



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, Ph.D., FAICP, Community Development Director

DATE: December 30, 2014

SUBJECT: 1404 S. Lincoln Avenue (Zeta Tau Alpha Sorority House): Historic Landmark Application, Case No. HP-2014-L-01

Introduction

Historic Preservation Case No. HP-2014-L-01 is an application submitted on October 13, 2014 by Robert Nemeth to designate the Greek house at 1404 South Lincoln Avenue (referred to as the Zeta Tau Alpha Sorority House) as a local historic landmark. Zeta Tau Alpha Fraternity is the property owner and has filed a valid protest against the application (Exhibit C).

The Historic Preservation Ordinance requires that the Historic Preservation Commission (HPC) hold a public hearing on the application within 60 days of receiving a complete application, and, lacking written consent of the property owner, shall recommend to the Urbana City Council whether to approve or deny the application. The City Council will then determine whether to designate the property by enacting an ordinance. The HPC held a public hearing on the application on December 3, 2014 and recommended approval of the application to the City Council. Since the property owner has filed a valid protest with the City Clerk's office in accordance with Section XII-5.1 in the Urbana Zoning Ordinance, the application shall only be approved by a minimum two-thirds vote of the alderpersons holding office, excepting those who abstain for reason of a proclaimed conflict of interest. Should the 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 any proposed demolition.

Prior to the public hearing on December 3, 2014, staff received 12 letters in favor of the application, including letters from neighbors, the owners of the Smith-Russell House (an Urbana historic landmark), the Director of Landmarks Illinois, and an architectural engineer and treasurer of the managing corporation for the Alpha Rho Chi fraternity house in Champaign. Staff received one letter objecting to the application from the Zeta Tau Alpha Fraternity Housing Corporation. During the public hearing, three people spoke in support of the application. Matt Deering, representing Zeta Tau Alpha, spoke in opposition to the application. Two people spoke neither for nor against the application.

Background

The Zeta Tau Alpha (ZTA) Sorority House was designed by Royer, Danely, and Smith, the firm of local architect Joseph W. Royer. Royer was the most prestigious architect in Urbana between the late nineteenth and mid-twentieth centuries. He lived in Urbana his entire life and studied architecture under the instruction of the esteemed architect Nathan Ricker. Royer designed many distinguished buildings in Urbana, including the Urbana Free Library, the Champaign County Courthouse, the Urbana Landmark Hotel (originally called the Urbana-Lincoln Hotel), the Champaign County Almshouse on East Main Street, and many downtown buildings including Tiernan's Block/Masonic Temple, the Cohen Building, Canaan Baptist Church, and the Unitarian Universalist Church.

In 2013, the ZTA Sorority House was nominated for local landmark designation. During the course of the nomination process, a newspaper article from the *Daily Illini* from 1928 was discovered that states that “*Mr. Smith of Royer and Danely designed the house...*”¹ At the time, Hubert Smith was one of three partners in Royer, Danely, and Smith, who was a notable architect in his own right. Smith's significant work in Urbana includes the Princess Theater remodeling, Leal School (collaborating with Royer), Urbana High School additions, and Health Services building additions to McKinley Hospital. Other significant works by Hubert Smith include Lafayette Elementary School, Franklin Elementary School, the MacMurray College Library, and Kathryn Hall at MacMurray College, all in Jacksonville, Illinois.

The Zeta Tau Alpha Sorority House was constructed in 1928 in the French Eclectic architectural style. It was built for the Zeta Tau Alpha Sorority as their chapter house, and was the home of the local chapter of ZTA from 1928 until the 1990s. The “Greek” community has had a significant impact on American collegiate life and the University of Illinois at Urbana-Champaign has, since the 1930s, had the most Greek Letter Society chapters in the country. In 1989, the National Register of Historic Places listed six local fraternity and sorority houses on the National Register as a multiple property listing, with more Greek Houses added later. The subject house is not listed on the National Register, but it is mentioned in the Multiple Property Documentation Form² as being a possibility for listing in the future.

The Zeta Tau Alpha Sorority House has been vacant since 2009 and has been registered on the City's Vacant Structure Registry since that time. Prior to that, it was rented to a fraternity who left it in a state of disrepair. The City has worked since that time to encourage the sorority to re-tenant the building as leaving it vacant has made it vulnerable to not only damage from exposure to heat/humidity and cold temperatures, but also to damage from vandalism and trespassers. The first floor windows were initially boarded up on the interior to prevent intruders and vandalism. Since that time numerous windows have been broken and boarded with plywood. On several occasions persons have broken windows or doors and entered the building. The Urbana Police Department has been called to check the property on numerous occasions to remove intruders. False fire alarms are reported frequently by the Urbana Fire Department. In the past year, the Fire Department has responded to eight incidents at the house, most caused by a malfunctioning fire alarm system. The Fire Department noted the presence of mold in the basement of the structure, as well as signs of illegal trespass and forced entry. The Building Safety Division receives regular complaints from the neighborhood with regards to open and/or broken windows, illegal parking, and grass and landscaping not being mowed and trimmed. The exterior trim,

¹ “*Work to Start on Z.T.A. House*”, *The Daily Illini*, (Sunday, March 18, 1928)

² For a copy of the National Register Multiple Property Documentation Form, see <http://urbanaillinois.us/residents/historic-urbana/100-most-significant-buildings/buildings/greek-houses>.

windows, and doors continue to deteriorate without proper maintenance or adequate surface protection. The sorority has a property management company looking after the property, but has not attracted a tenant to occupy the building. However, in October 2014 Zeta Tau Alpha staff informed the City of Urbana that there was a potential buyer for the property. In a recent conversation with City staff, Julia Hill, a representative of Zeta Tau Alpha, indicated that two different local entities have submitted letters of intent regarding the purchase of the property.³ According to Ms. Hill, both potential buyers are interested in restoring the building and bringing it up to habitable standards, and do not want to demolish it. Ms. Hill stated that the negotiations in both cases are on hold, pending the outcome of this case. Ms. Hill also informed staff that the intention of ZTA is to sell or tear down the building, as they no longer have plans to restart the local ZTA chapter at the University of Illinois.⁴

Discussion

The application states that the Zeta Tau Alpha Sorority House meets the following criteria for local landmark designation:

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
- 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, while retaining a high degree of integrity;
- Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and
- Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Criteria

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 criterion (*provided in italics*) is an analysis offered by City staff.

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

According to the application, the Zeta Tau Alpha Sorority House 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 building was designed to house the University of Illinois chapter of the Zeta Tau Alpha Sorority. Sororities and Fraternities, also known as Greek Letter Societies or Greek

³ In real estate, a letter of intent is a non-binding agreement stating the interests of two (or more) parties to enter into a real estate transaction, such as a sale or lease.

⁴ According to Ms. Hill, a sorority must be invited to start a local chapter at the University, and cannot simply start a local chapter on their own.

Houses, have had a profound impact on American collegiate life as they were the predominant form of organized student housing. When the Zeta Tau Alpha Sorority House was built in 1928, the University of Illinois at Urbana-Champaign had the largest concentration of Greek Letter Societies in the United States. To this day, UIUC has the highest membership in Greek Letter Societies of any college.⁵ In 1989, a number of fraternity and sorority houses in Urbana-Champaign were listed on the National Register of Historic Places as a multiple property listing due to the importance both nationally and locally of these Greek Houses. Although the Zeta Tau Alpha Sorority House is not currently included in the National Register of Historic Places multiple property listing for Greek Houses, in City staff's opinion it qualifies for inclusion.

Zeta Tau Alpha (ZTA) was founded in 1898 at the State Female Normal School in Farmville, Virginia. The University of Illinois chapter of ZTA opened in 1921 with 17 founding members. They were originally housed at 1115 W Illinois Street in Urbana but moved to another house in 1924 at 112 E John Street in Champaign. In 1926, the sorority purchased a lot on Vermont Street in Urbana and according to ZTA historian Shirley Kreasan Krieg built "a palatial home that stands as a monument". More information on the history of Zeta Tau Alpha Sorority can be found on pages 6-10 of the application form. A detailed history of the sorority is also available online at the following web address: <http://archives.library.illinois.edu/archon/?p=digitallibrary/digitalcontent&id=7411>.⁶

The Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House has significant value to the cultural and civic history of the U of I campus area as a unique Greek letter house in an especially visible area.

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

The property does not qualify under criterion b).

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 Zeta Tau Alpha Sorority House, built in 1928, was designed by Royer, Danely, and Smith in the French Eclectic architectural style. The house is a highly representative example of the French Eclectic architectural style. Some of the main features of the French Eclectic style that are present in the ZTA House include its tall, steeply pitched, hipped tile roof; stucco wall cladding with decorative brick, half-timbering, and quoins at wall intersections; its prominent round tower with a high, conical roof containing the main entrance to the building; two massive chimneys; the use of casement windows throughout; and the small porch and wrought-iron balustrade over the entrance. (*See Appendices F & G for more on the French Eclectic style.*)

The Zeta Tau Alpha Sorority House has been recognized as an architecturally significant building on

⁵ UIUC Office of the Dean of Students (<http://odos.illinois.edu/greek/about/greekStatistics.asp>)

⁶ In their objection to this nomination, the Zeta Tau Alpha Housing Corporation notes that the history of the sorority referenced here was not reviewed by Zeta Tau Alpha for accuracy.

several occasions. In a 1974 architectural survey of Champaign-Urbana, the house was described as being “exceptionally significant and... proposed to receive local landmark status if and when a landmark program for the cities is begun”.⁷ In July 1989, the sorority house was included on a National Register of Historic Places multiple property documentation form for Greek Letter Societies (Fraternities and Sororities) at the University of Illinois and is noted for potential future listing on the National Register. Finally, in 2011, the sorority house was included in Urbana’s 100 Most Significant Buildings, a list created by the Urbana Historic Preservation Commission to honor some of Urbana’s most architecturally significant buildings.

The second part of *criteria c*) requires a building to have a “high degree of integrity”. The *Urbana Historic Preservation Plan*⁸ defines “integrity” in the following way:

***Integrity:** Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period. Integrity enables a property to illustrate significant aspects of its past. Qualities of historic integrity may include location, design, setting, materials, workmanship, feeling, and association. All seven qualities do not need to be present for eligibility (as a landmark or to contribute to a historic district) as long as the overall sense of a past time and place is evident.*

The ZTA Sorority House exhibits a high degree of integrity. The original building form and massing from 1928 remain intact. The original windows and doors, wrought iron balcony, dormers, and prominent chimneys are all still present. The wall cladding and roofing materials appear to be original, or at least consistent with the original materials. Looking at the 1928 portion of the building, the only non-original features appear to be the gutters and downspouts.

There have been two additions that affect the original appearance of the house. In 1963, a large western addition was added in order to accommodate more members of the ZTA Sorority, and in the 1980s, a sunroom was added to the southeastern portion of the house, covering up a section of the front of the original house. Additions to historic structures are commonplace as older buildings are repurposed and adapted for contemporary use. Additions need not affect the integrity of the original structure if done properly.

One way to minimize the impacts of new additions on an existing building’s integrity is through “compatible design”, defined as “*new design that maintains some existing elements, such as scale, color, massing, proportions, and material*”.⁹ The additions to the original 1928 ZTA House respect the original structure and do not compromise the house’s architectural integrity. While the 1963 addition is large, substantially alters the façade of the original house, and changes the way the original house addresses the street, it matches the original materials and its design is compatible with the original building in terms of color, massing and scale. The sunroom addition on the southeast corner of the building, built in the 1980s, was originally designed as an outdoor patio. Although it conceals parts of the building that are meant to be exterior, this addition is also compatible in terms of materials, massing, and scale and therefore does not compromise the house’s architectural integrity. Both additions are

⁷ *The Architectural Survey of Champaign-Urbana*, Frank Heitzman (1974)

⁸ *Urbana Historic Preservation Plan, Appendix F (July 6, 1998)*

⁹ *Historic Preservation; Tyler, Norman (2000)*

compatible with the original building and show its evolution over time. They do not inhibit the public's ability to perceive the historic character of the overall building, its design, and its setting.

The Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House is an inherently valuable and superior local example of the French Eclectic architectural style, with high integrity.

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

The application states that the Zeta Tau Alpha House was “designed by Urbana’s renowned architect Joseph Royer” and that the building’s architectural details are “representative of Royer’s signature architectural style”. The application includes an example of the title block from the building’s blueprints which simply states “Royer, Danely & Smith Architects, Urbana, Illinois”. On this point, the application cites Brian Adams’ 2011 book *Joseph William Royer: Urbana’s Architect*. Adams’ book (p. 106) notes that “Royer’s firm” prepared plans for the Zeta Tau Alpha House without attributing the plans to a specific architect within the firm.

At the December 3, 2014 public hearing, the property owner’s attorney submitted an objection to the nomination which contained a copy of the March 18, 1928 edition of the *Daily Illini*, which indicated that “Mr. Smith of Royer and Danely designed the house to be of a northern French style of architecture and to provide studying accommodations [sic] for 36 girls.” Hubert A. Smith was then one of three partners in the firm Royer, Danely, and Smith. Aside from the article in the *Daily Illini*, no other written evidence has been found to indicate that Hubert Smith designed the ZTA Sorority House, but there has also been no written evidence to indicate that Joseph Royer designed the house himself.

While there is debate as to whether Smith, Royer, or someone else designed the house, it is clear that the house is the work of the Royer, Danely, and Smith firm. By 1928, the firm was experienced in designing Greek houses in Champaign-Urbana. In the previous decade they had designed four other Greek houses, including the architecturally similar Alpha Rho Chi Fraternity House at 1108 S First Street in Champaign (listed on the National Register of Historic Places). The design of the ZTA Sorority House is consistent with the Alpha Rho Chi Fraternity House in Champaign, designed by Royer. Overall, the work is correctly attributed to the firm and as such, contributes to our understanding of the outstanding body of work created by the Royer, Danely, Smith firm, and usually to Royer himself.

At the public hearing on December 3, 2014, as well as in the written objection to the nomination from the property owner, there were differing and conflicting interpretations of criteria d) in the Zoning Ordinance. The issue at hand is whether “*Notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area*” references the work of a master working *alone* or if the work in question can be a collaboration. Given that the field of architecture is highly collaborative and team-oriented, City staff and the Historic Preservation Commission believe that the intent of the language in the Zoning Ordinance is to be inclusive of collaborative efforts. In this case, the blueprints for the building indicate that the ZTA House was designed by the firm Royer, Danely, and Smith. Joseph Royer, the lead partner in the firm, was a master architect whose individual genius has influenced the City of Urbana.

Therefore, the Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House is a notable work of architect Joseph Royer.

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

The physical characteristics on the main façade – primarily the tall steeply pitched hip roof, the stucco wall cladding with decorative brick and half-timbering, and the prominent round tower with a high, conical roof which contains the main entrance to the building – are dramatic and unique. These characteristics are indicative of the French Eclectic Architectural Style, which is representative of the revival styles that Joseph Royer and his firms tended to use in their designs. Given these unique physical characteristics, the Zeta Tau Alpha Sorority House is certainly identifiable as an established and familiar feature in the community.

In terms of “unique location”, this criterion refers to a property being recognizable due to unique placement, such as on a hill. Being located on a street corner, the home’s visual character is prominent but should not be considered as identifiable based specifically on a unique location. However, as the Zeta Tau Alpha Sorority House is located on Lincoln Avenue, which serves as the eastern entrance to the University of Illinois campus, it can be considered identifiable based on a unique location.

The Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House is identifiable as an established and familiar visual feature of the southeast campus area.

- 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.*

According to the application, the Zeta Tau Alpha Sorority House does not qualify under criterion f). The house 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.*

According to the application, the Zeta Tau Alpha Sorority House does not qualify under criterion g). City staff and the applicant are not aware of any archaeological significance of the area.

Findings

1. The City of Urbana, a home rule municipality, is authorized to designate local landmarks and historic districts under 5 ILCS 5/11-48.2-2 et seq of the Illinois Municipal Code, and under Article XII (Historic Preservation) of the Urbana Zoning Ordinance.
2. The City of Urbana on October 13, 2014 received a landmark application to designate the property located at 1404 South Lincoln Avenue as a local landmark.
3. The Urbana Historic Preservation Commission opened a public hearing on November 5th, 2014, which was continued to December 3, 2014 to consider the landmark designation of the subject property.
4. Prior to the public hearing, staff received 11 letter of support for the application, and 1 letter of opposition (from the property owner).
5. At the public hearing, three members of the public spoke in support of the application; one, the legal counsel of the property owner, spoke against the application; two spoke neither in support nor opposition.
6. The designation of the subject property will further promote the educational, cultural, economic, and general welfare of the community.
7. The property located at 1404 South Lincoln Avenue and known as the Zeta Tau Alpha Sorority House was constructed in 1928.
8. The Zeta Tau Alpha Sorority House has significant value as part of the cultural and civic history of the U of I campus area as a unique Greek letter house in an especially visible area.
9. The Zeta Tau Alpha Sorority House is an inherently valuable and superior local example of the French Eclectic architectural style, with high integrity.
10. The Zeta Tau Alpha Sorority House is a notable work of architect Joseph Royer.
11. The Zeta Tau Alpha Sorority House the Zeta Tau Alpha Sorority House is identifiable as an established and familiar visual feature of the southeast campus area.

Options

In Case No. HP 2014-L-01, the Urbana City Council shall find whether or not the nomination meets one or more of the criteria for designation as a local landmark and:

- 1) Approve the application by enacting an ordinance; or
- 2) Deny the application.

Recommendation

Based on the application and findings presented herein, the Urbana Historic Preservation Commission and staff recommend that City Council APPROVE the proposed landmark designation for the Zeta Tau Alpha Sorority House in Case HP-2014-L-01 as it conforms with criteria a), c), d), and e) in Section XII-5.C of the Urbana Zoning Ordinance. Because of the written protest submitted by the property owner, approval would require a two-thirds majority of all alderpersons holding office.

Prepared by

Kevin Garcia, Planner II

cc: Zeta Tau Alpha Fraternity, 3450 Founders Rd, Indianapolis, IN 46268
Robert Nemeth, 105 E Second St, Sadorus, IL 61872
Matt Deering, Meyer Capel, 306 W Church St, P.O. Box 6750, Champaign, IL 61826-6750

Attachments: Draft Ordinance
Draft Minutes of Historic Preservation Commission meeting on 12/3/2014
Exhibit A: Location Map
Exhibit B: Zeta Tau Alpha Fraternity Nomination for Historic Landmark Status
(Submitted by Robert Nemeth to the Historic Preservation Commission)
Exhibit C: Protest of the Zeta Tau Alpha Sorority House Nomination for Historic Landmark Status
(Submitted by Meyer Capel on behalf of Zeta Tau Alpha to the City Clerk)
Exhibit D: French Eclectic Style Definition (from *American Architecture - An Illustrated Encyclopedia*)
Exhibit E: French Eclectic Style Guide (from *A Field Guide to American Houses*)
Exhibit F: Written Communications Regarding the Application

DRAFT ORDINANCE

ORDINANCE NO. 2015-01-001

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(1404 South Lincoln Avenue, "Zeta Tau Alpha Sorority House"
Historic Preservation Case No. HP-2014-L-01)

WHEREAS, the City of Urbana, a home rule municipality, is authorized to designate local landmarks and historic districts under 5 ILCS 5/11-48.2-2 et seq of the Illinois Municipal Code, and under Article XII (Historic Preservation) of the Urbana Zoning Ordinance; and

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, Robert Nemeth has nominated the property located at 1404 South Lincoln Avenue, Urbana (commonly referred to as the "Zeta Tau Alpha Sorority House") to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owner of the subject property, Zeta Tau Alpha Fraternity, has been duly notified of the nomination and has submitted a valid protest against the nomination; and

WHEREAS, after due publication and notice to all parties as is required under the Historic Preservation Ordinance and the Illinois Municipal Code, a public hearing was held by the Urbana Historic Preservation Commission on December 3, 2014 concerning the subject historic landmark nomination; and

WHEREAS, following the public hearing, the Historic Preservation Commission voted to recommend to the Urbana City Council landmark designation for the subject parcel by a vote of 6 ayes and 0 nays with 1 abstention; and

WHEREAS, the owner of the subject parcel was notified of the date of the public hearing and the date of the City Council meeting at which the designation is to be considered.

