

REPORT TO HISTORIC PRESERVATION COMMISSION

FROM: Bruce A. Knight, FAICP, Planning Director

DATE: November 24, 2004

SUBJECT: Case No. HPC 04-0112: Application for Landmark Designation for
1005 South Sixth (the Georgian)

A. Introduction: The Historic Preservation Commission is requested to approve 1005 S. Sixth Street (the Georgian) as a landmark, and forward the application to Plan Commission with a recommendation for approval.

B. Recommended Action: Staff recommends that the Historic Preservation Commission forward this application to the Plan Commission with the recommendation that the nomination and findings be approved as proposed.

C. Background:

- 1. Applicant.** Alice Novak
- 2. Owner.** William Youngerman (via a trust)
- 3. Location.** 1005 S. Sixth Street
- 4. Description of Property.** The Georgian is located at 1005 S. Sixth Street on Campus.



The Georgian, Viewed from 6th street





A view from the side  and the rear 



The Georgian is a three story tall, symmetrically balanced building constructed of seven course common bond red brick. It has a poured concrete foundation with an English basement which provides substantial natural light for the basement units. As one might expect, it is built in the Georgian Revival style.

The front façade/bay is slightly wider than the bulk of the building, as is the rear bay, giving the building a very slight “I” shape. The central portion of the façade also extends slightly. The front door is modern, but the frame is molded concrete with a turned rope inner molding, topped by a leaf-patterned entablature.



Front Door Frame Detail showing roping and leaf pattern 

The central stairwell windows are bordered by concrete quoins, and the façade bay is crowned by a tall, beveled water table.



Quoins

Beveled water table



The cumulative effect of these details is to make a basic large rectangular apartment building quite interesting. The application contains a detailed description of all of the fine architectural details of the Georgian.

At the time of The Georgian's construction in 1925, the University was in the midst of a serious expansion, as the University's enrollment had just quadrupled in the proceeding decade. The University hired George A. Platt of New York as its supervising architect to oversee the construction of several new major University buildings in the Georgian Revival style in an effort to give the University a uniform style. The Georgian was a private apartment building and not subject to University rules, but the Georgian Revival style chosen for its construction makes the building fit in beautifully with its surroundings.

5. Comprehensive Plan. The Comprehensive Plan recognizes historic preservation as a tool for achieving healthy neighborhoods. The Plans encourage the preservation of buildings that have historical and architectural significance as a means of promoting visual environments of high aesthetic quality and variety.

6. Historic Criteria. The applicant proposed the following findings and has requested that the Commission make a determination that 1005 S^o Sixth Street meets the following criteria from Sec. 37-491 of the City Code:

(c) The property or structure 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.

The Georgian is an excellent example of the Georgian Revival style as applied to an apartment building in Champaign, representing a significant example of architecturally stylish early twentieth century multi family housing near the University of Illinois campus.

(e) The property or structure is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

The Georgian's presence as a stylish, privately owned multi-family housing unit near the heart of the University of Illinois campus establishes it as a familiar visual feature in the neighborhood.

(f) One of the few remaining examples of a particular architectural style or use, or is an example which clearly represents a major architectural style, and has undergone little or no alteration since its construction.

Retaining a high degree of architectural integrity, the Georgian is one of the few remaining early twentieth century apartment buildings near the university campus and as such represents a rare property type. Being Georgian Revival in style, the building also reflects an era when this particular style set the tone for a significant building campaign on the university campus, with the use of the style also reflected in nearby university related buildings such as sorority and fraternity houses. While there are many Georgian buildings on Campus, the Georgian represents one of very few large Georgian apartment buildings remaining from the period.

D. Alternatives:

1. Approve the nomination for landmark status, and forward the case to the Plan Commission with a recommendation that the nomination and findings be approved as proposed.
2. Do not approve the nomination for landmark status, which will deny the nomination.

E. Discussion of Alternatives:

Alternative 1 should be chosen if the Commission determines that the application meets at least one criterion listed in the Zoning Ordinance, Section 37-491, Criteria for Designation of Landmarks. The designation of 1005 S. Sixth Street as a landmark would be consistent with the Comprehensive Plan.

a. Advantages

- Recognizes the historic character of this community resource.
- Consistent with the Comprehensive Plan.
- Promotes the preservation of an important architectural resource.
- The nomination is supported by the property owner.

b. Disadvantages

- None.

Alternative 2 would not approve the nomination designating 1005 S. Sixth Street as a local landmark. The Historic Preservation Commission should choose this alternative if it determines that the application for 1005 S. Sixth Street meets none of the criteria listed in the Zoning Ordinance for designation as a landmark.

a. Advantages

- None

b. Disadvantages

- Would not be consistent with the Comprehensive Plan.
- Does not promote preservation of an important architectural resource.
- Contradicts desires of property owner.

F. Community Input: A public notice advertising the public hearing for this case before the Historic Preservation Commission on December 3, 2004, appeared in the November 17, 2004 edition of the News Gazette.

G. Budget Impact: There is no significant budget impact for a historic designation.

H. Staffing Impact: In the future Staff may be requested to review an application for a Certificate of Appropriateness, but the processing of such occasional individual applications falls well within the Planning Department's routine baseline services.

Prepared by:

Reviewed by:

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Zoning Administrator

Bruce A. Knight, FAICP
Planning Director

Attachments: Application for Landmark Designation
Aerial Photograph
Proposed Findings

Findings of Fact
1005 S. Sixth Street, the Georgian
Landmark Designation

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Location of 1005 S^o 6th Street



