has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the community and region.
2. The building represents notable work of Joseph W. Royer, who is an important area architect and citizen whose individual genius has influenced this area.

## Options

In Historic Preservation Case HP001-L-99 the Urbana City Council may:

- a. approve the designation of 115 West Main Street as a landmark.
- b. deny the designation of 115 West Main Street as a landmark.

## Historic Preservation Commission Recommendation

At their meeting on February 2, 2000, the Historic Preservation Commission voted 4-0 (with one abstention) to forward the nomination of the "Tiernan's Block/Masonic Temple" building as a landmark to the Urbana City Council with a recommendation for **APPROVAL**. Staff concurs with this recommendation.

Prepared by:

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

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

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

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

**AN ORDINANCE DESIGNATING A HISTORIC LANDMARK**

**(115 West Main Street, "Tiernan's Block/Masonic Temple" -  
Historic Preservation Case HP001-L-99)**

WHEREAS, Ms. Shauna J. Haas has nominated the property located at 115 West Main Street, Urbana (commonly referred to as "Tiernan's Block/Masonic Temple") to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owners of the subject property, Norman and Carolyn Baxley, have been duly notified of the nomination and have submitted an affirmative historic parcel vote to the City; and

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

WHEREAS, following the public hearing, the Historic Preservation Commission voted to approve landmark designation for the subject parcel by a vote of 4 ayes, 0 nays, and 1 abstention, and made a written recommendation accompanied by a report summarizing the evidence presented at the hearing, with an explanation of its recommendation, which said recommendation and attachments was forwarded to the City Council; and

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

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

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

- a. Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community, and
- b. Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and

thus, the said parcel at 115 West Main Street, which is commonly referred to as "Tiernan's Block/ Masonic Temple", is hereby designated as a historic landmark, pursuant to the Urbana Historic Preservation Ordinance.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

AYES:

NAYS:

ABSTAINS:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

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

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Tod Satterthwaite, Mayor