



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: HP003-L-99 Nomination of 108 North Webber Street (Commonly Referred to as "The Gothic Revival Cottage") as a Historic Landmark

Introduction

Ms. Christa Meyer has nominated the property located at 108 North Webber Street, Urbana to be a historic landmark. Norman and Carolyn Baxley are the property owners. This property is commonly referred to as "The Gothic Revival Cottage." **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 1855.
2. According to the application, the building is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity. The application documents that the subject property is one of the few examples of Greek and Gothic Revival architecture in Urbana and central Illinois. It is estimated that the house was constructed before the Civil War. The building has maintained its architectural integrity and continues to display the original gingerbread trim, the pointed arch windows with hoodmold and other typical decorative work on the porch. The application states that the one-story porches feature stylistic elements and are found in approximately eighty percent of Gothic Revival houses (McAlester 198). This further supports the uniqueness of this house, not only in an architectural style uncommon in the area, but in having an element that is not present in all Gothic Revival houses.

Summary of Historic Preservation Commission Findings

1. The property is one of few local and regional examples that are representative of the Greek and Gothic Revival architecture type.
2. The property maintains a high level of architectural integrity as a Greek and Gothic Revival architectural type and features unique stylistic elements on its porch.

Options

In Historic Preservation Case HP003-L-99 the Urbana City Council may:

- a. approve the designation of 108 North Webber Street as a landmark.
- b. deny the designation of 108 North Webber 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 “The Gothic Revival Cottage” building as a landmark to the Urbana City Council with a recommendation for **APPROVAL**. Staff concurs with this recommendation.

Prepared by:

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

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

c: Christa Meyer
Carolyn and Norman Baxley
Building Safety Division

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

**(108 North Webber Street, "The Gothic Revival Cottage" -
Historic Preservation Case HP003-L-99)**

WHEREAS, Ms. Christa Meyer has nominated the property located at 108 North Webber Street, Urbana (commonly referred to as "The Gothic Revival Cottage") 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 criterion:

- a. Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity; and

thus, the said parcel at 108 North Webber Street, commonly referred to as "The Gothic Revival Cottage", is hereby designated as a historic landmark, pursuant to the Urbana Historic Preservation Ordinance.

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

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

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

Tod Satterthwaite, Mayor