



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Libby Tyler, AICP, CD Director/City Planner

**DATE:** October 11, 2007

**SUBJECT:** 800 Block of West Main Street: Application for historic district designation, Case No. HP2007-D-01

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### **Introduction**

Historic Preservation Case No. HP-2007-D-01 is an application by Daniel Folk to designate properties fronting on the 800 block of West Main Street as a local historic district. The district if enacted would include residential properties between Lincoln and Busey Avenues. A copy of the application is attached along with photographs of each property in the proposed district. The application includes signatures of consent from more than the minimum 25% of property owners in the affected area.

### **History and Architecture**

The historical and architectural basis for the proposed district is provided in the attached application and reviewed in the attached City staff memoranda and Historic Preservation Commission report.

### **Preliminary Determination**

At the Historic Preservation Commission meeting on September 13, 2007, the Commission made a preliminary determination that the proposed district qualifies for designation as a local historic district under the following criteria necessary for designation:

*(Section XII-4.C.1.a) A significant number of buildings, structures, sites or objects that meet the criteria for designation as individual local landmarks, specifically,*

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state or community;*
- Association 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;*

*(Section XII-4.C.1.c) An area containing sufficient historical integrity to convey a sense of historical time and place.*

### **Historic Preservation Commission Public Hearing**

At the October 3, 2007 Historic Preservation Commission meeting, the Commission held a public hearing on the application. Eight people, including the applicant, spoke in favor of the application for designation of the properties fronting the 800 block of West Main Street as a local historic district. Two people spoke in opposition to the application while a third person voiced his concerns with the public hearing process. The two opponents speaking in opposition to the application either owned property or represented a property owner in the proposed historic district. Additionally, since this application first went before the Historic Preservation Commission on September 13, 2007, the Historic Preservation Commissioners and City staff have received approximately eight emails, letters, and phone calls in support of the designation and two against.

Following the public hearing, the Historic Preservation Commission voted seven ayes and no nays to recommend to the Urbana City Council that the properties fronting the 800 block of West Main Street be designated as a local historic district. Prior to the vote, the boundaries of the proposed district were discussed and amendments suggested. City staff's recommendation to the Historic Preservation Commission was to recommend approval of the proposed historic district but with 813 W. Main Street and 816 W. Main Street excluded from the district due to both of them being noncontributing and architecturally detrimental to the proposed district. The Historic Preservation Commission then discussed whether 813 and 816 should be in the proposed district. Several of the Commissioners felt that the cohesiveness of the proposed district would be compromised if the boundaries were amended. In the end, the Commission agreed that the boundaries of the proposed district should remain as they are in the application.

### **Property owner preference forms**

Each parcel owner in the proposed historic district has an opportunity to vote in support of or opposition to the proposed district. If the owners of at least 40% of the parcels within the proposed district indicate their opposition to the nomination, a written protest against the proposed historic district will be considered valid. The City Clerk has received registered preferences against the nomination from six of the fourteen property owners. This means that a protest with the required signatures has been filed.

In **support** of inclusion in the proposed historic district:

802	Randy Kangas
804	Ward & Bissonnette Kangas
806	William Price
807	Daniel Folk
810	Joseph Williams
814	Daniel Folk
816	Fernando Reyna, Sr.

In **opposition** to inclusion in the proposed historic district:

807½	Howard and Craig Wakeland
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808 Judith Barracks  
809 Howard and Craig Wakeland  
811 Howard and Craig Wakeland  
812 Carl Long  
813 Joyce Wakeland

The effect of this protest is that approval would require a two-thirds majority of Councilmembers holding office (Article XII-4.G of the Urbana Historic Preservation Ordinance).

## **Summary of Findings**

The Historic Preservation Commission, at their October 3, 2007 meeting, approved findings which are included in their attached report to the City Council.

## **Options**

In considering Case No. HP2007-D-01, the Urbana City Council may:

- a) Approve the application; or
- b) Approve the application with reduced boundaries; or
- c) Deny the application.

## **Recommendation**

The Historic Preservation Commission determined on September 13, 2007 that the application qualifies for designation as a local historic district based on criteria *a* and *c* of Section XII-4.C.1 of the *Urbana Zoning Ordinance*. Following a public hearing on October 3, 2007, the Historic Preservation Commission voted seven ayes and no nays to recommend City Council approve the application for designation.