DRAFT ORDINANCE

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

The Council does hereby find and determine, based upon the recommendation of the Historic Preservation Commission, that the subject parcel should be designated as a historic landmark on the basis of meeting the following criteria in Section XII-5.C.1:

- a) Significant value as part of the cultural and civic history of the University of Illinois campus area as a unique Greek letter house in an especially visible area;
 - c) Representative of the distinguishing characteristics of the French Eclectic Architectural Style as an inherently valuable and superior local example of that style, and retains a high degree of integrity;
 - d) Notable work of master architect Joseph Royer;
 - e) Identifiable as an established and familiar visual feature of the southeast campus area;
- and

thus, the said structure at 1404 South Lincoln Avenue, commonly referred to as the "Zeta Tau Alpha Sorority House", is hereby designated as a historic landmark, pursuant to Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

DRAFT ORDINANCE

LEGAL DESCRIPTION:

Lots Sixty-Three (63), Sixty-Four (64), Sixty-Five (65) and Sixty-Six (66) in University Heights Addition to Urbana, being a part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Seventeen (17), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, in Champaign County, Illinois.

Said property being commonly known as 1404 South Lincoln Avenue, Urbana, Illinois and having Permanent Identification Number of: 93-21-17-352-005.

Section 2. The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the City Council 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 a two-thirds majority of the Urbana City Council this _____ day of _____, 2015.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2015.

Laurel Lunt Prussing, Mayor

DRAFT ORDINANCE

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 _____, 2015, the City Council of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK (1404 South Lincoln Avenue, "Zeta Tau Alpha Sorority House" Historic Preservation Case No. HP-2014-L-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 _____, 2015, 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 _____, 2015.

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

DATE: December 3, 2014

DRAFT

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Scott Dossett, Matt Metcalf, Alice Novak, Gina Pagliuso, David Seyler, Trent Shepard, Kim Smith

MEMBERS EXCUSED: None

STAFF PRESENT: Jeff Engstrom, Interim Planning Manager; Kevin Garcia, Planner II;

OTHERS PRESENT: Kollin Armstrong, Chris Berti, Andy Brantner, Mary Ann Bunyan, Richard Cahill, Matt Deering, Yuchen Ding, Nancy Edwards, Tony Herhold, Marcia Klopff, Pui Yi Man, Robert Nemeth, Caleb Orozco, Dennis Roberts, Francesca Sallinger, Connor Smith, Chris Szmurlo, Nathan Upson, Angela Urban, Kelly Valiin, Roman Yanke

WRITTEN COMMUNICATIONS

Regarding Case No. HP-2014-L-01:

- Objection to Nomination from Matt Deering
- Letters in Support of Nomination
 - Letter from Christopher Enck
 - Letter from T.J and Louise Marie Kuhny
 - Letter from Frank Butterfield
 - Email from Douglas Armstrong
 - Email from Willard Broom
 - Email from Deborah Katz-Downie
 - Email from Rick Larimore
 - Email from Linda Lorenz
 - Email from Esther Patt
 - Email from Dennis Roberts
 - Email from Alice Patterson Vernon

CONTINUED PUBLIC HEARINGS**Case No. HP-2014-L-01 – Request by Robert Nemeth for a Historic Landmark Nomination of the Zeta Tau Alpha Sorority House located at 1404 South Lincoln Avenue**

Chair Novak recused herself due to a conflict of interest with this case. She turned the Chair position over to Kim Smith. Vice Chair Smith re-opened the public hearing for this case. She reviewed the process for a public hearing.

Jeff Engstrom, Interim Planning Manager, listed the written communications that were received with regards to the case.

Kevin Garcia, Planner II, presented a summary of the proposed landmark nomination. He began by explaining the application process and what it means for the property owner if the proposed landmark nomination is approved. He talked about Joseph W. Royer and Hubert Smith. He gave a brief background on the history of the house. He reviewed the criteria for a landmark designation according to Section XI-5.C of the Urbana Zoning Ordinance. He read the options of the Historic Preservation Commission and presented City staff's recommendation for approval.

Vice Chair Smith opened the hearing up for public input.

Robert Nemeth, petitioner, approached the Historic Preservation Commission to speak. He mentioned that he grew up living near to the proposed house and knows it well. He described the existing house noting the French Eclectic style architecture. He responded to the objection of the 2013 landmark designation nomination. He talked about the controversy over whether Joseph Royer or Hubert Smith designed the house and about the historical significance of the Zeta Tau Alpha (ZTA) Sorority House. He talked about the benefits of a property having a historic landmark status and about false claims of a historic landmark status creating economic difficulties on property owners. He presented statistics with regards to previous Certificates of Appropriateness, which proved that they are not difficult to obtain or are restraining on a property owner to maintain a historic landmark.

Matt Deering, attorney for the ZTA Fraternity Housing Corporation, approached to question the petitioner. He stated that Mr. Nemeth ran through several potential economic benefits of historic preservation designation, specifically including federal tax credit and tax assessment freeze program. Is it Mr. Nemeth's contention that these benefits are available to ZTA in the manner for which the property is used? Mr. Nemeth replied that it is a good question that they should ask their attorneys about. Mr. Deering explained that the federal tax credit is only available to owner-occupied properties and the tax assessment freeze program is only available to income producing properties, which the proposed property is neither.

Vice Chair Smith asked if there were any proponents of the request wishing to speak. She limited comments to three minutes.

Richard Cahill approached the Historic Preservation Commission to speak. He is a member of the Preservation and Conservation Association (PACA) and serves on their board of directors. PACA supports the nomination wholly. He mentioned that in 2010 he found blueprints of Joseph Royer's

including one for the proposed property. He talked about how Joseph Royer was a prominent architect in Urbana.

Chris Berti approached the Historic Preservation Commission to speak. He is a professor of art at Parkland College. He supports the historic preservation of the ZTA House. As a professor, he spends most of his life sharing with the students the importance of experiencing things firsthand. There is a big difference between looking at something in a book or seeing it on the internet and seeing it firsthand. We have an opportunity to preserve something that people can experience firsthand. People have spoken very eloquently about the historic significance of the proposed building. It acts as a record from a significant period in American architecture. However, buildings like this also enhance the beauty and the cultural identity of a community in the same way that a beautiful sculpture or garden does. There is just no replacement for it if it disappears. There are students present at the meeting, and they would be the first to tell the Commission that there is a big difference between experience and living with things of beauty firsthand as opposed to digitally.

Dennis Roberts approached the Historic Preservation Commission to speak. He helped to write and create the ordinances that provide for landmark status nominations and helped to write ordinance that provides a demolition delay period to work out historic preservation issues with property owners. Some of the issues that were presented in the arguments to the City Council that had an effect on the vote of the City Council in 2013 had nothing to do with the actual criteria by which the City Council was supposedly required to make its decision and by which the Historic Preservation Commission is required to judge the property. So, any issue that has to do with alleged economic difficulty or inconvenience that may or may not occur to the property owner relating to historic preservation designation is not one of the criteria for selecting and approving a building. It is supposed to be based entirely on the historic quality, the integrity of the building, how it meets the standards of period design and architectural detail, and the significance of the architect.

There was also a misconception that Historic Preservation Commission members could not come to the City Council meeting to clarify the vote of the Historic Preservation Commission. We have learned since then that having completed your judicial process by holding the public hearing and having taken a final vote, the members of the Historic Preservation no longer has an obligation to remain silent. If the members feel as individuals that they want to support a nomination and you want to come to the City Council meeting and explain how the nomination was either granted or denied, then you have a right to do so because you are no longer in the position of making the judgment.

With no further proponents to speak regarding the case, Vice Chair Smith opened the hearing up for opponents to speak.

Mr. Deering re-approached the Historic Preservation Commission. He mentioned that he had submitted a written report to the Commission prior to the start of the meeting. ZTA felt that they were being asked to prove a negative, and they did not feel that they could do that so they were focusing on the application.

ZTA did not feel that the applicant provided enough evidence to satisfy the criteria for a historic landmark. The application consists primarily of blanket assertions and very little actual relevant evidence. For example, with regards to the statements made regarding the significant value as part of the architectural, cultural, educational and social heritage of the community as an outstanding

example of the role Greek life has played on the University of Illinois (U of I) campus, ZTA did not understand how this particular house satisfies that criteria any more than any other fraternity or sorority on the U of I campus specifically in the City of Urbana. In fact, the blanket statements that the applicant made about the ZTA property could be made about many, if not all the other fraternities and sororities on the U of I campus, not just those listed or mentioned in the discussions regarding the National Register. He noted that the ZTA property was not listed on the National Register of Historic Places. Surely, the Urbana Historic Preservation Commission would not find that every Greek house on the Urbana side of the U of I campus would be suitable for historic landmark designation.

The applicant also asserted that the ZTA house retains a high degree of integrity in another criterion. ZTA disagreed with this statement. The applicant laid out the significant structural additions to the building that quite simply greatly increase the size, general appearance and disrupt the consistency and visibility of the original house.

Another statement claims that the largest addition had itself gained significance. ZTA believed this statement was based on the age of the house, but there is no true evidence that suggests why the large addition is significant.

Therefore, ZTA Fraternity Housing Corporation felt that it was not reasonable to conclude that the house, as it stands today, retains the original integrity of the house.

Mr. Deering went on to talk about whether the house was really constructed by Joseph Royer. ZTA believed that the evidence proves it was not constructed by Royer. Criterion D, "*Notable work of a master builder, designer, architect or artist whose individual genius has influenced an area*", clearly does not authorize the substitution of an entire firm for the individual architect identified by the applicant. There is no evidence presented by anyone that Joseph Royer designed the proposed house.

The applicant and City staff contend that the location of the proposed house at the intersection of Lincoln Avenue across from resident's halls and at the entry of a residential area mark the transition away from campus, and are therefore, are identifiable as an established and familiar location or physical characteristic. ZTA does not dispute the location of the house or of what is around it. These same statements could be made about the string of other Greek houses and other buildings along and nearby Lincoln Avenue as well as other streets around the U of I campus. The evidence did not support that the location is unique to this particular property. The house sits almost a full lot off of Lincoln Avenue on Vermont Avenue. Since completion of the large addition in 1963, the original house built in 1928 has almost no exposure to Lincoln Avenue. Clearly from the Lincoln Avenue Corridor, which the applicant and City staff had suggested was important to this particular criterion, there is nothing especially identifiable of the west wall of the ZTA house.

ZTA urged the Commission to consider the lack of evidence presented on the various alleged criteria, and to deny the request to designate the ZTA house as a historic landmark.

Mr. Nemeth argued that the additions are very sympathetic to the structure, and they are well integrated into the existing architecture. The additions are old enough to be historic themselves. So it is an irrelevant point that because the building was not pristine back then, that it should be disqualified as a historic landmark now.

Regarding the economic benefits, he asked Mr. Deering if the economic benefits would be available to a potential buyer. Mr. Deering replied that it depends on how the property is used.

Mr. Nemeth stated that the most important fact to him was that the title blocks on the building plans were that of Joseph Royer's firm. This proves that the plans were designed by the Royer, Danley, Smith architectural firm. Usually when designing a building, it is a collaborative effort, so it is very rare that one architect designs it all. When looking at other designs by Joseph Royer, it is clear to him that Joseph Royer designed the ZTA house. Mr. Deering responded that the Ordinance does not allow the Historic Preservation Commission to attribute the design of a building to a firm. The language is specific.

Vice Chair Smith asked if there was anyone in the audience wishing to speak in favor or against the proposed nomination.

Nancy Edwards, Graduate student in architecture at the U of I, stated that there is no evidence that Joseph Royer did not design the existing house. Mr. Deering replied that the burden of proof is on the applicant.

Andy Brantner, neighbor, approached the Historic Preservation Commission. He asked what the future goals or plans of the property owner for the existing structure. Vice Chair Smith stated that they would ask the property owner's representative, Mr. Deering and allow him to answer the question if he desired to do so.

There were no further comments from members of the audience.

Mr. Engstrom talked about the economic benefits and explained that the Property Tax Freeze incentive only applies to owner-occupied structures. However, building permit fee waivers apply to any landmark. Also, the 20% rehab incentive tax credit is available for incoming generating properties, so if in the future the property becomes a rental property, the owner would qualify for this incentive.

Mr. Engstrom stated City staff wanted to show pictures that were not presented during the City staff report to the Commission. Mr. Garcia presented the pictures at this time.

Mr. Engstrom pointed that for a landmark nomination, it must meet one or more of the criteria that was discussed. So, if the Commission finds that the ZTA house was not the work of a notable master builder or designer, then there are the other criteria that they can consider.

Mr. Nemeth summarized by saying that it is such a beautiful property and is important to the urban fabric. The additions are exceptionally well done. It would be a shame to not landmark the property. He believed that if the property is sold, then it would probably become an incoming producing property, so they would be able to receive incentives for its landmark status.

Ms. Pagliuso asked Mr. Deering if ZTA had the structure built, do they have the plans and know who designed it. Mr. Deering replied that they have researched to try to find plans and all they have is what everyone else has.

Mr. Metcalf wondered if ZTA Fraternity Housing Corporation was a profit organization. Mr. Deering replied that they are a not-for-profit organization.

Mr. Metcalf asked if ZTA owned any other historically significant or designated properties. Mr. Deering said that they own one other historical property, which is why they are objecting to the proposed historic landmark nomination.

Mr. Metcalf questioned what ZTA's future plans are for the property. What is the likelihood of it returning to a sorority or fraternity? Mr. Deering stated that although ZTA desires to, it is not likely to be used as a sorority or fraternity because statistics show participation in these organizations are decreasing.

Ms. Pagliuso stated that she was surprised that ZTA does not find the house to be historically significant when Exhibit B of the information that was submitted by Mr. Deering talks about it being a palatial home and how the location is such a fortunate setting for an imposing house. Now, the Corporation wants the Historic Preservation Commission to disregard the article. She doesn't understand how the petitioner could not say it is significant when they have supported the significance in their own documentation. She hoped that someday it would become an income producing property so that the owners can use the 20% tax credit incentive. She stated that the applicant showed in his documentation how historic preservation is economically viable.

Mr. Metcalf stated that the large addition in 1963 agreed that the design is in harmony with the original structure. There is enough evidence clearly seen in the gable, Oriel window, trim around the windows, the stone work, and the stone coining.

Mr. Shepard stated that the proposed historic landmark application meets criterion A. It is the first fraternity/sorority house a person sees as they head north on Lincoln Avenue. Mr. Metcalf stated that it is part of the increasing trend of sorority houses at the time.

Mr. Shepard believed that the craftsmanship on the ZTA house is amazing. The integrity is still there. Therefore, it met criterion C.

With regards to criterion D, Mr. Shepard believed that the house was designed by Joseph Royer, himself. When you compare it to the Alpha Rho House that Royer designed, it is very similar.

Again, the location meets criterion E. It is the first fraternity/sorority a person sees when going north on Lincoln Avenue.

He stated that he believed it is worthy of being landmarked.

Mr. Dossett thanked everyone for their time and contribution. He read the Ordinance with regards to criterion D. He noted that the Ordinance does not talk about an individual or a singular builder, designer or architect. So, it is inconsequential to him whether Joseph Royer or his firm designed the ZTA house.

He stated that it would have been nice to get the property owner's objections sooner so that he could have read it. Mr. Metcalf agreed with this comment.

He went on to talk about the Greek experience and the cultural experience to be in a sorority or fraternity house. It is a significant and impactful part of going to the U of I for a great number of students. The U of I has the most number of Greek houses in the country. If designating the house as a landmark helps to recognize the role and the influence that sororities and fraternities have had in our town, then he would applaud moving it forward.

Ms. Smith agreed with the City staff’s analysis, findings and recommendations. It is an excellent example of the French Eclectic architectural style. The original building has an asymmetrical façade, the Norman tower with the high conical roof, the tall, steeply hip roofs, big massive, brick chimneys, the stucco wall cladding and half timbering, the decorative, skinteled brick, brick coins and multi-pane casement paned windows grouped in pairs. It has “picturesque details”.

Mr. Dossett moved that the Historic Preservation Commission forward Case No. HP-2014-L-01 to the City Council with a recommendation for approval because the ZTA house conforms to criteria a, c, d and e of Section XII-5.C of the Urbana Zoning Ordinance in the following way:

- Criteria a:** The ZTA has significant values to the cultural and civic history of the U of I campus area. This is a unique Greek letter house in an especially visible area.
- Criteria c:** The property is an inherently valuable architectural style being a superior local example of the French Eclectic style with high integrity.
- Criteria d:** The house is a notable work of local notable architect, Joseph Royer.
- Criteria e:** The ZTA house is identifiable as an established and familiar visible feature of the Southeast campus area.

Mr. Metcalf seconded the motion.

Mr. Shepard moved a friendly amendment to include the application submittal date and public hearing dates in the motion. The motion will now read as such:

The Historic Preservation Commission forward the historic landmark application submitted on October 13, 2014 and assigned Case No. HP-2014-L-01 to the City Council with a recommendation for approval. After reviewing and discussion the case at the November 5, 2014 and December 3, 2014 meetings, the Commission believed the ZTA house conforms to criteria a, c, d and e of Section XII-5.C of the Urbana Zoning Ordinance in the following way:

- Criteria a:** The ZTA has significant values to the cultural and civic history of the U of I campus area. This is a unique Greek letter house in an especially visible area.
- Criteria c:** The property is an inherently valuable architectural style being a superior local example of the French Eclectic style with high integrity.
- Criteria d:** The house is a notable work of local notable architect, Joseph Royer.
- Criteria e:** The ZTA house is identifiable as an established and familiar visible feature of the Southeast campus area.

Roll call on the motion was as follows:

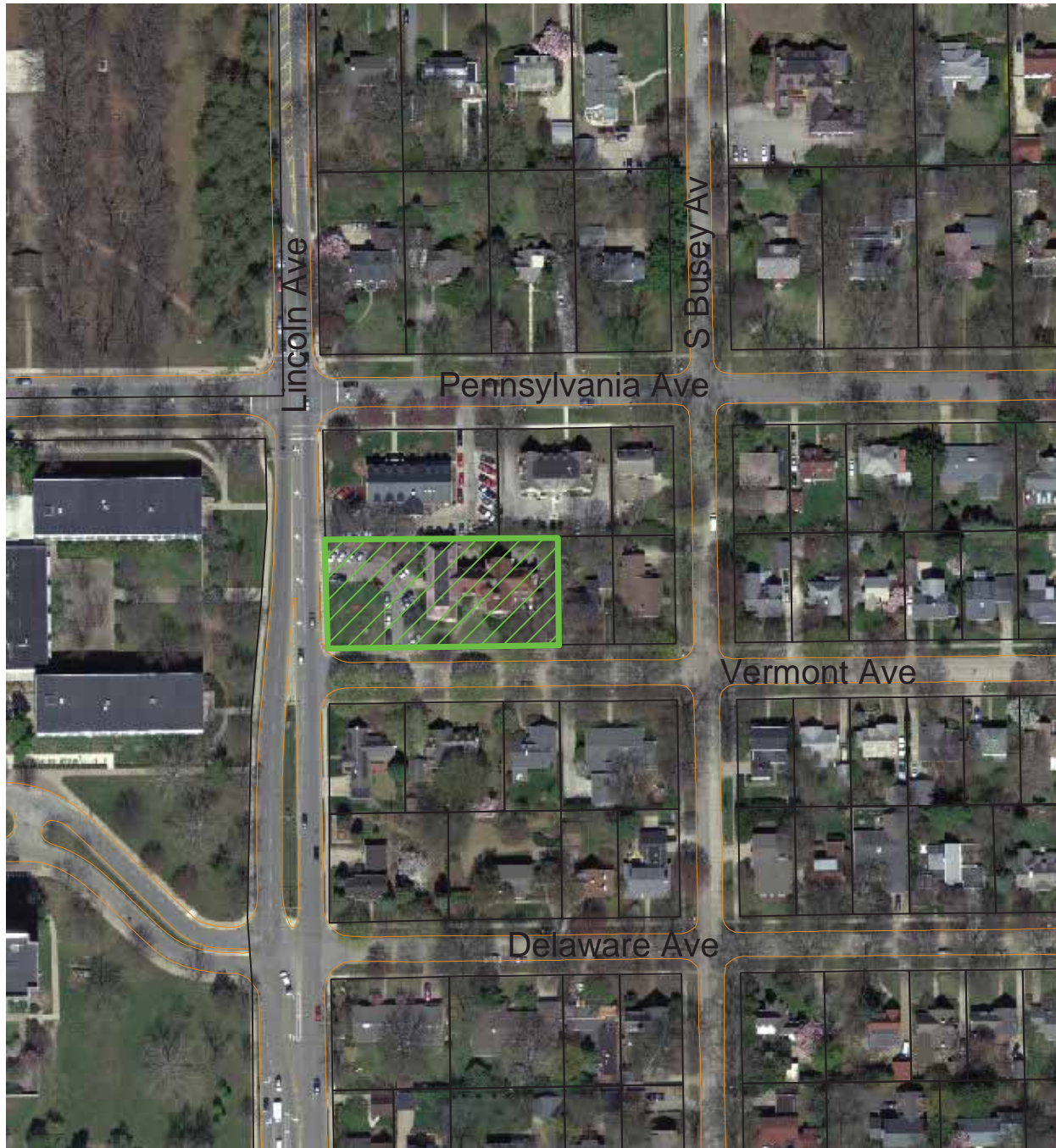
Mr. Dossett	-	Yes	Mr. Metcalf	-	Yes
Ms. Pagliuso	-	Yes	Mr. Seyler	-	Yes
Mr. Shepard	-	Yes	Mr. Smith	-	Yes

Ms. Novak - Abstain

The motion carried by a vote of 6 ayes to 1 abstention. The case will be forwarded to City Council on December 15, 2014.

Ms. Smith closed the public hearing and relinquished the Chair to Alice Novak.

Exhibit A: Location Map



F



Case: HP-2014-L-01
Subject: Landmark Application
Location: 1404 S. Lincoln Ave, Urbana
Petitioner: Robert Nemeth

 Subject Property



Application for Historic Landmark Designation

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

RECEIVED
OCT 13 2014
JPM 2:00 PM

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. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **ROBERT NEMETH** Phone: **217-598-2497**
Address (street/city/state/zip code): **105 E. Second St., Sadorus, IL 61872**
Email Address: **RNEMETH57@GMAIL.COM**
Property interest of Applicant(s) (Owner, Contract Buyer, etc.): **HISTORIC PRESERVATION ADVOCATE**

2. OWNER INFORMATION

Name of Owner(s): **ZETA TAU ALPHA FRATERNITY** Phone:
Address (street/city/state/zip code): **3450 FOUNDERS RD. INDIANAPOLIS, IN 46268-0000**
Email Address:

3. PROPERTY INFORMATION

Location of Subject Site: **1404 S. Lincoln Avenue, Urbana, IL 61801**
PIN # of Location: **93-21-17-352-005**
Lot Size: 115FEET BY 245 FEET (4 LOTS COMBINED 63-66)
Current Zoning Designation: **RESIDENTIAL**
Current Land Use (vacant, residence, grocery, factory, etc): **Vacant Fraternity**
Present Comprehensive Plan Designation:
Legal Description: _____

Date of Construction of Structure: 1928

Attach a map showing the boundaries and location of the property proposed for nomination.

Attach photographs showing the important structures or features of the property or structure

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

NOTE: *If additional space is needed to accurately answer any question, please attach extra pages to the application.*

By submitting this application, you are granting permission for City staff to post on the property a temporary yard sign announcing the public hearing to be held for your request.

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief.

Robert Newman
Applicant's Signature

10/13/2014
Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801

Phone: (217) 384-2440

Fax: (217) 384-2367

URBANA HISTORIC PRESERVATION COMMISSION

Suggested Format for Content and Organization of “Statements”

For Property Located in a Proposed Historic Landmark

Summary Paragraph

- Criteria which apply to subject property
- Introductory or background statement about significance of subject property
- Statement of integrity

Property Description

- Architectural style
- Date of construction; date of major modifications
- Name of architect and builder, as available
- Construction materials (foundation, walls, roof shape/material)
- Description of building elements: number of stories, window type and shape, porches, entrances, etc.
- Description of unique architectural elements
- Alterations or additions to building
- Missing or removed architectural features
- Outbuildings and important landscape or streetscape features

History

- Brief community background (downtown development, neighborhood development, etc.)
- Discussion of property as it relates to the development of the community
- Important people associated with the property
- Important events associated with the property

For Architectural Significance

- Background of the style and/or architect
- Why/how the building reflects the style and/or architect’s work
- Other works in the community/elsewhere by same architect; discuss briefly

Context

- Placement or location of property within the city/community
- Relationship to other properties of similar architectural style and date/era of construction

ZETA TAU ALPHA SORORITY HOUSE NOMINATION

Introduction

The Zeta Tau Alpha Sorority House, located at 1404 S. Lincoln Avenue, is being nominated as an Urbana Landmark for the following criteria:

- having significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
- being 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;
- being a notable work of a master builder, designer, architect or artist whose individual genius has influenced an area;
- and being identifiable as an established and familiar visual location or physical characteristics.

The Zeta Tau Alpha house was designed by Urbana's prominent local architect Joseph William Royer as part of his firm Royer, Danely, & Smith Architects in 1928, and is representative of the French Eclectic architectural style. The Zeta Tau Alpha Sorority House is also part of a larger context of Greek letter society houses at the University of Illinois. Located on the northeast corner of South Lincoln Avenue and West Vermont Avenue, the Zeta Tau Alpha Sorority House marks a unique transition between the University campus and the single family residential neighborhood of West Urbana. The integrity of the original 1928 house remains, however, the three-story west wing of the house along Lincoln Avenue was an addition added in 1963 and the one-story sun room on the southeast corner of the house was added after 1963. Although modifications have occurred over time to the house, many of these changes are historic and have since gained significance. The 1928 section of the house retains the majority of its original windows and exterior wall and roof materials.

Architectural Significance

The Zeta Tau Alpha house is being nominated as an Urbana Landmark for being 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 Zeta Tau Alpha house is an outstanding example of the French Eclectic architectural style, which was used in the United States from around 1915 to 1945. This wave of French Eclectic style architecture came as one of two romanticized, informal categories of French Revival architecture reminiscent of the farmhouses and small manors in Normandy, France. After World War I, small numbers of these French Eclectic style houses sprung up all across the United States, mainly in suburban areas of large Eastern and Midwestern cities. French Eclectic houses are known for their charming, picturesque, and evocative designs which are freely interpreted from French farmhouses. These houses are commonly constructed of masonry and have steeply

pitched hipped roofs, mansard roofs, and even steeply pitched gable roofs. Round or polygonal towers with conical roofs usually mark the entrance to these houses.¹ French Eclectic style houses commonly have arched doors and windows, wrought-iron balconies, conical roof towers, and steeply pitched cat slide roofs that distinguish it from other styles. Additional features commonly found on French Eclectic style houses are ogee arch mouldings; basket handle arches; brick shutters; quoins at the corners of windows, walls, and doors; "half-timber" detailing; massive chimneys; mixed combinations of exterior materials; multi-paned casement windows; and brick foundations. French Eclectic style houses are commonly two to three stories tall. Other revival styles such as Georgian and Spanish revivals were contemporaneous with the French Revival style and eventually outnumbered it during the 1940s.²

The Zeta Tau Alpha Sorority House is two and a half stories and has an informal, asymmetrical composition. The house has a round tower with a high conical roof tucked into the corner of the south facade which marks the entrance of the house. The tower is entirely decorated with brick and has an elaborate doorway outlined with stone. A basket handle arched window decorated with a stone ogee arch moulding and a wrought iron railing sits above the main doorway on the tower. The original section of the house has two asymmetrical side wings that flank the tower. The house has steeply pitched gable roofs constructed of tile that dominate the north and south facades and hip roofs that accentuate the east and west side wings.

The identifiable features of the French Eclectic Zeta Tau Alpha Sorority House include: the round tower with a high conical roof tucked into the corner of the south facade which marks the entrance of the house; the skintled brick detailing, which is a noteworthy type of brick laying that originated in Chicago; the basket handle arched window decorated with a stone ogee arch moulding and a wrought iron railing that sits above the main doorway on the tower; the steeply pitched gable roofs constructed of orange tile that dominate the north and south facades and hip roofs that accentuate the east and west side wings; the asymmetrical composition; and the use of a variety of exterior facade materials including brick, stucco, and "half-timber" detailing.

The house is constructed of a variety of exterior materials, including brick detailing such as brick quoins at the corners and brick shutters surrounding the windows, stucco infill on the majority of the wall surface, and some "half-timber" detailing on each facade. The windows are multi-paned casement windows that are paired in groups of two or in even numbers and there are several types of dormer windows along the roof line. On the west wing of the south facade, the two dormer windows are parapet windows and are constructed of brick. On the east wing of the south facade, the two dormer windows have a flat roof and are covered with stucco. The house has a variety of picturesque details, including the massive brick chimneys, brick lintels and sills. The foundation is also constructed of brick.

¹ Massey, James C. and Shirley Maxwell. *House Styles in America*. (1996): 226-229.

² McAllister, Virginia and Lee. *A Field Guide to American Houses*. (1984): 387-395.

The south facade along West Vermont Avenue is historically the main facade of the house. The round tower dominates the south facade and is entirely decorated with multi-colored buff brick. The tower also has an elaborate doorway outlined with stone and a weather vane is perched atop its conical roof. The original 1928 section of the house has two asymmetrical side wings that flank the tower. The skintled brick detailing, where some bricks protrude farther out than other bricks, forming a textural pattern on the facade, used on the majority of the facade gives the building a luxurious appearance. The south facade is also dominated by a three story steeply pitched gable. The upper two stories of the gable wing each have a row of four tall, thin, multi-paned casement windows each divided by thick mullions. A pattern of four diamonds separates the third story from the second story casement windows. The first story of the gable wing on the south facade has a protruding bay window decorated with brick and four sections of paired multi-paned casement windows. A hedgerow was planted in front of the bay window for privacy. The apex of the gable roof has a checkerboard pattern alternating between stucco and brick surface material. A massive brick chimney protrudes out of this gable roof. The bottom corners of this gable wing are battered with brick and occasional stone quoins. "half-timber" detailing appears on the east wing of the south facade just above the one story sun porch that was added to the house after 1963. The casement windows on the south facade of the east wing are surrounded by "half-timber" detailing, whereas the casement windows on the south facade of the west wing are surrounded by brick detailing.

The east facade of the house also is covered with "half-timber" detailing on the second floor and brick detailing on the first floor. A third type of dormer window pierces the roof line on the east facade of the house and there is a second massive brick chimney on this facade.

The 1963 addition on the west side of the house successfully matched the existing materials, the scale, the roof shape, and the window types on the original house. For example, the addition is also clad with stucco and "half-timber" detailing. The addition has a brick foundation and brick detailing around the windows of the first story. The horizontal proportional lines of the original building are matched on the addition. A soldier brick course divides the first story and second story on the west facade at the same height as it does on the original house. The addition is three stories, which slightly contrasts to the original house's two and a half stories. The roof of the addition is a hip roof covered in red tile, which is slightly different from the orange tile on the original building. The roof height of the addition is also slightly higher than the original house. The addition uses multi-paned casement windows that are similar to the original building, but the windows on the addition are at a slightly larger scale and are more squat in comparison to the tall, thin, original casement windows. The main entrance to the house was originally through the tower on the south facade, but the addition shifted the main entrance to the west facade off Lincoln Avenue. A one story gabled entrance portal and a large protruding one story bay window dominate the west facade of the addition. The gabled entrance portal has a checkerboard pattern of alternating brick detailing and stucco squares in the apex of the gable which mimics the detail on the apex of the large gable on the south facade. The large bay window on the addition is completely decorated with brick and also reflects the small bay window on the south facade. The addition, while not original, has since gained significance.

The north facade, or the rear of the house, is also dominated by a steeply pitched gable wing and two side wings with steeply pitched hipped roofs. Four dormer windows with flat roofs adorn the steeply pitched roof. The roof line of the 1963 addition is higher than the roof line of the original building. A third one-story addition appears on the north facade of the house. This addition has very differentiating surface materials and windows. The entire north facade of the original house is covered with stucco and the 1963 addition has brick quoins at the corners and a soldier course dividing the first and second stories. An outdoor terrace surrounded by a wood fence is visible on the north side of the house.

Brian Adams' book *Joseph William Royer: Urbana's Architect* provides a historical description of the interior of the Zeta Tau Alpha Sorority House. The interior of the house on the first floor has features such as a living room, a solarium, a music room, a gallery, a coat room, and three "conversation alcoves" adjacent to where the telephones were located in the living room. The entry of the house on the first floor which is housed in the tower has a large round reception hall with a wrought iron spiral stairway, a decorative fountain in an alcove, and a specially designed lantern suspended from the ceiling. The dining room, kitchen, boiler room, and chapter room were located in the basement of the house. The second floor of the house has a "town-girl's living room" which was designed specifically for chapter members who lived in town. The town-girl's living room has individual wall cupboards for personal possessions. Other features on the second floor of the house include a three-room chapter suite, nine study rooms, each with two built-in clothes cupboards, a chaperone's room and bathroom, and a shared toilet and shower room. The third floor has two dormitories, one that was heated and one that was not, a laundry and pressing room, eight study rooms, and a shared toilet and shower room. The house has a semi-enclosed fire escape near the rear of the house and there is also a waste paper chute from the third floor to the basement.³

In total, the house was originally constructed in 1928 and had three additions added after its original construction. The largest addition was the three story addition completed in 1963 on the west side of the house. The currently enclosed one-story sun room on the southeast corner of the house was originally designed as an exterior flagstone terrace and was added as an addition after 1963. The third addition is the one-story hall on the northeast corner of the house that does not relate in exterior materials or window sizes to the existing structure. This small addition is on the rear of the house is not visible from the street. The original gravel driveway still exists on the east side of the house off West Vermont Avenue and a new half-circle drive was added to access the addition on the west side of the house off Lincoln Avenue. The land around the half circle drive is an open yard.

Even with several additions, the integrity of the Zeta Tau Alpha Sorority House is still intact. However, after the Alpha Kappa chapter of Zeta Tau Alpha closed in December 1993, the chapter rented the house to the Theta Chi fraternity from 1994 to 2009 and the fraternity residents somewhat vandalized the property. From the exterior, the only noticeable damage to the house from the vandalism was to the windows. Several damaged windows have been boarded up for this reason. The house is currently vacant and despite the vandalism by Theta Chi remains a high degree of integrity. As of April 2013, the original drawings of Royer, Danely, & Smith

³ Adams, Brian. *Joseph William Royer: Urbana's Architect*. (2011).

Architect's 1928 Zeta Tau Alpha Sorority House, including floor plans and elevations, are in the University of Illinois Oak Street Library facility's possession to be cleaned and preserved.

Joseph William Royer

The Zeta Tau Alpha Sorority House is being nominated as an Urbana Landmark for being a notable work of a master builder, designer, architect or artist whose individual genius has influenced an area. The Zeta Tau Alpha Sorority House was designed by Urbana's renowned architect Joseph William Royer. Royer was a master of period revival architectural styles for both public and residential buildings. The architectural details of the Zeta Tau Alpha Sorority House are representative of Royer's signature architectural style.

In the 1920s, buildings designed by Joseph William Royer could be found all around the city of Urbana, in both the downtown and the residential area. Royer was born in Urbana in 1873 and graduated from Urbana High School. He then attended the University of Illinois from 1890 to 1895 and studied architecture. Royer was a practicing architect between 1897 and 1950 and during that time he designed a substantial amount of public and residential buildings not only in Urbana and Illinois but also in Iowa and Indiana. Royer formed an architecture firm in 1905 which was known as Royer and Brown. The firm has since been known as Royer and Smith; Royer, Danely, and Smith; and Royer and Davis. Royer also worked as Urbana's city engineer from 1898 to 1906⁴.

Some of Royer's notable works in Urbana include the Champaign County Courthouse (101 E. Main Street, Urbana) which was built in 1900 in the Richardsonian Romanesque style and is located in Urbana's downtown; the Urbana Flat Iron Building which was built in 1906 and has since been demolished; the Illinois Traction Building (41 E. University Avenue, Champaign) which was built in 1912 and is located in Champaign's downtown; the Unitarian Universalist Church (309 W. Green Street, Urbana) which was built in 1913 in the Gothic Revival style; the Urbana High School (1002 S. Race, Urban) which was built in 1914 in the Jacobean style; the Masonic Temple (115 W. Main Street, Urbana) which was built in 1914 in the Classical Revival style and is located in Urbana's downtown; the Urbana Free Library (210 W. Green Street, Urbana) which was built in 1918 in the Classical Revival style; the Urbana Lincoln Hotel (210 S. Race Street, Urbana) which was built in 1924; Leal Elementary School (312 W. Oregon Street, Urbana) which was built in 1935 in the Art Deco style; the Knowlton and Bennett Building (135 W. Main Street, Urbana) which was built in 1926 in the Tudor Revival style and is located in Urbana's downtown; and the Cohen Building (136 W. Main Street, Urbana) which was built in 1907 in the Classical Revival style. Royer also designed a variety of single family residential homes in Urbana including his own residence at 801 W. Oregon Street in 1905 in the Mission style; his mother-in-law Ella Danley's residence at 701 S. Busey Avenue in 1923 in the English Domestic style; and the Gus and Alice Freeman house at 504 W. Elm Street in 1902 in the Classical Revival style.⁵

⁴ Adams, Brian. *Joseph William Royer: Urbana's Architect*. (2011).

⁵ Adams, Brian. *Joseph William Royer: Urbana's Architect*. (2011) & City of Urbana "100 Most Important Buildings."

Royer truly gave Urbana a lifetime legacy of buildings, of which the Zeta Tau Alpha house plays an important role. Royer also designed several other fraternity and sorority houses at the University of Illinois at Urbana-Champaign including the Kappa Sigma fraternity house (212 E. Daniel Street, Champaign) which was built in 1903 in the eclectic Italian Renaissance style; the Kappa Alpha Psi sorority house (402 E. Armory Ave, Champaign) which was built in 1920 in the Tudor Revival style; the Chi Psi fraternity house (313 E. John) which was built in 1922; the Alpha Rho Chi architecture fraternity house (1108 S. First Street, Champaign) which was built in 1927 in the French Revival style; and the Alpha Xi Delta Sorority house (715 W. Michigan Avenue, Urbana) which was built in 1928 in the Tudor Revival style.⁶ These houses resemble eclectic revival features similar to the Zeta Tau Alpha house, such as asymmetrical compositions, and the picturesque use of a variety of exterior facade materials and textures.

Historical Significance

The Zeta Tau Alpha Sorority House is being nominated as an Urbana Landmark for having significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community.

The national Zeta Tau Alpha fraternity chapter was founded in 1898 at the State Female Normal School (now Longwood University) in Farmville, Virginia by nine young women who envisioned an organization that would perpetuate their ties of friendship. The beliefs of the national chapter include: "to intensify friendship, to promote happiness among its members, and in every way to create such sentiments, to perform such deeds, and to mould such opinions as will conduce to the building up of a nobler and purer womanhood in the world." Since its founding, the national chapter of Zeta Tau Alpha has initiated over 218,000 women into the sisterhood. Zeta Tau Alpha currently has 162 active collegiate chapters and 239 active alumnae chapters. The Zeta Tau Alpha foundation was established in 1954 with a national philanthropy of breast cancer education and awareness. The Zeta Tau Alpha Housing Corporation was established in 1977 and currently has 105 facilities that are owned or managed by the corporation.⁷

Designed as a "chapter house for the Alpha Kappa Alumnae Association of Zeta Tau Alpha,"⁸ the Zeta Tau Alpha Sorority House adds to the Greek letter society community at the University of Illinois. The Alpha Kappa chapter of Zeta Tau Alpha was initiated at the University of Illinois in 1921. Early in the formation of the chapter, Zeta Tau Alpha was recognized as a chapter that had a high collective grade point average. The chapter also aimed to participate in many campus activities at the U of I, including sports and hosting social events such as theme parties.⁹

⁶ Adams, Brian. *Joseph William Royer: Urbana's Architect*. (2011) & National Park Service, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois." National Register of Historic Places Multiple Property Documentation Form (1989).

⁷ Zeta Tau Alpha, "History." (2012).

⁸ Royer, Danely, & Smith Architects, A Chapter House for the Alpha Kappa Alumnae Association of Zeta Tau Alpha Blue Prints.

⁹McKinley, Eric. "The Castle in the Sky: The History of Alpha Kappa of Zeta Tau Alpha, 1921-2002." *Greek Chapter Housing History Project* (2012).