City staff concurs with this recommendation but recommends the boundaries of the historic district be reduced by two properties, 813 and 816. (Please see the September 27, 2007 staff memorandum to the Historic Preservation Commission for further discussion.) A two-thirds majority vote of all Councilmembers holding office would be required for approval.

Prepared by:

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Rebecca Bird, Planning Intern

cc: All parcel owners in the proposed district  
Libby Tyler, Director, AICP, Community Development Services Department  
Gordon Skinner, Building Safety Manager  
Historic Preservation Commissioners

Daniel Folk  
807 W. Main Street  
Urbana, IL 61801

Glen Stanko  
Rawles O'Byrne Stanko Kepley & Jefferson  
501 W Church Street  
P.O. box 800  
Champaign, IL 61824-0800

Attachments:

Application for HP 2007-D-01, 800 Block of West Main Street, including photographs and maps  
Property owner registered preference forms  
Letters, emails & phone calls  
Staff memorandum to the Historic Preservation Commission, September 7, 2007  
Historic Preservation Commission meeting minutes, September 13, 2007  
staff memorandum to the Historic Preservation Commission, September 27, 2007  
Historic Preservation Commission meeting minutes, October 3, 2007



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** Laurel Lunt Prussing, Mayor

**FROM:** Alice Novak, Chair, Urbana Historic Preservation Commission

**DATE:** October 11, 2007

**SUBJECT:** 800 Block of West Main Street: Application for historic district designation, Case No. HP2007-D-01

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This memorandum is intended to serve as a report of the Historic Preservation Commission's findings and recommendations on an application (Case No. HP-2007-D-01 ) to designate the 800 block of W. Main Street as a local historic district. The applicant is Daniel Folk, a resident of the proposed district. The proposed district includes 14 residential properties between Lincoln and Busey Avenues, and the application includes signatures of consent from more than the minimum 25% of property owners in the affected area.

The 800 block of West Main Street consists of 13 residential structures constructed during the period 1878-2007 and one vacant parcel. Eleven of the 13 structures are more than 50 years old. Eight properties date before 1910. Three modern structures, which could be considered intrusive in terms of historic integrity, are located on the west end of the block nearest Lincoln Avenue.

### **History and Significance**

Mathew W. Busey (1798-1852), considered a founder of Urbana and one of the most influential residents of Champaign County, settled in what is now west Urbana in 1832. As a state legislator, Matthew Busey saw to it that railroad routes included Urbana. Following his death in 1852, his heirs, including son Samuel T. Busey, were involved in the development of Urbana. The 800 block of W. Main was platted for residential development in two phases. The south side of the block was first platted in 1853. In 1867, the north side of the block was included in a subdivision by Samuel Busey called Col. M.W. Busey's Heir's Addition to Urbana. Samuel Busey, who served as a General during the Civil War, was cofounder of Busey Bank in 1868, served as a five-term Mayor of Urbana, and as a U.S. Congressman. The earliest surviving structure in the proposed district, 804 W. Main, reflects the affluence and social standing of its first resident, Matthew E. Busey (b. 1829). Next door at 806 W. Main is the house of David Busey, son of Matthew E. The house at 803 W. Main was constructed for Jairus C. and Eunice M. Sheldon. Mr. Sheldon was a local attorney, said to have been associated with Abraham Lincoln, a State legislator and, a Senator. Mr. Sheldon was a strong supporter of the University of Illinois and helped fund construction of its first building.

Further information on the history and architecture of the proposed district can be found in the attached application. Additionally, please find attached current photographs of each property along with individual survey sheets completed in 1999 as part of a class in the Department of Urban and Regional Planning at the University of Illinois at Urbana-Champaign.