The original house of the Zeta Tau Alpha chapter was the Dacia House, located at 1115 West Illinois Street in Urbana. In 1924, the Zeta Tau Alpha chapter moved from the Dacia House into a new house at 112 East John Street in Champaign. Then in 1926 the chapter purchased a lot on Vermont Street, which is where the story of the Royer-designed Zeta Tau Alpha house begins. The chapter members participated in fundraising activities to raise money to build the new house. The original address of the new Royer-designed Zeta Tau Alpha house was 808 West Vermont Street. This new location was pivotal to integrating the sorority into the fabric of campus life because Vermont Street was the central location for new sorority houses in the 1920s. The opening of the new Zeta Tau Alpha house for the Alpha Kappa chapter was noted as one of the proudest moments in the chapter's early history. After its construction, the house was described as "a palatial home that stands as a monument to united interests and loyal co-operation" and "a house which the entire fraternity may be proud of as a chapter."¹⁰

The Alpha Kappa chapter persevered for decades to come on the University of Illinois campus, through wars and changing times, and grew in membership in the 1950's. On October 1, 1961, due to members becoming too crowded in the small Zeta Tau Alpha house, a groundbreaking ceremony was held for an addition to the house on 808 West Vermont Street. Zeta Tau Alpha owned the lot to the west of the house, and so construction was completed in 1963 in order to provide housing for the increasing number of Zetas. The addition added fourteen dorm rooms, a formal living room, an entry foyer, and a three-room director's apartment. A new kitchen was also added which allowed for the transformation of the current basement into a lounge. The 1963 addition was completed by Berger-Kelley and Associates Architects. It was after this addition to the house that the address changed to 1404 South Lincoln Avenue. The addition increased the capacity of the house from forty occupants to sixty-three occupants. An open house was held on February 17, 1963 to celebrate the new addition. Unfortunately though, after the addition was constructed, it became difficult for Zeta Tau Alpha to retain solid membership numbers.¹¹

In the 1980's it became apparent that the chapter membership numbers were severely declining. The membership issues stemmed from financial issues related to increased house bills and demands of regular maintenance of a larger house. After several failed attempts to re-invent and re-stabilize membership numbers, the Alpha Kappa chapter of Zeta Tau Alpha at the University of Illinois closed in 1993 after making the decision to not participate in bid night. The decision was made in order to bring an end to the pained efforts of maintaining membership that had plagued Zetas in previous years. Before its official closing on December 6, 1993, the chapter was viewed as an asset to the University for its philanthropic efforts, despite its low membership. Starting in 1994, the Zeta Tau Alpha house was leased to the Theta Chi fraternity in an attempt to keep the house on an academic schedule with hopes of easing transition back into the house if and when the Alpha Kappa chapter re-emerged at the University of Illinois. Several students expressed their distaste about allowing non-Zetas to use the house. The house was home to Zeta Tau Alpha for 65 years and intimate connections between the members and their house were made. Theta Chi occupied the house from 1994 to 2009. The decision was made in 1997 and again in 2001 to forfeit the attempt to re-open Zeta Tau Alpha on the University of Illinois

¹⁰ McKinley, Eric. "The Castle in the Sky: The History of Alpha Kappa of Zeta Tau Alpha, 1921-2002." *Greek Chapter Housing History Project* (2012): 14.

¹¹ McKinley, Eric. "The Castle in the Sky: The History of Alpha Kappa of Zeta Tau Alpha, 1921-2002." *Greek Chapter Housing History Project* (2012).

campus. At that time, other Greek chapters on the University of Illinois campus were becoming fragile and were also fighting for sustained membership and Zeta Tau Alpha did not want to compete for an entirely new chapter membership.¹² The Zeta Tau Alpha Sorority House is currently vacant.

At the peak of their construction, there were approximately 80 fraternity and sorority houses on the University of Illinois at Urbana-Champaign campus. These historic houses have played an important role in the cultural and social aspects of the University of Illinois and higher education in America over many years. Many of the Greek Houses are included on a National Register of Historic Places nomination in a multiple property documentation form for their importance. These houses are not individually listed on the National Register, but contribute to the importance of these houses as a unique grouping of properties. The Zeta Tau Alpha Sorority House is listed on this multiple property document. In 1928, the University of Illinois had the largest number of Greek chapters in the nation, a title it still holds today. During this time, Greek letter societies were the predominant form of organized student housing on the campus. The Greek influence reflected America's widespread interest in classical culture, which had been expressed in nineteenth century American architecture, literature, philosophy, and art.¹³

The first Greek letter society that appeared on the University of Illinois campus was the Upsilon Prime chapter of Delta Tau Delta in 1872. Initially, college and university administrators resisted Greek letter societies, seeing them as a challenge to their established authority. Many colleges and universities banned these Greek letter societies. The bans were enacted to stop the formation of these societies; however, quite a few societies persevered at the University of Illinois despite the bans. By 1893, Greek letter societies had become widely accepted and chapter numbers, especially at the University of Illinois, were rapidly increasing. By 1930 there were 107 national Greek letter societies on the U of I campus.¹⁴

Initially, Greek letter societies did not have chapter houses; instead they rented rooms for meetings and events from the University. However, housing at universities was limited. It wasn't until 1916 that the first residence hall was constructed at the University of Illinois. The dormitory was known originally as the Women's Residence Hall, and was the first residence hall that opened in 1919 at the University of Illinois to allow more students to attend college. The Women's Residence Hall was initially constructed as an experiment for the University and its student housing needs. In 1924, a second residence known as the West Residence Hall was constructed adjacent to the Women's Residence Hall. Today, these two buildings are known together as the Busey-Evans dormitory. The two world wars used the Women's Residence Hall for housing needs on the campus as well. Other residence halls on the University of Illinois campus were constructed years later. The Fourth Street Residence Halls, originally known as the Men's Residence Halls, began construction in 1940; the Lincoln Avenue Residence Halls were

¹² McKinley, Eric. "The Castle in the Sky: The History of Alpha Kappa of Zeta Tau Alpha, 1921-2002." *Greek Chapter Housing History Project* (2012).

¹³ National Park Service, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois." National Register of Historic Places Multiple Property Documentation Form (1989). & City of Urbana "100 Most Important Buildings: Greek Houses."

¹⁴ National Park Service, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois." National Register of Historic Places Multiple Property Documentation Form (1989) & City of Urbana "100 Most Important Buildings: Greek Houses."

opened as women's dormitories in 1949; the Peabody Drive and Gregory Drive Residence Halls (known as the Six Pac) were opened in 1958 as men's residence halls; and the Florida and Pennsylvania Avenue Residence Halls were opened in 1962 as the first coeducational undergraduate dormitories on campus, with the rooms split equally between men and women.¹⁵ Greek letter societies began providing room and board for their members before many of the University Residence Halls emerged. The Greek houses served housing needs for students by providing students with increased freedom, responsibility, and opportunities for social interaction. Moreover, the building of individual chapter houses was seen as an opportunity to educate students further by exposing them to the civilizing effects of classical design elements.¹⁶

The first wave of Greek house construction at the University of Illinois was from 1906 to 1917. Many of U of I's Greek houses were designed by local architecture firms such as Rapp & Rapp and Van Doren Shaw in the architectural revival fashions of the time including Tudor Revival, Georgian Revival, Classical Revival, Gothic Revival, Colonial Revival, and the like. The first houses constructed were Sigma Chi in 1909 at 410 East John Street, Kappa Sigma in 1911 at 212 East Daniel Street, Phi Kappa Psi in 1908 at 911 South Fourth Street, and Phi Gamma Delta in 1911 at 401 East John Street. There was a second wave of building after World War I which was driven by housing shortages. This building boom prompted the 1931 publishing of "Designing and Building the Chapter House" a book which was intended to help chapters develop an appropriate design for their houses. In 1929, approximately 35 percent of male and female students lived in Greek Society houses.¹⁷

Many Greek chapter houses have been constructed in a variety of locations, however, a trend occurred in the construction of Greek houses where the majority of fraternities were constructed in Champaign and the majority of sororities were constructed in Urbana. A clustering of fraternities is found today in Champaign between Daniel Street, Fourth Street, Gregory Drive, and First Street around what is known today as Frat Park. A clustering of sororities is found today along Lincoln Avenue in Urbana. The clustering of sororities along Lincoln Avenue actually crept into the residential neighborhood of West Urbana which in turn created a unique neighborhood setting.

Most of the Greek houses on the University of Illinois campus were constructed before 1940. Styles varied widely, but tended to reflect the architectural preferences of the time. Many Greek houses were built by well-known local architects, including the Zeta Tau Alpha house designed by Royer. The large size of the houses provided opportunities for designers to explore and express the dignity and order for which the Greek letter societies symbolized. These Greek organizations became identifiers that were symbolic of the prestige of obtaining a college

¹⁵ Leetaru, Kalev. "University of Illinois: Virtual Campus Tour: Busey-Evans Residence Halls." UI Histories Project.

¹⁶ National Park Service, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois." National Register of Historic Places Multiple Property Documentation Form (1989). & City of Urbana "100 Most Important Buildings: Greek Houses."

¹⁷ National Park Service, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois." National Register of Historic Places Multiple Property Documentation Form (1989). & City of Urbana "100 Most Important Buildings: Greek Houses."

education. Across the nation, the Greek movement had a profound effect on patterns of American collegiate life, which was embodied in the architecture of these organizations.¹⁸

The Zeta Tau Alpha Sorority House is no longer occupied by the University of Illinois at Urbana-Champaign Alpha Kappa chapter of Zeta Tau Alpha, but the house is still owned by the national chapter. Zeta Tau Alpha has two other chapters with houses in Illinois at Illinois State University and Northwestern University, but the University of Illinois chapter no longer exists after its dissolution in 1993.¹⁹ In 2009, the Alpha Kappa chapter became a member of the Zeta Tau Alpha Fraternity Housing Corporation which ensures that upon the chapter's return to the University of Illinois campus, the chapter will have access to the house.

Context

The Zeta Tau Alpha Sorority House is being nominated as an Urbana Landmark for being identifiable as an established and familiar visual location or physical characteristics. The Zeta Tau Alpha Sorority House is located on the northeast corner of the intersection of Lincoln and Vermont Avenues. The University of Illinois Florida Avenue and Pennsylvania Avenue Residence Halls are directly across the street from the house. The Farmhouse, another U of I fraternity house, is situated to the north of the Zeta Tau Alpha house. There is a high concentration of fraternity and sorority houses along Lincoln Avenue to the north of the Zeta Tau Alpha house. The residential neighborhood of West Urbana surrounds the sorority house to the east and south. The Zeta Tau Alpha house marks a unique transition between the large scale of the University of Illinois campus buildings and the small single family residential buildings in the neighborhood of West Urbana.

Several of the Greek houses located near the Zeta Tau Alpha house include 1002 S. Lincoln Avenue, which is a Colonial Revival style fraternity house; 1004 S. Lincoln Avenue, a Mediterranean style fraternity house built in 1928 that is currently home to the Phi Beta Chi chapter; 1102 S. Lincoln Avenue, a Tudor Revival style sorority house constructed in 1928 that is currently home to the Kappa Kappa Gamma chapter; 1106 S. Lincoln Avenue, a French Chateausque style sorority house built in 1929 that is currently home to the Alpha Gamma Delta chapter; 1204 S. Lincoln Avenue, a Tudor Revival sorority house built in 1924 that is currently home to the Kappa Delta chapter; and many others. The adjacent neighborhood of West Urbana was also being developed in the mid-1920's, around the time the Zeta Tau Alpha house was constructed.²⁰

The Zeta Tau Alpha Sorority House compares favorably in the context of architect-designed Greek houses on the University of Illinois campus, yet the house is unique among the many. The house is representative of Royer's signature revival style of design which uses a variety of

¹⁸ National Park Service, "Fraternity and Sorority Houses at the Urbana-Champaign Campus of the University of Illinois." National Register of Historic Places Multiple Property Documentation Form (1989).

& City of Urbana "100 Most Important Buildings: Greek Houses."

¹⁹ City of Urbana "100 Most Important Buildings: Greek Houses."

²⁰ City of Urbana "100 Most Important Buildings: Greek Houses."

textures and exterior materials, is noteworthy for its French Eclectic characteristics, and is one of the few French Eclectic style Greek houses in Urbana.

Conclusion

In conclusion, the Zeta Tau Alpha Sorority House should be named an Urbana local landmark for having significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the Greek community at the University of Illinois; for being representative of the distinguishing characteristics of French Eclectic style houses in America between 1915 and 1945 and retaining a high degree of integrity; for being a notable work of prominent local architect Joseph William Royer who left a legacy of buildings in Urbana; and for being established as an identifiable, unique, and familiar location of development where the large scale of the University of Illinois meshes together with the small residential neighborhood of West Urbana.

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Main Facade (South Facade) of Property Proposed for Nomination, 2013



Southeast corner, 2013



East Facade, 2013

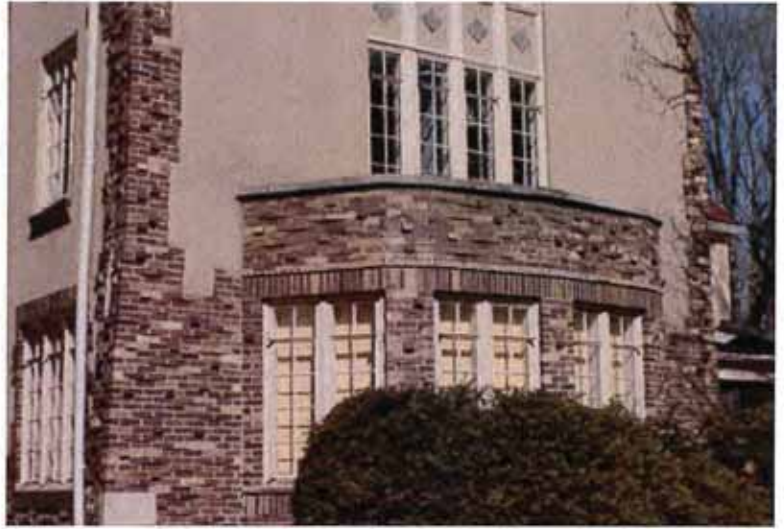


North Facade, 2013



West Facade, 2013

Exhibit B



Detail Photos, 2013



Zeta Tau Alpha House, 1990



Zeta Tau Alpha House, 1990



Zeta Tau Alpha House Addition Under Construction, 1962



Zeta Tau Alpha House Addition Completion, 1963



Zeta Tau Alpha House Addition, 2013



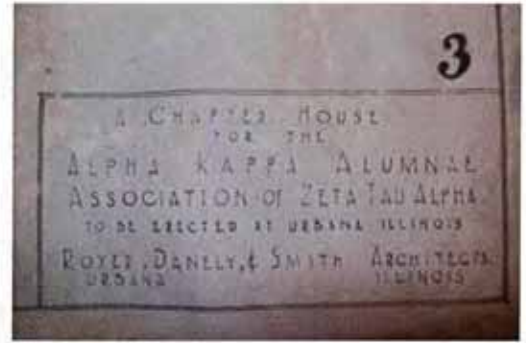
Alpha Kappa Chapter in front of house at 808 W. Vermont, 1931



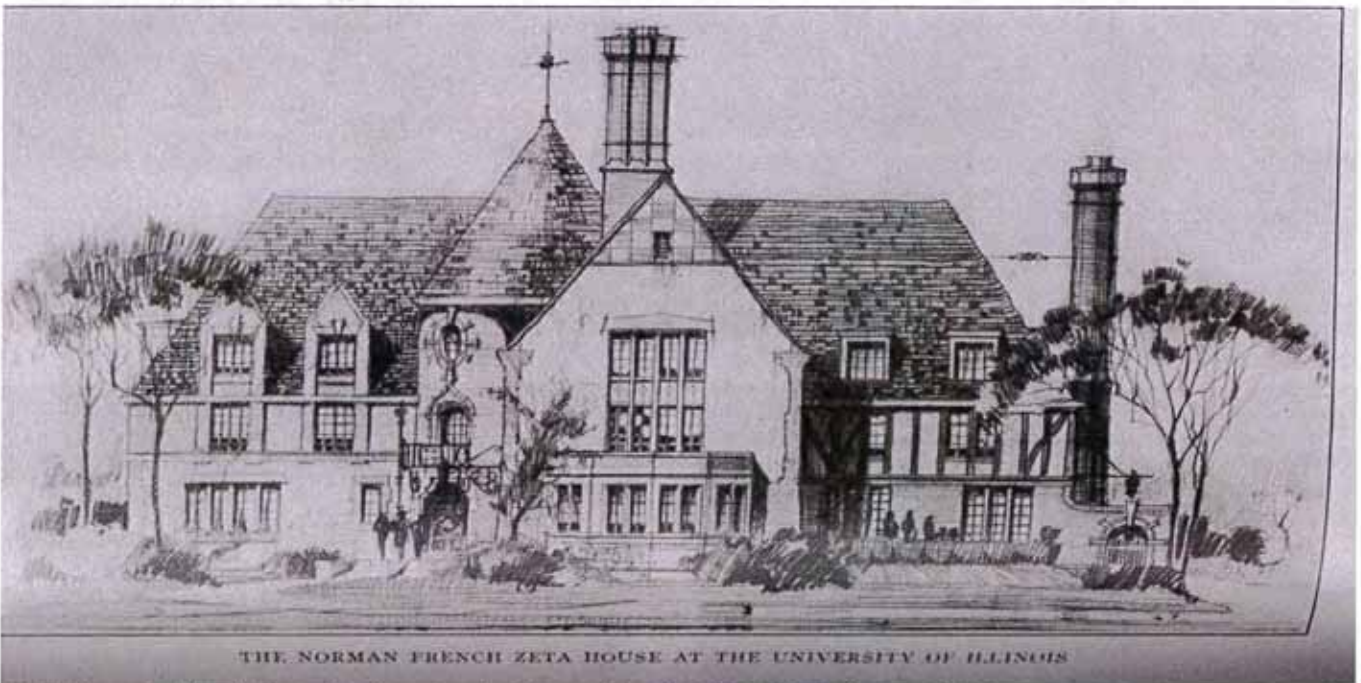
Second Zeta Tau Alpha House, 112 E. John Street, before 1928



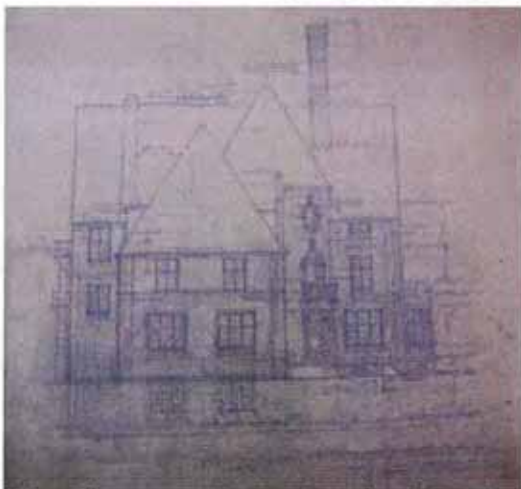
Main Facade (South Facade), 1928



Title Block, Zeta Tau Alpha House Drawings, Royer, Danely & Smith Architects, 1928



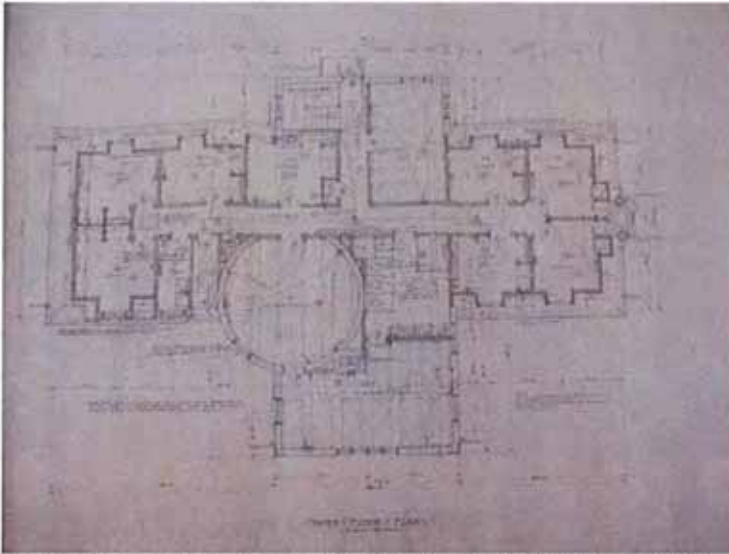
Main Facade (South Facade) Drawing by Royer, Danely & Smith Architects, 1928



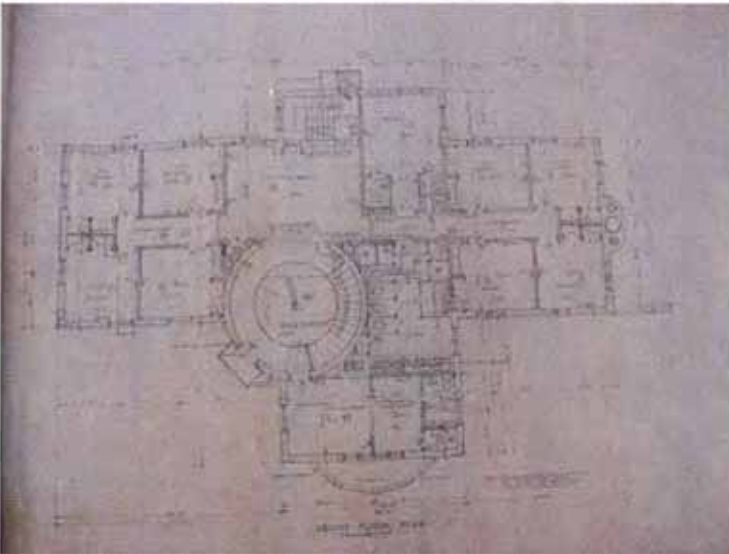
West Elevation - Royer, Danely, & Smith Architects, 1928



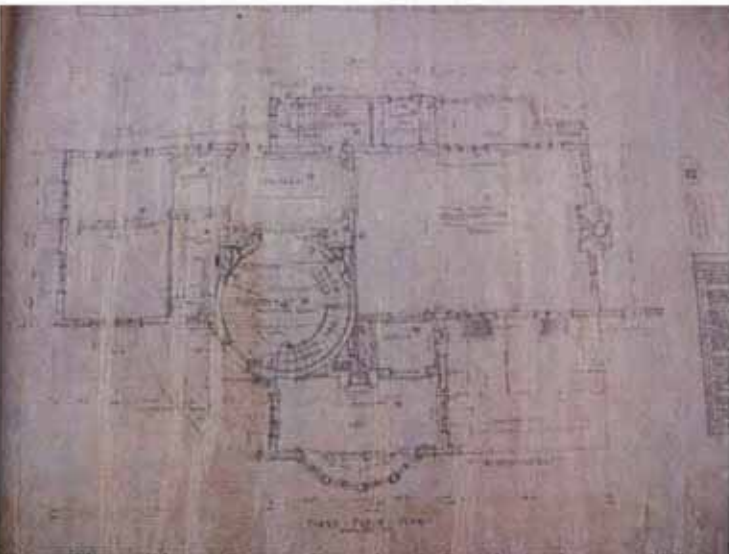
South Elevation - Royer, Danely, & Smith Architects, 1928



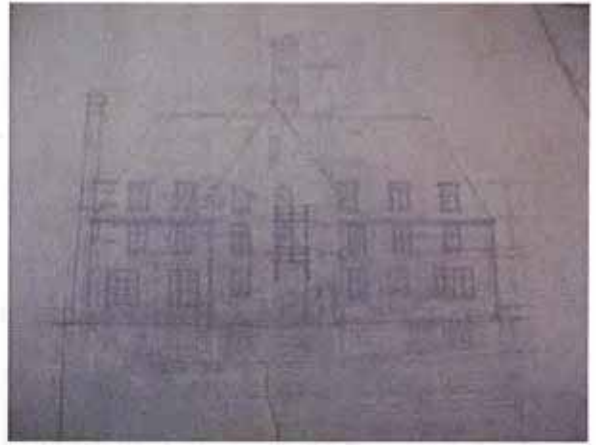
Third Floor Plan - Royer, Danely, & Smith Architects, 1928



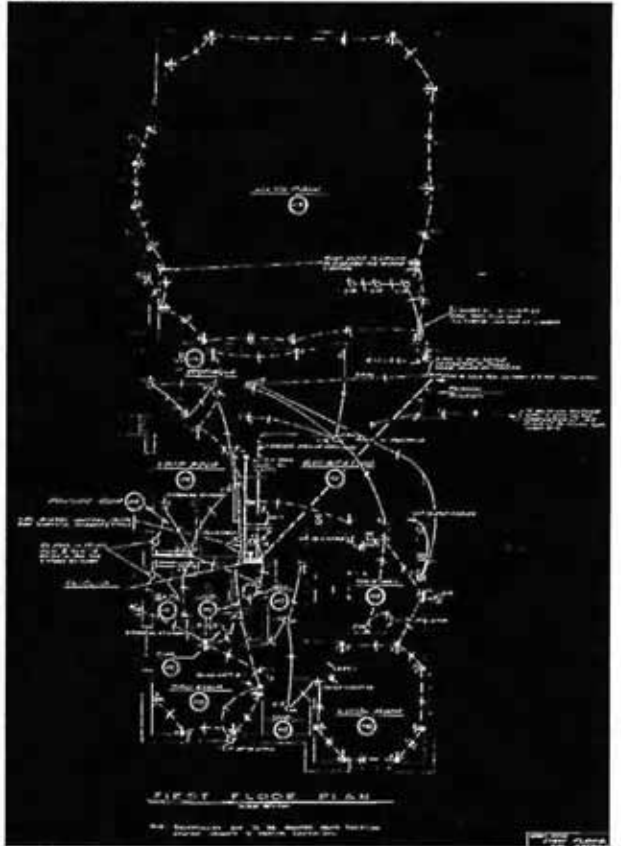
Second Floor Plan - Royer, Danely, & Smith Architects, 1928



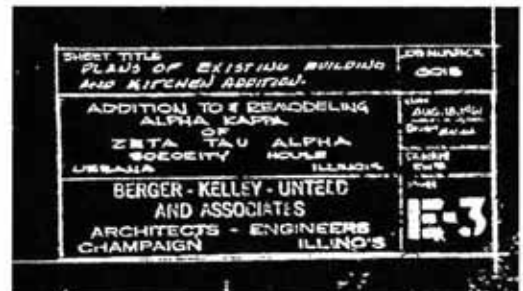
First Floor Plan - Royer, Danely, & Smith Architects, 1928



South Elevation - Royer, Danely, & Smith Architects, 1928



First Floor Plan - Berger-Kelley & Associates, 1961



Title Block for Zeta Tau Alpha Addition Drawings by Berger-Kelley & Associates, 1961

**ZETA TAU ALPHA FRATERNITY HOUSING CORPORATION'S
PROTEST OF THE ZETA TAU ALPHA SORORITY
HOUSE NOMINATION FOR HISTORIC LANDMARK STATUS**

FILED

Submitted to the Urbana City Council December 10, 2014

DEC 10 2014

Case No. HP 2014-L-01

Phyllis D. Clark
City Clerk

Introduction

Zeta Tau Alpha Fraternity Housing Corporation, as owner of the Zeta Tau Alpha (ZTA) sorority house, located at 1401 S. Lincoln Avenue in Urbana, hereby submits the following Protest to the recommended designation of its property as a historic landmark. Attached hereto and incorporated herein is the Corporation's corporate resolution authorizing this Protest.

The ZTA sorority house, located at 1404 S. Lincoln Avenue, has been nominated for designation as an Urbana Landmark this year by Mr. Robert Nemeth. At the public hearing held on the matter on December 3, 2014 the Historic Preservation Commission voted to recommend such designation. However, the City Council should deny this particular application as the Commission clearly overlooked the evidence, or lack thereof, actually presented. Further, and perhaps more importantly, the application should be denied because the requested designation would undermine, rather than promote, the stated purpose of such designations, namely "[s]tabilizing and improving the property value of Urbana's landmarks and historic areas" and "[p]romoting restoration and rehabilitation by encouraging investment in historic resources." (Urbana Zoning Ordinance, Section XII-1(3) and (4).)

The Evidence Presented at the Public Hearing was Insufficient to Justify Historic Landmark Designation

The application submitted by Mr. Nemeth relies heavily upon unsupported allegations. Further, actual evidence gathered at the hearing undermines several of his contentions. Though ZTA recognizes that the Commission is not bound by strict rules of evidence, the Urbana Zoning Ordinance makes it clear that it is incumbent on *Mr. Nemeth* to prove his case. (See Section XII-5(D)(1) "It is the responsibility of the *nominator(s)* to provide evidence of suitability for historic landmark status as well as documentation of such evidence.") As several comments made by the Commissioners after the presentation of evidence was finished suggest, the Commissioners not only ignored certain evidence, but failed to address issues raised by the evidence that was presented. In fact, the application and the evidence presented during the hearing does not justify historic landmark designation.

The applicant argued, and the Commission found, that the house meets the following four criteria:

1. Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;

2. 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;
3. Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state, or community; and
4. Identifiable as an established and familiar visual location or physical characteristics.

None of the arguments made regarding these criteria are sufficiently supported so as to justify the requested designation.

Joseph William Royer

Mr. Nemeth contends that the ZTA house should be designated a historic landmark because it was designed by Joseph William Royer. He argues that the house's architectural details are “representative of Royer's signature architectural style.” In their presentations Mr. Nemeth and Kevin Garcia of the City Staff also devoted significant time to Royer and his contribution to the community. The petitioner and Mr. Garcia both relied on a book written by Mr. Brian Adams and the title block from building blueprints in support of their conclusion that the house was or may have been designed by Royer. In fact, Mr. Adams was present and spoke as a proponent of the application at the Commission's June 5, 2013 hearing and in response to a question from the Commission, Mr. Adams acknowledged his conclusion that the house was designed by Royer is based solely on the title block appearing on the unsigned blueprints found for the house which is that of Royer's firm. Further, Mr. Adams last year, and Mr. Richard Cahill the individual claiming last year and again at the hearing in this instant proceeding to have personally found the blueprints, clearly stated that the blueprints were found with other documents from the architectural firm operated by Mr. Smith. The only other actual evidence presented regarding the house's designer was a timely article published in the Daily Illini on March 18, 1928 – the year in which the house was built. The article described the plans for the house, noting that a Mr. Smith of Royer and Danley designed the house – not Joseph Royer himself.

Absolutely no evidence was presented to contradict this statement in the article, and the testimony by Mr. Adams last year, and Mr. Cahill this year, is consistent with a conclusion that Mr. Smith was the true architect responsible for the building's design.

Although it is questionable whether it was proper for the City Staff to take on this role, Mr. Garcia attempted in his memorandum submitted to the Commission and again in his case summary presented at the hearing to save the argument for this criterion for the applicant. Specifically, Mr. Garcia asserts without any reasoning or support that the accuracy Daily Illini article “may be questionable.” In reality though, especially absent any contradictory evidence, the article should carry great weight having been published in the same year the house was built. Mr. Garcia further curiously suggests, again without reasoning or support, that it is perfectly acceptable for the Commission to ignore the allegation actually made in the application (i.e., that the house is a Royer house), essentially amend the allegation to attribute the design to a firm generally, and conclude without hearing any specific evidence regarding the firm that a design attributable only to the firm can qualify as a “notable

work of a master builder, designer, architect or artist *whose individual genius* has influenced an area. Reading and applying the plain language of the Ordinance, the Commission simply must reject this contention.

Ultimately though, the Commission, curiously concluded based apparently on their own assumptions and not on any evidence actually presented, that Royer himself in fact designed the house and, therefore, recommended that the City designate the house as a historic landmark finding it is “a notable work of master architect Joseph Royer whose individual genius has greatly influenced Urbana and central Illinois.” As stated above, the clear language of the referenced criterion references “individual genius” and thus requires an actual demonstration that the house is the work one of a particular person, not merely that a person may potentially have had some uncertain degree of input into the design by virtue of being associated with the same architecture firm as the named designer. The applicant himself indicated at the hearing that we may never know who actually designed the house. The Commission’s finding on this criterion is simply and clearly not supported by the actual testimony and evidence presented and therefore must be disregarded.

Finally on this issue, even if the evidence presented were enough to qualify the house for historic landmark designation under this criterion, Mr. Nemeth acknowledged in the application and at the hearing, as did Mr. Garcia, that the house has been added on to and modified at several stages, including the addition of a significant and prominent portion of the house in 1963, nine years after Royer’s death in 1954. Therefore, even if Joseph Royer had some unspecified involvement in designing the original building, he certainly was not involved in the design of the additions, and there was no argument made that the architect or builder of any of the additions was particularly historically noteworthy.

Architectural Significance

Mr. Nemeth argues in the application that the ZTA house is “an outstanding example of the French Eclectic architectural style,” a style used in the United States from around 1915 to 1945. However, he also acknowledged that the house underwent a major addition in 1963 as well as two other additions which vary in degrees from the original aesthetic. In fact, the current home of the house's kitchen was added separately, as was an enclosed staircase at the back of the house. The sun porch referenced in the application was built in the 1980s and, as admitted in the application and by Staff, this addition bears little resemblance to the original aesthetic of the main house. Similarly, the application highlights the skintled brick detailing which “originated in Chicago,” but fails to connect this architectural feature to the French Eclectic architectural style.

Rather than particularly representative of one style, based even upon Mr. Nemeth’s assertions the ZTA house is more accurately characterized as a hybrid of various architectural styles. This amalgam of styles is highlighted by the array of building materials used (e.g., the current house has at least four different types of roofing materials) and the varying structural heights alluded to in the application. Mr. Garcia also recognized that the sunroom addition conceals originally exterior parts of the building and that the 1963 addition dominates and substantially alters the façade and changes the orientation of the original building to the streets.” A picture Mr. Garcia presented at the public hearing

confirms that at least one-third of the current façade is comprised of the 1963 addition, and Mr. Garcia confirmed ZTA's contention that the original building is now hidden from view from Lincoln Avenue.

Mr. Nemeth presented no evidence to support the blanket assertion that the 1963 addition has "gained significance" architecturally since its construction. Mr. Garcia also suggested the addition may have acquired some acquired significance, but failed to provide any support for that statement.

Emphasis was placed during the hearing on the fact that the National Register has six University of Illinois Greek Houses listed and that the original application mentioned the instant house as having the *potential* (not certainty) for future inclusion in those ranks. However, it must also be noted that this initial list referred to Greek organizations that did not even have a house at the time, which suggests that it is the Fraternity or Sorority itself that the National Register recognized, not necessarily the specific property owned by the organizations. Thus, Mr. Nemeth failed to present adequate evidence that the house, in its current state, retains sufficient integrity to effectively represent the French Eclectic style and, therefore, the Commission's finding that the ZTA house "is representative of the distinguishing characteristics of the French Eclectic Architectural Style and ... retains a high degree of integrity" must be rejected.

Historical Significance

The Commission concluded that the ZTA house "has significant value as part of the architectural, cultural, and social heritage of the community as an outstanding example of the role that Greek life has historically played on the University of Illinois campus." Other than noting that the house is one of the older examples of student housing, the record is void of evidence that would separate this particular house from other Greek houses on the U of I campus. If this is all that is required, the same finding could, therefore, be made of all Greek houses in Champaign-Urbana, as they each have contributed to and serve as an example of the role that Greek life has played at the University of Illinois. Though the history of the local ZTA chapter was discussed at some length, there was no argument made either in the application or at the hearing that this history is unique among fraternities and sororities on campus or specifically worth recognizing by the City of Urbana (or, for that matter, that this particular history would be well-recognized and preserved through the historic landmark designation). The hearing did nothing to expound upon which characteristics of this particular house and this particular sorority make it such an "outstanding example." Again, the unsupported assertions offered could actually be made about any sorority or fraternity house in Champaign or Urbana. Surely the fact that a house is built and/or used as a fraternity or sorority cannot automatically qualify it for historic landmark designation. Given this lack of support, the Commission's finding that the property be recognized as an "outstanding example" of Greek life at the University must be rejected.

Identifiable Qualities of the House

In her argument that the house should be designated a historic landmark based on the fourth criterion, "identifiable as an established and familiar visual location or physical characteristic," the petitioner simply noted that the house is on a corner and centrally located among other Greek houses and across from University residence halls. While these are accurate statements, they fail to distinguish

the ZTA house from any of the other Greek houses mentioned, Mr. Nemeth's argument in the application reverts to summarizing his prior arguments under the other criteria for support. Mr. Garcia also contended that the placement on Lincoln Avenue was significant to the identifiable nature of the building, but also accurately confirmed that the original features are blocked by the side of the 1963 addition and not even visible from Lincoln Avenue. The house is also not at a stop sign or an intersection that is otherwise significant on the thoroughfare, and it is surrounded by other sizeable Greek houses. While ZTA concedes, and would actually argue for the contention, that the house is certainly not an average-looking house, in the context of this criterion it is not distinguishable from many other Greek houses that boast interesting facades and architectural styles. Thus, the Commission's finding that the house meets the uniquely identifiable criterion must be rejected.

For the reasons outlined above, Mr. Nemeth has failed, as it is unquestionably his burden to bear, to present sufficient evidence that the ZTA house meets any of the criteria for designation as a historic landmark and, therefore, his application must according to the language of the City's Zoning Ordinance be denied. However, even if the house does meet one or more of the above criteria for designation as a historic landmark, the application should be denied because the benefit of facilitating a proposed renovation and restoring the property's viability, as discussed below, would far outweigh any perceived benefits of designation.

Foreseeable Costs to the Requested Designation

The Commission found that the designation of the property at issue as a historic landmark "will further promote the educational, cultural, and general welfare of the community." The property in question, however, is and for many years has been sitting vacant. Staff confirmed at the hearing that this fact has been and continues to be of concern to the City due to periodic alarms, vandalism and general issues that arise from vacancy and are addressed by City ordinance. ZTA has however been unable to re-occupy the property due at least in part to the significant costs that would be required to update it to a condition that would be attractive to today's university students.

At the public hearing, Commissioners indicated the possibility and hope that the property can be converted to income producing. However, it must be noted that the property owner, a not-for-profit corporation whose purpose is to hold real estate for use by the ZTA sorority, is not in the business of owning and operating income producing properties. Further, the property is presently zoned R7, University Residential, which prevents many of the more lucrative possible uses of the land and makes it less attractive to potential buyers. While as was noted at the hearing, the property owner is discussing the potential sale of the property, it is clear that the additional costs of proceedings required to seek appropriate zoning changes as well as those that would flow from designation as a historic landmark are important to potential buyers and are affecting their considerations on whether to commit to acquiring and renovating the property. Of course, the zoning issues are not the subject of and could not in any event be disposed of in this proceeding. However, Section XII-1 of the Ordinance indicates that the purpose of the Article is to "promote the educational, cultural, economic and general welfare of the community," in part by "[p]romoting restoration and rehabilitation by encouraging investment in historic resources." If this property is in fact important to the general welfare of the community, surely

it will better promote that welfare to encourage and facilitate its conversion to a viable and occupied property.

As the application correctly states, the University of Illinois Chapter of Zeta Tau Alpha was initiated at the University in 1921 and had a strong and admirable presence on the University campus for many years. However, in part due to the cost of maintaining the vast house for a declining membership (a decline which was, in turn, partially attributable to the increasing reluctance of members to live in the aging house without many modern amenities and efficiencies), the Chapter closed in 1993. Even if the organization were to pursue re-opening on the Urbana campus and return members to the home, in order to do so, significant repairs and upgrades would be required. Most notably for this purpose, the house will need significant replacement or repair of its roof, due to aging materials and the current patchwork of roof materials used on various areas of the house. ZTA has found the original slate tiles are not readily available in large quantities. Further, as noted in the application, though there are several different styles of window throughout the house, many are single pane thick casement windows. These windows not only offer poor insulation, contributing to the high cost of heating the large house, but are hazardous, as they open outward and could pose a risk of falling to someone attempting to close an open window. Further, the house is not air conditioned, and these windows are not compatible with the installation of a screen for warm-weather ventilation of the house. Therefore, for the safety and comfort of any future residents, many of the windows must be replaced. These existing conditions already decrease the likelihood that the ZTA house will ever again be used as a sorority or fraternity house. While the precise affect has been questioned in this case, it cannot credibly be argued that complying with restrictions attendant to a historic landmark designation does not add any costs, and the Council should balance the imposition of such costs against the benefits of alternatively facilitating renovation and resulting occupancy.

For all of the above reasons, a historic landmark designation in this particular case would, instead of stabilizing and improving the property value of the house, maintain significant uncertainty into its future use. Additionally, the restoration and rehabilitation of the house would become more costly in terms of time and financial resources and, therefore, such designation would not promote the important goal of investment in and re-occupancy of the house. For these reasons, the City Council should deny the application in question.

Conclusion

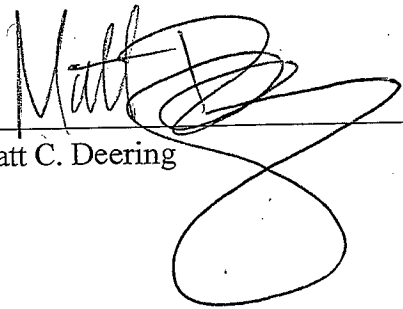
Zeta Tau Alpha Fraternity Housing Corporation, as owner of the Zeta Tau Alpha Sorority House, submits this formal protest to the application submitted by Brianna Kraft for historic landmark designation of the House. For the reasons outlined above, Zeta Tau Alpha Fraternity Housing Corporation requests that the City Council deny the application.