Under Section XII-4.C of the Urbana Zoning Ordinance, the proposed historic district must meet one or more of the following criteria for designation. Following each criteria (*provided in italics*) is information explaining how the application does or does not meet the criteria.

a) *A significant number of buildings, structures, sites or objects meeting any of the following standards:*

- *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, designer, architect or artist whose individual genius has influenced an area.*
- *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*
- *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.*
- *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

By far the strongest properties in the proposed district are on the east end of the block. 803 W. Main is a particularly fine example of the Shingle Style of architecture most popular in the last few decades of the 19<sup>th</sup> century. 804 W. Main Street is an excellent example of Italianate architecture and, constructed circa 1878, is one of Urbana's earliest surviving structures. Additionally, the property is associated with Matthew Busey whose family, more than any other, is responsible for the growth and development of early Urbana. Although replacement front porch columns marginally reduce its integrity, the character-defining features such as cupola, under-eave brackets, and window blinds, make this an outstanding landmark-caliber property. Other strong contributors to the proposed district include:

- 806, a Queen Anne residence with its character-defining front porch;
- 807, a frame Queen Anne residence with a wrap-around porch;
- 808, a visual landmark with a Dutch Colonial Revival gambrel roof form, characteristic front dormers and full-width front porch; and
- 810, an intact Arts and Crafts bungalow with a sensitively enclosed front porch

Properties which contribute to the proposed district either marginally or moderately include 802, 809, 812, and 814 W. Main Street. Their character is diminished by artificial siding yet they retain sufficient

integrity to contribute to the district.

811, 813, and 816 W. Main Street are noncontributing buildings. 811 and 813 were constructed within the past thirty years; 816 was built in 1951. Because 811 and 816 are single-family house types, they can be viewed as less intrusive than 813 W. Main which is a sideways-oriented apartment building with parking in front of the building.

*b) An area containing a contiguous grouping of properties having a sense of cohesiveness expressed through a style, period or method of construction.*

The proposed district does contain a contiguous grouping of properties, but the properties do not have a sense of cohesiveness expressed through a style, period or method of construction. The styles expressed in the proposed district include a one-story vernacular house with Cape Cod elements, a 2½ story Italianate house, a 2 story with influences of the Queen Anne, Gothic Revival, and Shingle styles, a 2 story Dutch Colonial Revival, a 1½ story dormer front bungalow, a 1½ story with elements of Tudor Revival, a one story ranch circa 1951, a 2 story Arts and Crafts house, a two-story house with elements of the Stick, Shingle, and Queen Anne styles, a modified I-house, and two modern buildings.

Seven of the thirteen houses were built around the turn of the twentieth century. Based on the application, one was built in the late 1870s, one in 1920, another around 1940, one in the early 1950s and two since 1969. This does not portray a sense of cohesiveness through period.

*c) An area of sufficient historical integrity to convey a sense of historical time and place.*

As discussed above, 10 of the 14 properties have sufficient significance and integrity to be considered contributing within a potential historic district. Of these, the integrity of six properties can be considered very good to excellent.

### **Preliminary Determination**

The Historic Preservation Commission, at their September 13, 2007 meeting, made a preliminary determination that the nomination meets the criteria necessary for designation as a local historic district under the following criteria (Section XII-5.C of the Urbana Zoning Ordinance):

*(Section XII-4.C.1.a) A significant number of buildings, structures, sites or objects that meet the criteria for designation as individual local landmarks, specifically,*

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state or community;*
- Association 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;*

*(Section XII-4.C.1.c) An area containing sufficient historical integrity to convey a sense of historical time and place.*

For more detailed information on how the proposed district meets the above criteria, please see the attached application, staff memoranda to the Historic Preservation Commission, and Commission minutes.

## **Recommendation**

Following a public hearing held on October 3, 2007, the Historic Preservation Commission voted seven ayes and no nays to recommend that the Urbana City Council approve the application as submitted. Prior to the vote, the boundaries of the proposed district were discussed and amendments suggested. In the end, the Commission agreed that the boundaries of the proposed district should remain as they are in the application.