Respectfully submitted,

Zeta Tau Alpha Fraternity Housing Corporation, Owner

By: Meyer Capel, A Professional Corporation
Its Attorneys

By:

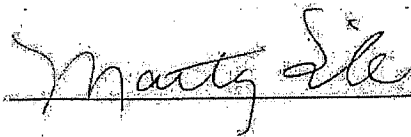


Matt C. Deering

I hereby certify that the following is a true and correct copy of a resolution adopted by unanimous vote of the Board of Directors of Zeta Tau Alpha Fraternity Housing Corporation, an Indiana non-profit corporation.

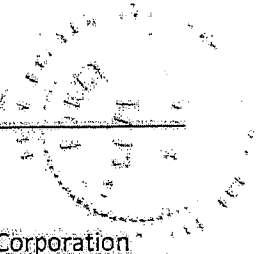
RESOLVED, the Board of Directors of Zeta Tau Alpha Fraternity Housing Corporation authorizes the protest of the application to designate the "Zeta Tau Alpha Sorority House" at 1404 S. Lincoln Avenue in Urbana, Illinois as a local historic landmark.

Signed this 30th day of October, 2014.



Marty Sik, Secretary

Zeta Tau Alpha Fraternity Housing Corporation

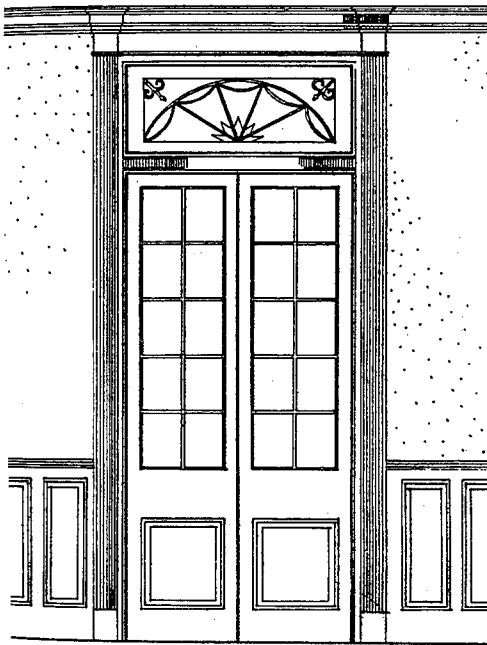


ornamental finials at each end of the roof ridge; above the porch, a roof structure supported by wood posts and/or brick columns; hand-split cypress shingles covering the roof; a brick chimney. The urban house was often side-gabled, with flared eaves projecting over the front façade.

Window treatments: French windows, usually with battened or paneled shutters.

Doorway treatments: French doors, typically battened or paneled; often, transom lights or fanlights above the doors of the more elegant homes.

French door One of a pair of doors having stiles, a bottom rail, and a top rail, with glass panes covering nearly its entire vertical length. Also called a casement door.



French door: Fannie Riché Plantation, Louisiana

French Eclectic architecture Domestic architecture in America, primarily from about 1920 to 1950 and beyond, that suggests or emulates many of its French antecedents, such as **Beaux-Arts style**, **Châteauesque style**, or **Second Empire style**; sometimes it loosely imitates aspects of different styles in the same structure. Compare with **Neo-French architecture**.

Typical characteristics of French Eclectic architecture include many of the following:

Façade and exterior wall treatments: A wall cladding of brick, stone, or stucco; quoins at the wall intersections; occasionally, decorative half-timbering; a circular stair tower having a steep, conical roof; a small porch having a balustrade over the door; a **porte cochère**.

Roof treatments: A tall, steeply pitched, hipped roof with one or more gables, often tiled or shingled; flared eaves; one or more massive chimneys; arched dormers, gabled dormers, or hipped **wall dormers** that break the line of the cornice; occasionally, dentils along the cornice.

Window treatments: French windows or double-hung windows; upper-story windows that break the roof line; occasionally, **window surrounds**.

Doorway treatments: An entry door having a stone or terra-cotta **door surround** or having pilasters on each side; French doors.

French Revival See **French Eclectic architecture**.

French roof A term sometimes used for **mansard roof**.

French Second Empire style See **Second Empire style**.

French Vernacular architecture Architecture, found primarily in Louisiana and in settlements along the Mississippi River, that exhibits the ethnic influences of two major immigrant populations. The first group, the Acadians, were French-speaking refugees who came from Acadia, a region in what is now a part of Canada's Maritime Provinces, in the last half of the 18th century; their descendants are commonly called **Cajuns**. Their modest houses, which made maximum use of regional materials such as cypress, are described under **Cajun cottage**. The second major ethnic group was the **Creoles**: persons of European ancestry born in the Mississippi Valley, on the Gulf Coast, or in the West Indies, who usually spoke French patois and whose dwellings are described under **Creole house**. For other descriptions and illustrations related to French Vernacular architecture, see **abat-vent**, **banquette cottage**, **barreaux**, **bluffland house**, **bonnet roof**, **bousillage**, **briquelette-entre-poteaux**, **cabanne**, **columbage**, **faux bois**, **faux marbre**, **gaulette**, **maison pièce sur pièce**, **pièce sur pièce construction**, **pierrotage**, **pilier**, **plaunch debout en terre**, **poteaux-en-terre house**, **poteaux-sur-solle house**, **raised house**.

IDENTIFYING FEATURES

Tall, steeply pitched hipped roof (occasionally gabled in towered subtype) without dominant front-facing cross gable; eaves commonly flared upward at roof-wall junction; brick, stone, or stucco wall cladding, sometimes with decorative half-timbering.

PRINCIPAL SUBTYPES

Three principal subtypes can be recognized; each shows a great variety of detailing and wall materials:

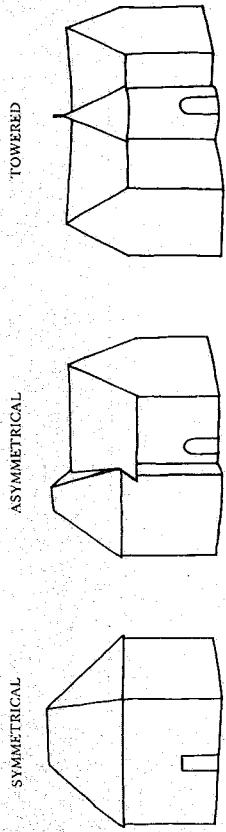
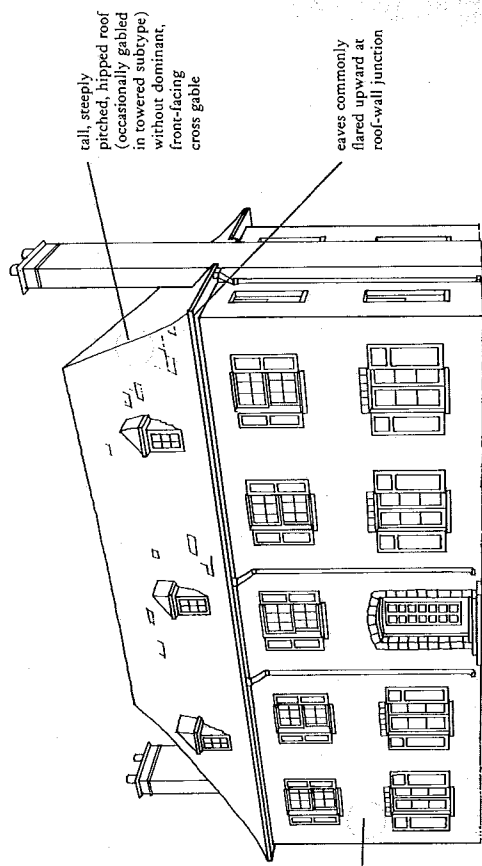
SYMMETRICAL—In this subtype, the massive hipped roof, normally with the ridge paralleling the front of the house, dominates a symmetrical facade with centered entry. Facade detailing is usually rather formal, inspired by smaller French manor houses rather than grand chateaus or modest farmhouses. Wings are frequently added to the sides of the main block.

ASYMMETRICAL—This is the most common subtype and includes both picturesque examples based on rambling French farmhouses as well as more formal houses similar to the symmetrical subtype, but with off-center doorways and asymmetrical facades.

TOWERED—This common subtype is immediately identifiable by the presence of a prominent round tower with a high, conical roof. The tower generally houses the principal doorway. Decorative half-timbering is particularly common in this subtype, which is loosely patterned after similar farmhouses from the province of Normandy in northwestern France; Eclectic builders often called these Norman Cottages.

VARIANTS AND DETAILS

Based upon precedents provided by many centuries of French domestic architecture, the style shows great variety in form and detailing but is united by the characteristic roof. (Only the Spanish Eclectic style, similarly based upon a long and complex architectural tradition, approaches it in variety.) Informal domestic building in northwestern France (particularly Normandy and Brittany) shares much with Medieval English tradition. The use of half-timbering with a variety of different wall materials, as well as roofs of flat tile, slate, stone, or thatch, are common to both. As a result, French Eclectic houses often resemble the contemporaneous Tudor style based on related English precedent. French examples, however, normally lack the dominant front-facing cross gables characteristic of



pages 394-5

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pages 390-1

the Tudor. In contrast to these generally informal, rural prototypes, many French Eclectic houses show formal Renaissance detailing resembling that of the English Georgian.

Doors in informal examples are usually set in simple arched openings; doors in symmetrical and formal houses may be surrounded by stone quoins or more elaborate Renaissance detailing (pilasters, pediments, etc.). Windows may be either double-hung or casement sashes, the latter sometimes with small leaded panes. Full-length casement windows with shutters (French doors) are sometimes used. Three distinctive types of dormers are common.

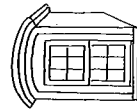
OCCURRENCE

This relatively uncommon style is found throughout the country in Eclectic suburbs of the 1920s and '30s. Out of fashion during the 1940s and '50s, a Neoeclectic emphasis on French models has been gathering momentum since the 1960s (see page 490).

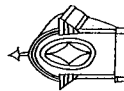
COMMENTS

Many Americans served in France during World War I, and their first-hand familiarity with the prototypes probably helped popularize the style. In addition, a number of photographic studies of modest French houses were published in the 1920s, giving architects and builders many models to draw from. Pre-1920 examples are rare and are usually of the formal, symmetrical type. These were usually inspired by the earlier and more pretentious Chateaux or Beaux Arts traditions.

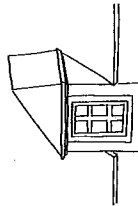
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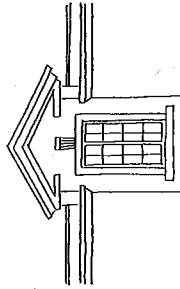
arched (roof)



circular (roof)

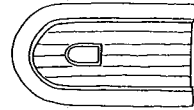


hipped (through-the-cornice)

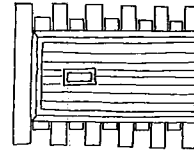


gabled (through-the-cornice)

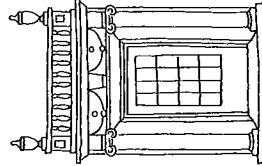
TYPICAL DORMERS All types may be either roof or through-the-cornice



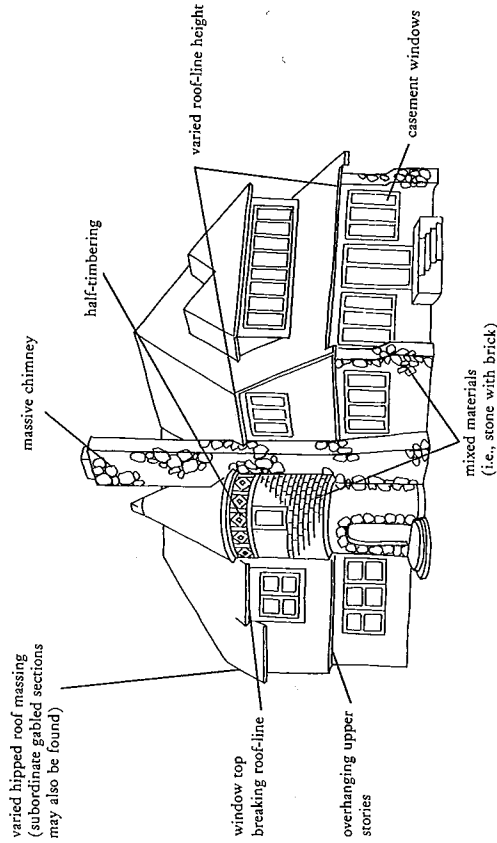
more common in towered and picturesque asymmetrical



more common in symmetrical and formal asymmetrical



MORE COMMON IN TOWERED & ASYMMETRICAL SUBTYPES



varied hipped roof massing (subordinate gabled sections may also be found)

massive chimney

half-timbering

varied roof-line height

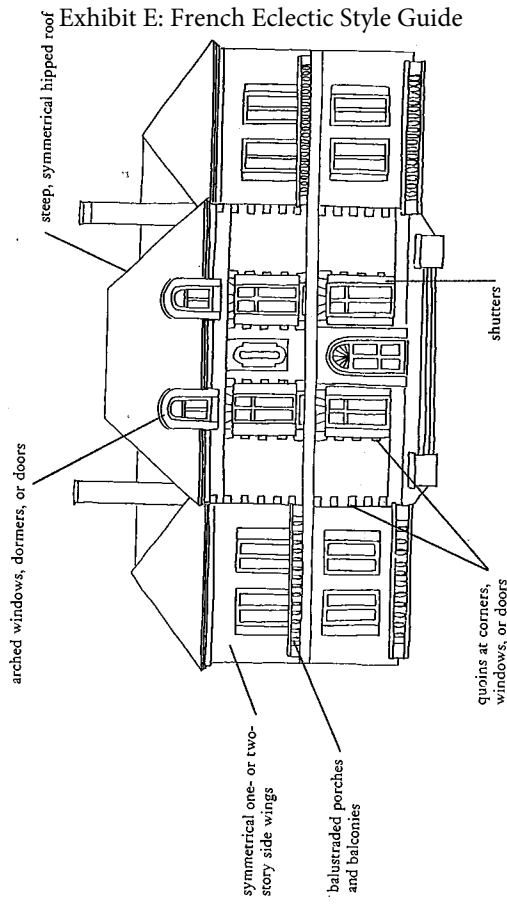
window top breaking roof-line

overhanging upper stories

casement windows

mixed materials (i.e., stone with brick)

MORE COMMON IN SYMMETRICAL SUBTYPE



arched windows, dormers, or doors

steep, symmetrical hipped roof

symmetrical one- or two-story side wings

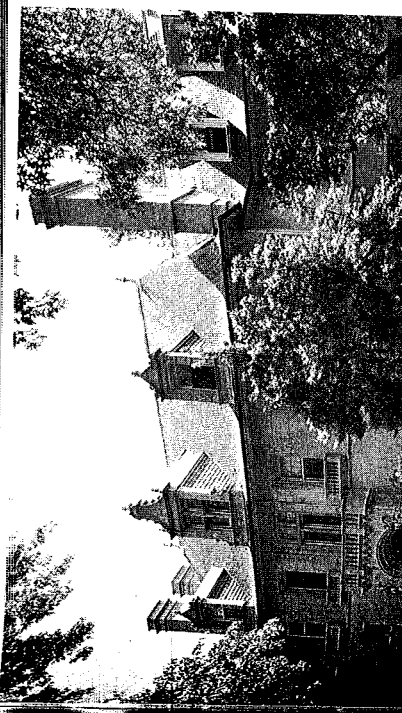
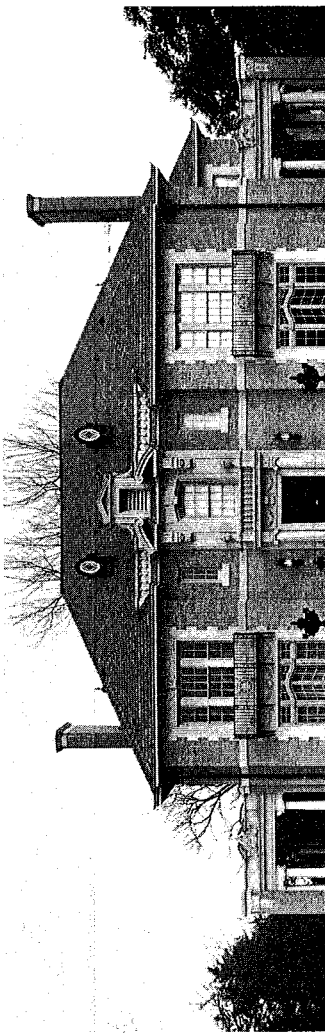
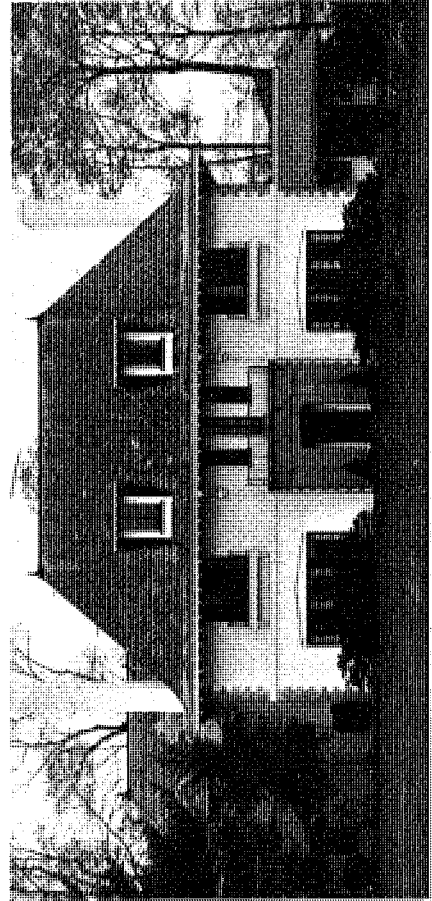
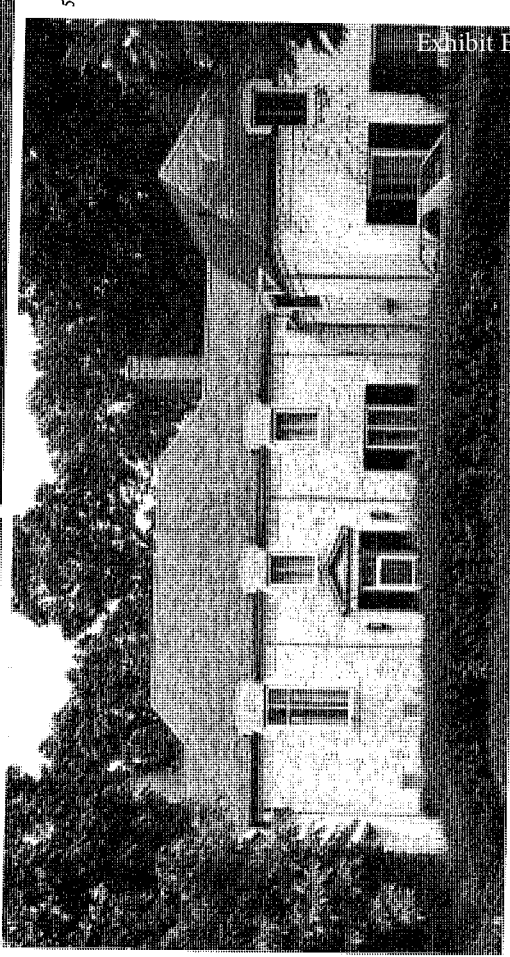
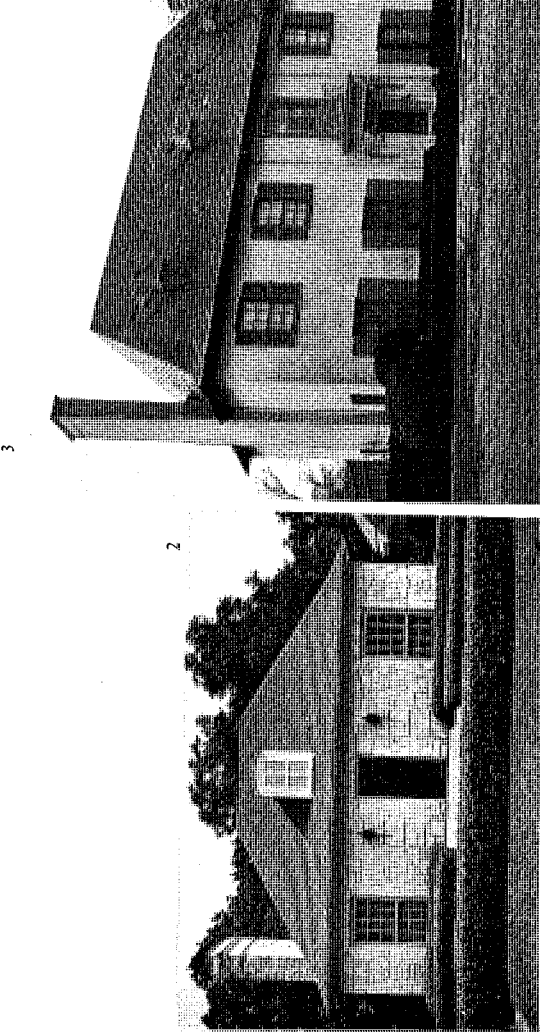
balustraded porches and balconies

quoins at corners, windows, or doors

shutters

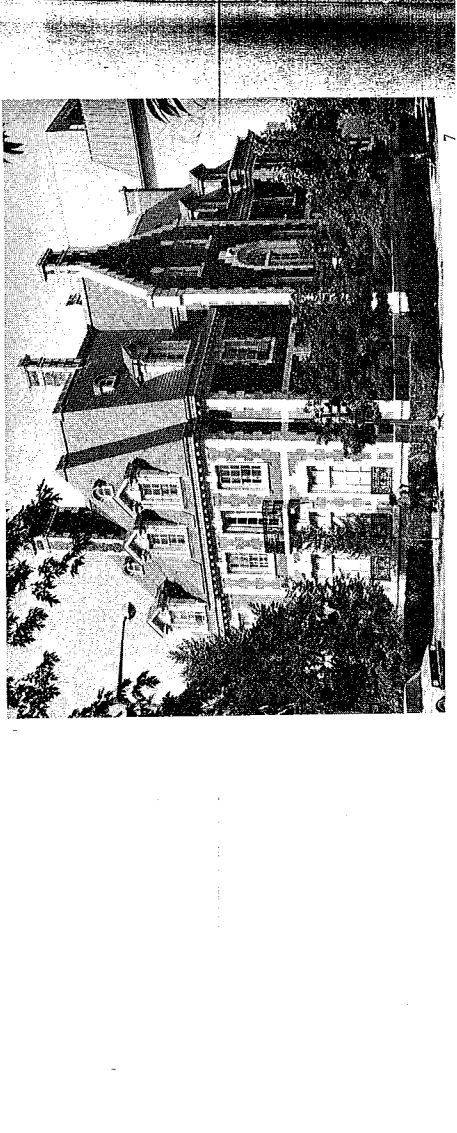
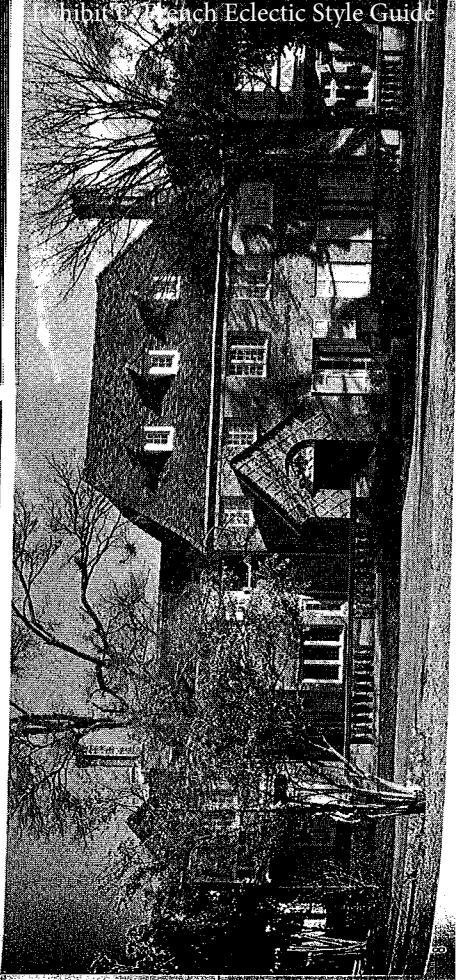
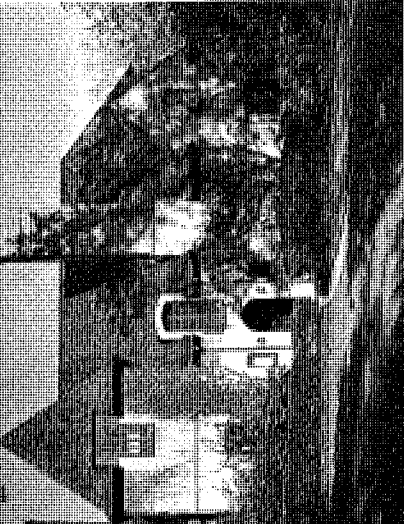
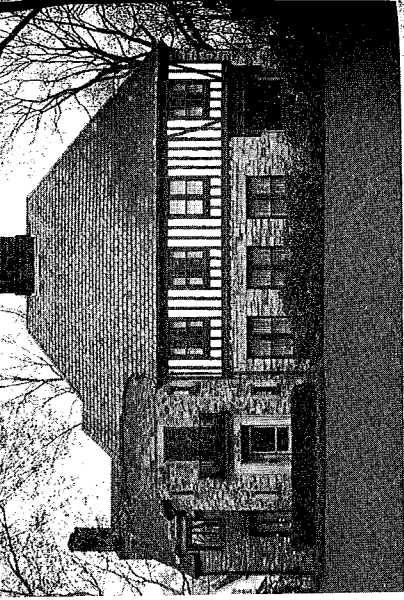
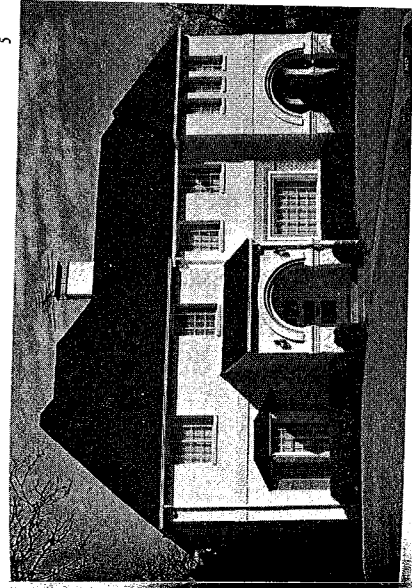
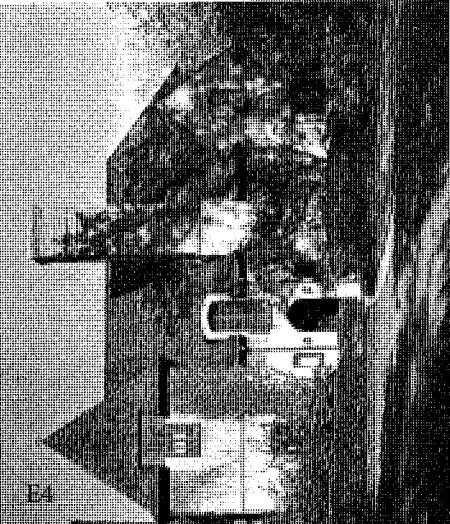
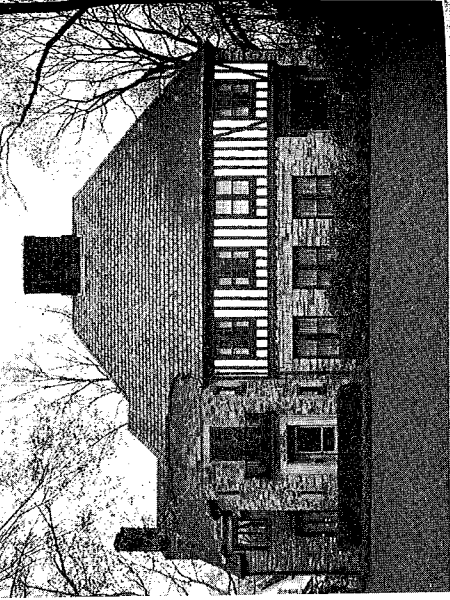
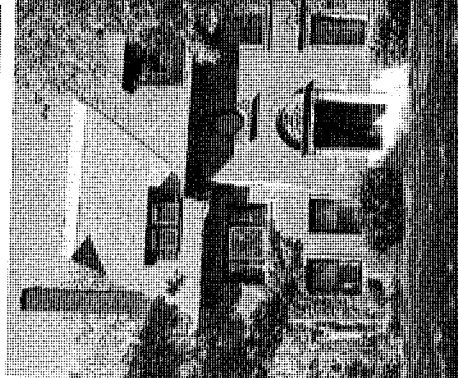
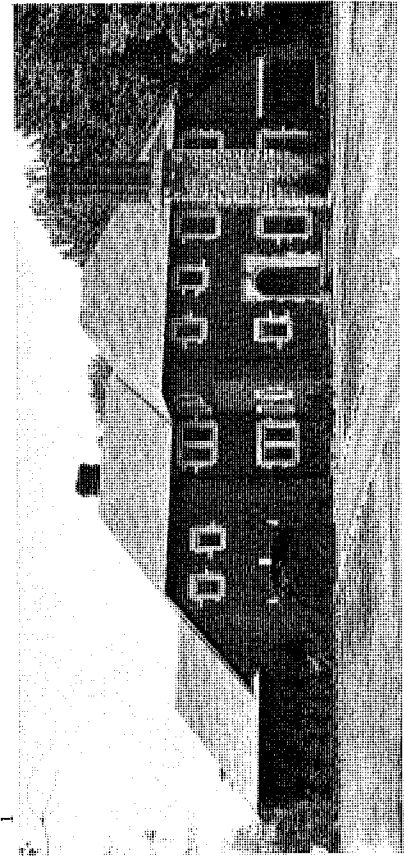
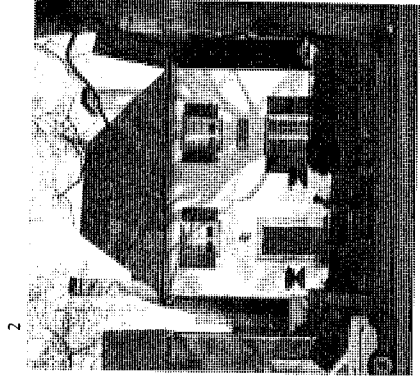
SYMMETRICAL

1. Buffalo, New York; 1920s. This example has been turned 90° to adapt to a narrow urban lot. What would ordinarily be the side facade faces the street and has been elaborated with shutters and a dormer.
2. Dallas, Texas; 1941. Evans House.
3. Dallas, Texas; 1924. Hall House.
4. Cleveland, Ohio; 1920s. Although the main block of this house appears symmetrical, a close look will reveal the right side to be narrower than the left. The open eave with exposed rafters is uncommon in French Eclectic houses.
5. Buffalo, New York; 1920s. This house has two identical forward-facing wings; the left one is hidden behind a tree in the photograph. The through-the-cornice wall dormers have windows placed higher in the wing than those in the taller main block.
6. Dallas, Texas; ca. 1917. Lewis House; Hal Thomson, architect. This house has Renaissance detailing borrowed from the Beaux Arts movement. Note the columns beside the door and in the side wings, the pediment over the entry at roof level, the balustrades on porch, over door, and in the roof section. The pitch of the hipped roof is also lower than in most examples of the style.
7. St. Louis, Missouri; 1914. Mallinckrodt House; James P. Jamieson, architect. A strong Chateausque influence is evident in the door surround, dormers, and roof ornaments of this early example.



ASYMMETRICAL

1. Louisville, Kentucky; 1920s. Note the irregular quoins around the door and windows.
2. Richmond, Virginia; 1920s. A formal example with a shallow-projecting wing that is difficult to distinguish in the photograph. The house is designed for a narrow urban lot.
3. Cincinnati, Ohio; 1920s. Note the varied eave-line heights, massive chimney, and two types of through-the-cornice wall dormers. Compare this informal, picturesque house with Figure 7, a formal, Renaissance-inspired example.
4. Cleveland, Ohio; 1920s. Examples based on informal French models sometimes affect Medieval half-timbering as here.
5. Dallas, Texas; 1930s.
6. St. Louis, Missouri; 1910s.
7. Washington, District of Columbia; 1904. Graff House; Jules Henri de Sibour, architect. This house has formal Renaissance detailing; note the regular quoins, keystone lintels, cornice-line dentils, and pedimented dormers.
8. Dallas, Texas; 1930s. Note the decorative brick pattern of the entryway.

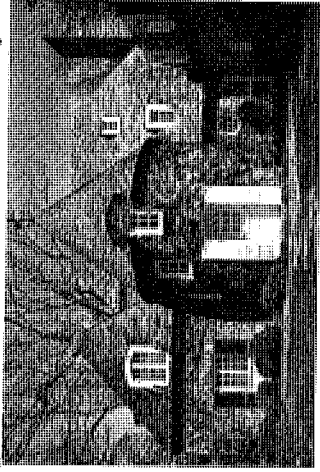


Eclectic Houses: French Eclectic

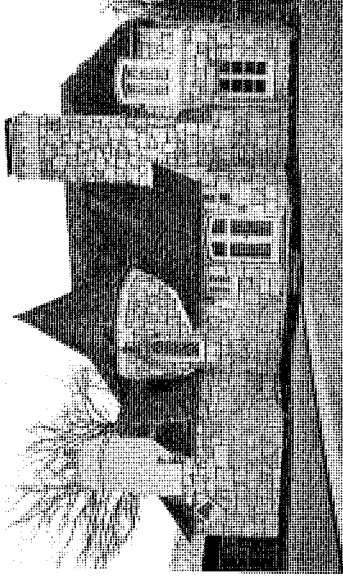
TOWERED

1. Raleigh, North Carolina; 1930s. Note the three slightly different dormers.
2. Dallas, Texas; 1937. Gilliland House. This example is unusual in not having the entrance in the tower (see also Figure 8). Note the two chimneys of differing shapes and materials and also that none of the five windows are identical.
3. Mission Hills, Kansas; 1930s.
4. Kansas City, Missouri; 1930s.
5. Buffalo, New York; 1930s. The regular, formal placement of the windows is not typical of this subtype.
6. Kansas City, Missouri; 1930s. Note the multi-colored slate roof, tower overhang, massive chimney, and tiny band of half-timbering on the tower.
7. Cleveland, Ohio; 1930s. Here a stone tower is combined with walls of half-timbered stucco or brick. Note the curving secondary hipped roof, simulating thatch, above the bay windows.
8. Tuxedo Park, New York; 1930s. Kent House. This landmark example has several towers and an unusually tall roof—note the double row of dormers.

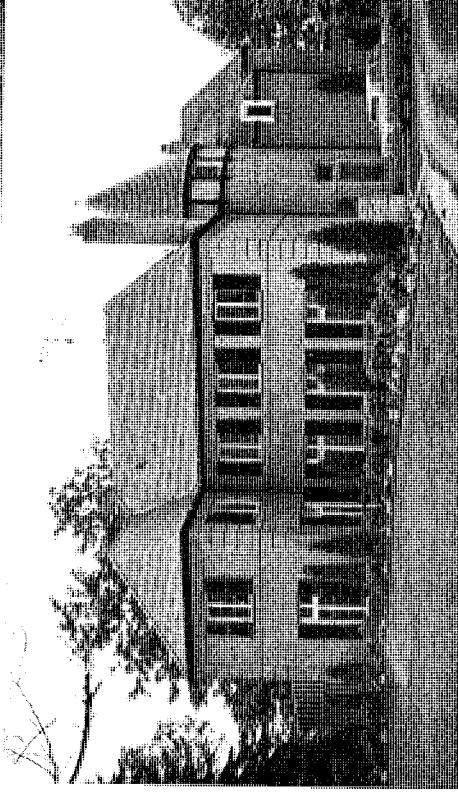
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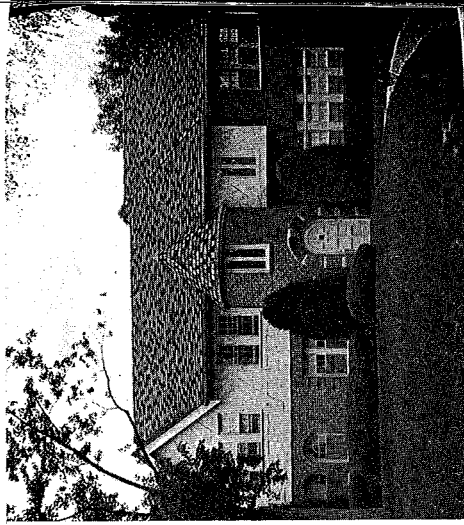
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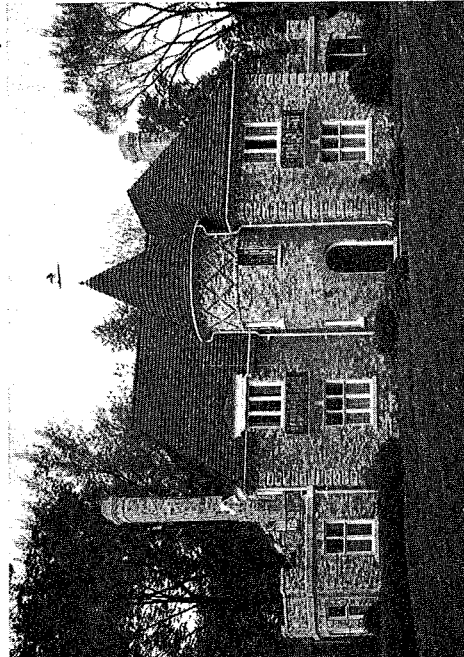
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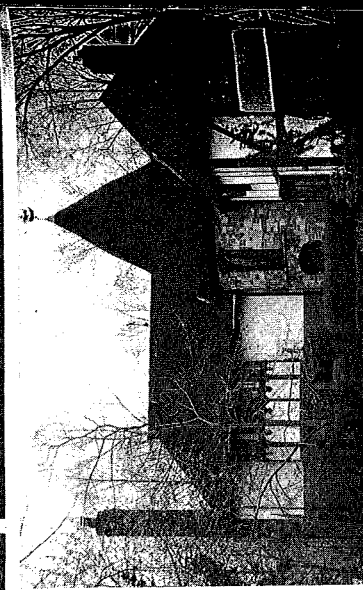
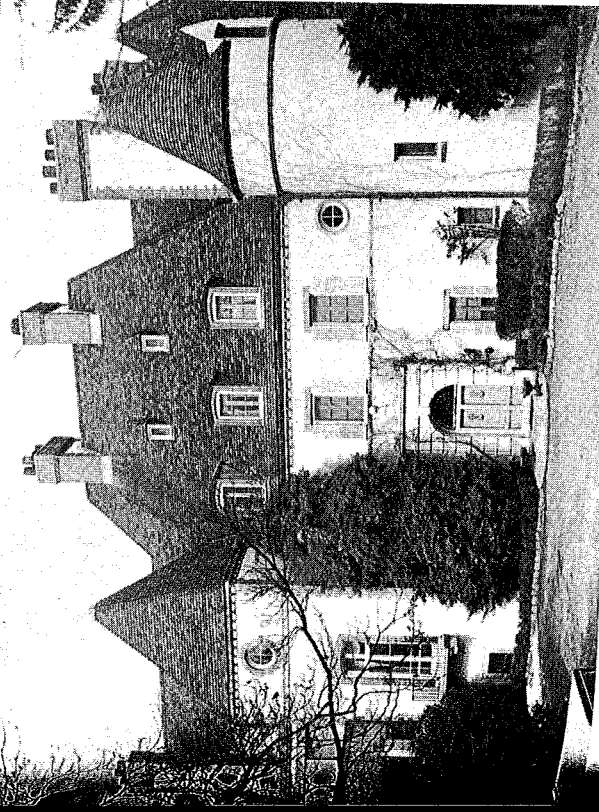
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4



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November 25, 2014

Ms. Alice Novak, Chair
Historic Preservation Commission
City of Urbana
400 South Vine Street
Urbana, IL 61801

Re: Landmark Nomination for 1404 South Lincoln Avenue, Urbana

Dear Ms. Novak:

I am writing you to express my support for the Landmark Designation for the Zeta Tau Alpha house at 1404 South Lincoln Avenue in Urbana. I am an architectural engineer and I work on historic building restoration projects in Chicago. I am also a graduate of the School of Architecture at the University of Illinois and a former resident of Urbana while in graduate school.