Based on the application, analysis provided in this and in staff memoranda to the Historic Preservation Commission, and with benefit of public input provided at the October 3, 2007 public hearing, the Historic Preservation Commission recommends that City Council **APPROVE** the nomination with the following findings:

1. Urbana's Zoning Ordinance has been enacted by the corporate authorities of the City of Urbana pursuant to its home rule powers as provided for in the Constitution of the State of Illinois, 1970, and in conformance with the Illinois Municipal Code;
2. Urbana's Historic Preservation Ordinance, as Article XII of the Urbana Zoning Ordinance, created the Historic Preservation Commission with the express purpose of, among other duties, advising the City Council on the designation of buildings, structures, sites or objects as local landmarks or historic districts;
3. The City of Urbana on August 13, 2007 received an application to designate the 800 block of West Main Street as a local historic district, said application being accompanied by the signatures of the owners of more than 25% of the properties in the proposed district, as required by Section XII-4.A.2 of the Zoning Ordinance;
4. Following a public hearing held on October 3, 2007, the Historic Preservation Commission determined that the proposed district qualifies for designation as a local historic district based on criteria *a* and *c* of Section XII-4.C.1 of the Urbana Zoning Ordinance, specifically:
  - a) Containing a significant number of buildings, structures, sites or objects that meet the criteria for designation as individual local landmarks, being or having
    - 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;

- c) An area containing sufficient historical integrity to convey a sense of historical time and place;
- 5. That the following property addresses in the 800 block of W. Main Street and included in the application are identified as “contributing”: 802, 803, 804, 806, 807, 808, 809, 810, 812, and 814;
- 6. That the following property addresses in the 800 block of W. Main Street and included in the application are identified as “noncontributing”: 807½, 811, 813, 816;

Signed:

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For Alice Novak, Chair, Historic Preservation Commission

cc: All parcel owners in the proposed district  
Libby Tyler, Director, AICP, Community Development Services Department  
Historic Preservation Commissioners

Daniel Folk  
807 W. Main Street  
Urbana, IL 61801

Glen Stanko  
Rawles O’Byrne Stanko Kepley & Jefferson  
501 W Church Street  
P.O. box 800  
Champaign, IL 61824-0800

ORDINANCE NO. 2007-10-119

**AN ORDINANCE APPROVING THE DESIGNATION OF A HISTORIC DISTRICT**

(800 Block of West Main Street, Historic Preservation Case No. HP2007-D-01)

WHEREAS, Urbana's Zoning Ordinance has been enacted by the corporate authorities of the City of Urbana pursuant to its home rule powers as provided for in the Constitution of the State of Illinois, 1970, and in conformance with the Illinois Municipal Code; and

WHEREAS, Urbana's Historic Preservation Ordinance, as Article XII of the Urbana Zoning Ordinance, created the Historic Preservation Commission with the express purpose of, among other duties, advising the City Council on the designation of buildings, structures, sites or objects as local landmarks or historic districts; and

WHEREAS, Daniel Folk has submitted an application to designate the 800 block of W. Main Street as a local historic district pursuant to the Urbana Historic Preservation Ordinance; 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 October 3, 2007 concerning the subject historic district nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend approving the application by a vote of 7 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 attachments were forwarded to the City Council; and

WHEREAS, the owner of the subject parcels were notified by letter with a copy of the recommendation and attachments on October 12, 2007 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, based upon the recommendation and report of the Historic Preservation Commission, that the subject parcels specified below should be designated as a historic district on the basis of meeting the following criteria in Section XII-4.C.1:

- a) A significant number of buildings, structures, sites or objects that meet the criteria for designation as individual landmarks, specifically,

--Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;

--Association 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;

- c) An area containing sufficient historical integrity to convey a sense of historical time and place; and

thus, the said parcels fronting on the 800 block of West Main Street are hereby designated as a historic district, pursuant to the Urbana Historic Preservation Ordinance, Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

The boundary of the district shall be defined as follows:

LEGAL DESCRIPTION:

A part of the Southwest Quarter of Section 8, Township 19 North, Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the intersection of the existing northerly Right-of-Way line of Main Street with the existing easterly Right-of-Way line of Lincoln Avenue, thence, northerly, along said easterly Right-of-Way line, to the south line of the north 50 feet of Lot 6 of a Subdivision of Lot 20 of M. W. Busey's Heir's Addition to the City of Urbana; thence, easterly, along said south line, to the easterly line of said Lot 6, said line also being the westerly line of Lot 7 of said Subdivision of Lot 20; thence, northerly, along said westerly line of Lot 7, to the northerly line of said Subdivision of Lot 20; thence, easterly, along said northerly line, being the northerly line of Lots 7, 8, 9 and 10 of said Subdivision of Lot 20, to the westerly line of Lot 13 of M. W. Busey's Heir's Addition to the Town (now City) of Urbana; thence northerly, along said westerly line of Lot 13, to the southerly line of the north 90 feet of said Lot 13; thence, easterly, along said southerly line of the north 90 feet, to the easterly line of the west 66 feet of said Lot 13; thence, southerly, along said east line of the west 66 feet of Lot 13, to the southerly line of the north 110 feet of said Lot 13; thence, easterly, along said southerly line of the north 110 feet, to the westerly line of the east 50 feet of said Lot 13; thence, southerly, along said westerly line, to the southerly line of the north 176 feet of said Lot 13; thence, easterly, along said southerly line, to the existing westerly Right-of-Way line of Busey Avenue; thence, southerly, along said westerly Right-of-Way line, to the intersection of the northerly Right-of-Way line of Main Street, with said westerly Right-of-Way line of Busey Avenue; thence, southwest to the intersection of the westerly Right-of-Way line of Busey Avenue, with the southerly Right-of-Way line of Main Street, said point also being the northeasterly corner of Lot 12 of Master in Chancery's Subdivision of the South part of the SW  $\frac{1}{4}$  of Section 8, T19N, R9E of the Third P.M., in Champaign County, Illinois; thence, southerly, along said westerly Right-of-Way line of Busey Avenue, and the easterly line of said Lot 12, to the southeast corner of said Lot 12; thence, westerly, along the southerly line of Lots 12 and 13 of said Master in Chancery's Subdivision, to the southwest corner of said Lot 13; thence, southerly, to the northeast corner of Lot 21 of said Master in Chancery's Subdivision; thence, southerly, along the easterly line of said Lot 21, to the northerly line of the south 95 feet of

said Lot 21; thence, westerly, along said northerly line, to the westerly line of the east half of said Lot 21; thence, northerly, along the westerly line of the east half of said Lot 21, to the southerly line of the north 27 feet of the west half of said Lot 21; thence westerly, along said southerly line, to the westerly line of said Lot 21; thence, southerly, along said westerly line, to the southerly line of the north 28 feet of Lot 20 of said Master in Chancery's Subdivision; thence, westerly, along said southerly line of the north 28 feet, to the westerly line of the east 16.5 feet of said Lot 20; thence, northerly, along said westerly line of the east 16.5 feet, and the northerly extension thereof, to the southerly line of Lot 15 of said Master in Chancery's Subdivision; thence, westerly, along the southerly line of said Lot 15 and Lots 16 and 17 of said Master in Chancery's Subdivision, to the southwest corner of said Lot 17, said point also being the southeasterly corner of Lot 1 of Block 47 in Seminary Addition to Urbana; thence, westerly, along the southerly line of said Lot 1 and Lot 2 of said Block 47, to the existing easterly Right-of-Way line of Lincoln Avenue; thence, northerly, along said easterly Right-of-Way line, to the intersection of the existing easterly Right-of-Way line of Lincoln Avenue, with the existing southerly Right-of-Way line of Main Street; thence, northerly to the Point of Beginning.

All situated in the City of Urbana, Champaign County, Illinois.

PERMANENT PARCEL NUMBERS:	91-21-08-353-018
	91-21-08-354-019
	91-21-08-354-004
	91-21-08-353-016
	91-21-08-354-003
	91-21-08-353-015
	91-21-08-353-020
	91-21-08-354-020
	91-21-08-353-019
	91-21-08-354-002
	91-21-08-353-014
	91-21-08-354-001
	91-21-08-353-013
	91-21-08-353-004

Section 2. The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the corporate authorities of the City of Urbana, Illinois. 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 \_\_\_\_\_, 2007.

AYES:

NAYS:

ABSTAINS:

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

APPROVED by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
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 \_\_\_\_\_, 2007, the Corporate Authorities of the City of Urbana passed and approved Ordinance No.

\_\_\_\_\_, entitled AN ORDINANCE APPROVING THE DESIGNATION OF A HISTORIC DISTRICT (800 Block of West Main Street, Historic Preservation Case No. HP2007-D-01) 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 \_\_\_\_\_, 2007, 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 \_\_\_\_\_, 2007.