I have maintained ties to the area as the current treasurer of the Anthemios Control Corporation, which is the managing organization for the Alpha Rho Chi professional architecture fraternity at 1108 South First Street in Champaign. The APX house was also designed by Joseph Royer and shares a striking similarity to the Zeta Tau Alpha house.

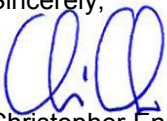
I have watched with great sadness as so many of the historic fraternities and sororities have been demolished over the last few years. The University of Illinois campus has one of the largest collections of historic greek letter societies anywhere in the world – a resource that should be treasured. The quality of the architecture and attention to detail of these buildings are unmatched in new construction.

The Zeta Tau Alpha house is significant for its architecture, the prominence of the architect as well as for its inclusion in this grouping of greek letter society houses, which has played such an important role in student life on the university campus. The house features an exterior, nearly unaltered over time with original doors, windows, decorative brick, and clay tile roof. Like the National Register of Historic Places-listed Alpha Gamma Delta house at 1106 South Lincoln Avenue, the Zeta Tau Alpha house has an addition fronting Lincoln Avenue, but the architecture of the addition closely matches the original building and the age of the addition makes it significant in its own right.

These historic fraternities and sororities are a significant part of the architectural fabric of the West Urbana neighborhood. The greek houses are interspersed with large and small single family homes and apartment structures.

Because of the quality of the architecture and historical importance, I encourage you to landmark the Zeta Tau Alpha house so that it can be protected for future generations. I also encourage the owners of the building to find a reuse for the building so that it does not sit empty and further decay. Thank you for your consideration.

Sincerely,



Christopher Enck
455 Birch Street
Winnetka, Illinois
cjenck@gmail.com

Mr. and Mrs. T.J. Kuhny
801 West Indiana Avenue
Urbana, Illinois 61801
630-835-7101

December 1, 2014

Historic Preservation Commission
City of Urbana
400 South Vine Street
Urbana, IL 61801

Dear Chairwoman Novak and Board Members,

Although unable to attend this week's meeting, we would like to voice our support for landmark status of the Zeta Tau Alpha Sorority House via letter.

As owners of the Smith-Russell House, we have invested a tremendous amount of time and treasure in the historic preservation of Urbana. As you are aware, we completed a historically-respectful renovation of our property in 2012.

Last year, we attended meetings of the HPC and subsequently the City Council in support of historic recognition of the Zeta Tau Alpha Sorority House. We agree with the current applicant, Mr. Nemeth, in terms of his assertions regarding the conforming nature of the property in terms of criteria a, c, d and e. The Sorority House clearly meets guidelines for landmark status and therefore should be so designated.

Unfortunately, last year's discussions ranged way beyond the legal definitions of historic criteria. The owners made assertions regarding potential increased remodeling/renovation costs associated with landmark status. From our experience, such assertions are misguided at best. We made many choices during our historic renovation, and no choice in favor of preservation cost us more than a choice of modern materials by more than ten percent. For example, historic restoration of our home's original windows cost just about the same as removal and replacement with modern windows. We would advise Board Members to be cautious regarding such claims because, from our experience, they do not have merit.

Another discussion last year surrounded the difficulty of selling the property if landmark status is conferred. There is no evidence that this is true either locally or on a national basis. We would ask the HPC to guide such a discussion towards requests for published evidence rather than opinion or anecdotal statements.

Thank you for giving us the opportunity to comment via letter. We are hopeful that, given a strong recommendation by the HPC, the City Council will protect this beautiful building.

Respectfully,


T.J. Kuhny


Louise Marie Kuhny



**LANDMARKS
ILLINOIS**

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30 N. Michigan Ave.
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Chicago, IL 60602
www.Landmarks.org

December 3, 2014

Urbana Historic Preservation Commission
400 South Vine Street
Urbana, IL 61801

Re: Zeta Tau Alpha Sorority House, 1404 South Lincoln Ave

To the Urbana Historic Preservation Commission:

On behalf of Landmarks Illinois, the statewide nonprofit voice for historic preservation, I am writing in support of the landmark designation of the Zeta Tau Alpha Sorority House at 1404 South Lincoln Avenue.

The Zeta Tau Alpha Sorority House meets several of the criteria for designation of a landmark as set by the Zoning Ordinance of the City of Urbana. Noteworthy qualities include, but are not limited to, the building as a remarkable example of the French Eclectic style and a high-integrity example of early-campus housing.

The fraternity/sorority story is significant to the heritage of Champaign-Urbana and one that is increasingly lost to demolition and incompatible alterations. The Zeta Tau Alpha Sorority House provides the opportunity to recognize this heritage through landmark status and protection. I offer the full support of Landmarks Illinois in this designation process.

Sincerely,

Frank Butterfield
Director, Springfield Office
Landmarks Illinois

Garcia, Kevin

From: Douglas Armstrong <site@xnet.com>
Sent: Friday, November 28, 2014 5:51 PM
To: Garcia, Kevin; alicenovak@comcast.net
Cc: 'mister garza'
Subject: 1404 S Lincoln

I've heard the 1404 S Lincoln is up to be designated as a landmark. I'm not sure if this recognition has corresponding protection. However, I firmly believe that structures and architecture like this in our community need both recognition and protection. They inspire and define a community and are becoming increasingly rare as they are no longer cost effective to design or build. Our community is getting lost in a sea of uninspired structures that are indistinguishable from anywhere else. If we can't afford to build like this anymore, we should at least preserve what we have to differentiate and add value to our community. Thank you.

--

Douglas Armstrong

Garcia, Kevin

From: Willard Broom <willardbroom@gmail.com>
Sent: Monday, December 01, 2014 2:35 PM
To: Garcia, Kevin; alicenovak@comcast.net
Subject: Zeta Tau Alpha

Good afternoon.

I apologize for being so late with this, but being out of town and the holidays were delightful diversions.

Please add my strong support for the naming of 1404 S. Lincoln, Zeta Tau Alpha, as an Urbana Landmark. If one drives through this part of town it is a wonderful reflection of a University community with blended housing with a diversity of notable architecture. Zeta Tau Alpha served for many years as the southern anchor of Lincoln's Avenue's corridor of stately houses.

That it has fallen into disrepair is deliberate and should not be allowed to serve as a conjured-up justification for further neglect.

Urbana stands in stark contrast to our neighbors to the west, with the high school situation being the most recent and dramatic example of two different ways to think of community preservation and progress. I would submit this is yet another opportunity to show the way.

Sincerely,

Willard Broom
801 S. Race
Urbana, IL
willardbroom@gmail.com

Garcia, Kevin

From: Cox, Monica J <m-cox3@illinois.edu>
Sent: Tuesday, December 02, 2014 8:25 AM
To: Garcia, Kevin
Subject: Zeta Tau Alpha Sorority House

Hi,
Please vote to designate the Zeta Tau Alpha Sorority House as an Urbana landmark. Thanks.

Monica Cox
Urbana, IL

Garcia, Kevin

From: dkatzdow@life.illinois.edu
Sent: Wednesday, December 03, 2014 10:58 AM
To: Garcia, Kevin; Andel, Teri; Tyler, Elizabeth; novak2@illinois.edu
Subject: Zeta Tau Alpha landmark status

Dear All,

I write in support of the proposed 'Landmark Status' for the Zeta Tau Alpha House, 1404 S. Lincoln Ave. I have lived in the neighborhood since 1991 and have always recognized and admired how the Zeta Tau Alpha House's unique architecture enhances its surrounding residential area.

I believe that obtaining Landmark Status for the Zeta Tau Alpha House will ensure that our neighborhood continues to maintain our unique architectural history, beauty and stable property values.

Thank you,

Deborah Katz-Downie
209 W Delaware Ave.

Garcia, Kevin

From: Richard Larimore <rickl@soltec.net>
Sent: Sunday, November 23, 2014 2:58 PM
To: Garcia, Kevin
Subject: historic status

The Zeta Tau Alpha Sorority House, located at 1404 S. Lincoln, in Urbana, Illinois, has been nominated as an Urbana Landmark. Please do all you can to facilitate this.

Rick Larimore
4 Florida Ct
Urbana, IL 61801

Garcia, Kevin

From: Lorenz, Linda Lee <lll@illinois.edu>
Sent: Wednesday, November 26, 2014 12:53 PM
To: Andel, Teri
Subject: re ZBT House

<http://urbanaininois.us/sites/default/files/attachments/packet-hp-2014-l-01.pdf>

I hope that the ZBT designed by our own Urbana architectural firm Joesph Royer and Associates... will be designated a historic buidling and protected and cared for as designated.

WE have so many special prominent buildings in Urbana /Champaign designed by Royer - it is importantt to preserve as many as we can !!

I would attend the meeting - have attended previous on this property - have earlier plans....

thank you

Linda L Lorenz
409 W High
Urbana IL 61801-3208

Garcia, Kevin

From: Esther Patt <estherpatt@hotmail.com>
Sent: Sunday, November 30, 2014 1:46 PM
To: Andel, Teri
Subject: Historic Designation of 1404 S. Lincoln

Dear Teri,

Please share this message with the Historic Preservation Commission for Wednesday night's meeting.

Thank you,
Esther Patt
706 S. Coler Av
Urbana IL 61801

Dear Historic Preservation Commission Members:

I write to express support for historic designation of 1404 S. Lincoln Avenue. It was my understanding when this issue arose last year that most, if not all, Commissioners and City Council members agreed that the property merits historic designation and the only reason that wasn't granted was concern about the roof replacement. If that is still a concern, it is my hope that you can provide assurance for the owners that roof replacement will be possible and affordable after historic designation is granted. It would be a great loss to the City if this historic property, which sits on a major entry road to the City and the University, were not preserved.

Thank you for your consideration of my concern,

Esther Patt
706 S. Coler Avenue
Urbana IL 61801

Garcia, Kevin

From: Dennis Roberts <drobotscitycouncil@yahoo.com>
Sent: Friday, November 28, 2014 2:10 PM
To: alicenovak@comcast.net; Garcia, Kevin; ! Smyth, Charlie; ! Jakobsson, Eric; ! Ammons, Carol; ! Brown Bill; ! Roberts, Dennis; ! Madigan, Michael; ! Marlin, Diane
Cc: Bernadine Stake; Stewart Berlocher; Danny Otto; Celeste Choate; Matthew Cho; Rich Cahill; Carolyn Baxley; Ilona Matkovszki; Brian Adams
Subject: Support for return of ZTA historic landmark nomination

Friends of Urbana,
The Historic Preservation nomination: ZTA House

The Urbana Historic Preservation Commission will be considering the application at their December 3rd, 2014 meeting at 7 PM at the City Council Chambers, 400 S. Vine St. Urbana, Illinois. Last year the City Council failed to nominate this building despite strong recommendation by the UHPC, and strong architectural merit, having been swayed by an argument detailing economic concerns of the owners—although this was not a legal criteria in the case. The owner has since that date done nothing for the building to either repair or re purpose it. The ZTA house continues to deserve Urbana local historic designation.

Yours,
Dennis Roberts

Garcia, Kevin

From: Alice E. Novak <alicenovak@comcast.net>
Sent: Thursday, November 27, 2014 4:57 PM
To: Garcia, Kevin
Subject: FW: Historic landmark

-----Original Message-----

From: Alice Vernon [mailto:alice_vernon@me.com]
Sent: Thursday, November 27, 2014 12:36 PM
To: alicenovak@comcast.net
Subject: Historic landmark

Dear Alice , as a native of Chsmpaign and great appreciators if historic landmarks, especially architecture achievements , I support the saving if the Zeta house!

Alice Patterson Vernon
Sent from my iPhone=

**ZETA TAU ALPHA FRATERNITY HOUSING CORPORATION'S
OBJECTION TO NOMINATION OF THE ZETA TAU ALPHA SORORITY
HOUSE NOMINATION FOR HISTORIC LANDMARK STATUS**

Submitted to the Historic Preservation Commission at the December 3, 2014 Public Hearing

Case No. HP 2014-L-01

Introduction

The Zeta Tau Alpha (ZTA) sorority house, located at 1404 S. Lincoln Avenue, has been nominated as an Urbana Landmark by Mr. Robert Nemeth. Zeta Tau Alpha Fraternity Housing Corporation, as owner of the building in question, objects to the proposed designation. First, the application should be denied because it consists primarily of blanket statements unsupported by actual evidence. Consequently, the applicant fails to meet his burden of demonstrating that this building satisfies the requisite criteria for historic landmark status.

The Application is Insufficient

The application submitted by Mr. Nemeth essentially adopts the application initially filed by Ms. Brianna Kraft in Case No. HP 2013-L-01. Though ZTA recognizes that the Commission is not bound by strict rules of evidence, the Urbana Zoning Ordinance clearly places the burden on the applicant to prove his or her case. (See Section XII-5(D)(1) "It is the responsibility of the nominator(s) to provide evidence of suitability for historic landmark status as well as documentation of such evidence.") In this case, the application does not provide a convincing argument as to why the ZTA sorority house meets any of the criteria for conferring historic landmark status. While there are seven possible criteria for conferring this status, the applicant has only made arguments that the house meets the following four (lettered to correspond to the 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;
- 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;
- d. Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;
- e. Identifiable as an established and familiar visual location or physical characteristics.

None of the applicant's arguments regarding these criteria are sufficiently supported so as to justify the requested designation.

*Architectural, Artistic, Civic, Cultural, Economic, Educational, Ethnic, Political or Social Value
(criterion a)*

The applicant highlights an unauthorized telling of the history of the Zeta Tau Alpha Chapter at the University of Illinois, arguing that the Chapter's history at the school, along with the house's presence in the Greek system qualify it for historic landmark designation. Similarly, the City Staff has recommended in its memorandum dated November 26, 2012 and submitted in this case, that this Commission find that the house “has significant value as part of the architectural, cultural, educational, and social heritage of the community as an outstanding example of the role that Greek life has historically played on the University of Illinois campus, which is recognized as having the largest university Greek system of any American university.” However, neither the applicant nor the Staff demonstrates with any actual evidence and thus it remains unclear what particular characteristics of this particular house and this particular sorority make it such an “outstanding example.” In fact, the statements about the house, as actually made in the application and Staff memorandum, could clearly be made about any sorority or fraternity house in Champaign or Urbana. Surely the fact that a house is built on the University of Illinois campus and/or used as a fraternity or sorority cannot automatically qualify it as appropriate for historic landmark designation.

Inherently Valuable Architectural Type (criterion c)

The applicant argues that the ZTA house is “an outstanding example of the French Eclectic architectural style,” a style used in the United States from around 1915 to 1945. However, the applicant acknowledges that ZTA completed a major addition to the house, designed by Berger-Kelley and Associates Architects, in 1963, as well as two other additions which vary in degrees from the original aesthetic. In fact, the current home of the house's kitchen was added separately, as was an enclosed staircase at the back of the house. The sun porch referenced in the application was built in the 1980s and, as admitted in the application, this addition bears little resemblance to the original aesthetic of the main house. Similarly, the application highlights the skintled brick detailing which “originated in Chicago,” but fails to connect this architectural feature to the French Eclectic architectural style. Thus, the applicant fails to demonstrate his allegation that the house “retains a high degree of integrity,” but rather acknowledges it has been substantially modified at several stages over the years, and is more accurately characterized as a hybrid of various architectural styles. This amalgam of styles is further highlighted by the array of building materials used (the current house has at least four different types of roofing materials, for example) and the varying structural heights alluded to in the application. Further, the application contains no evidence to support the blanket assertion that the 1963 addition has “gained significance” architecturally since its construction. The applicant has, therefore, failed to present adequate evidence that the house, in its current state including all of the substantial modifications, is an effective or inherently valuable representation of the French Eclectic style.

Although the interior of the house is not actually relevant to this proceeding since Landmark designation does not confer any jurisdiction over interior changes, in fact the interior of the house displays an even more significant departure from the original design. The additions mentioned above have created new living spaces, and the interior has undergone several reconfigurations through the

years to accommodate the changing needs of the house's residents. Therefore, the interior of the house no longer matches the description included in the application.

In any event, it simply cannot reasonably be concluded considering the numerous significant additions to the original building, that the house standing today retains the integrity of the original design. Therefore ZTA requests that the Commission find that the criteria of Section XII-5.C(1)(c) has not been satisfied.

Notable Work of Individual Genius (criterion d)

The application contends that the ZTA house should be designated a historic landmark because it was designed by Joseph William Royer, and alleges that the house's architectural details are “representative of Royer's signature architectural style.” However, according to an article published in the Daily Illini on March 18, 1928 – the same year the house was built - describing the plans for the house, Mr. Smith of Royer and Danley designed the house – not Joseph Royer himself. (See Exhibit A.) Indeed, one of the sources cited by the applicant notes that Zeta Tau Alpha’s 1929 Themis article (Exhibit B) fails to mention the architect and notes that the identity of the architect “appears to be lost to history.”¹ The application itself does not, and the applicant cannot, provide any credible evidence to support the allegation that Royer was the architect, as the plans attached to the application indicate only that the building was designed by the Royer, Danley and Smith firm, and the Daily Illini article indicates specifically it was designed by Mr. Smith.

Even conceding Mr. Smith was for a time a partner of Royer’s, the applicant, does not make a convincing case that the house is “representative of [Mr. Smith’s or] Royer’s signature architectural style.” In fact, the applicant does not make any allegation whatsoever regarding Mr. Smith or his style. Instead, the applicant, who bears the sole burden in this case, only alleges that the house was built in the French Eclectic style by Royer, and cites to several other examples of Royer's work in the area which each seem to draw from a different architectural style (the application cites the Richardsonian Romanesque architecture of the Champaign County Courthouse, the Gothic Revival architecture of the Unitarian Universalist Church, the Jacobean architecture of the Urbana High School, the Classic Revival architecture of the Masonic Temple, the Urbana Free Library, and the Cohen Building, the Art Deco architecture of Leal Elementary School, and the Tudor Revival architecture of the Knowlton and Bennett Building, in addition to various architectural styles present in Royer's residential designs).

Although it is in the best light questionable whether it is proper for the City Staff to take on this role, the Staff attempts in its memorandum in this case to save the argument for this criterion for the applicant. To that end the Staff suggests without any reasoning that the accuracy Daily Illini article “may be questionable,” while in reality from an evidentiary perspective the article should be considered highly credible having been published in the same year the house was built. The Staff further curiously suggests, again without reasoning, that it is perfectly acceptable for the Commission to ignore the allegation actually made in the application (i.e., that the house is a Royer house), essentially amend the

¹ McKinley, Eric. “The Castle in the Sky: The History of Alpha Kappa of Zeta Tau Alpha, 1921-2002.” *Greek Chapter Housing History Project* (2012). Note: Zeta Tau Alpha was not given the opportunity to review this article for accuracy before publication and makes no representation regarding the accuracy of the information contained therein.

allegation to attribute the design to a firm generally, and conclude without specific evidence regarding the firm that a design attributable only to that firm can qualify as a “notable work of *a* master builder, designer, architect or artist *whose individual genius* has influenced an area. Reading and applying the plain language of the Ordinance, the Commission simply must reject this contention.

Further, Zeta Tau Alpha Fraternity Housing Corporation and its ZTA affiliate, have continuously owned the house since it was designed specifically for ZTA's use and according to its wishes. The particular aesthetics of the house are consistent with the castle imagery and royal references throughout ZTA lore. (See Exhibit B, discussing the “castle” built for the ZTA chapter.) While the original “castle” is discussed in both the News Gazette and the Themis articles discussing the 1963 addition, neither bothers to mention the original architect. (See Exhibits C and D, respectively.) This is further indication that the style of the original house is not noteworthy as a particularly representative example of the signature style of an individual master builder, designer, architect or artist (or even of a firm generally), but rather as particularly reflective of the property owner and its fraternity lore.

For the reasons outlined above, the application fails to prove its contention that the house is a particularly notable work of Joseph Royer, and fails to support, or even allege, it is a notable work of Hubert Smith. Further, by its clear language, the criteria of Section XII-5C(1)(d) of the Ordinance cannot be met by attributing a work to a firm generally, rather than an individual. Therefore ZTA requests that the Commission find that the criterion at Section XII-5.C(1)(d) has not been satisfied.

Identifiable as an Established and Familiar Visible Feature (criterion e)

In its argument that the house should be designated a historic landmark based on the fourth criterion, “identifiable as an established and familiar visual location or physical characteristic,” the application and the City Staff simply note that the house is at a corner intersection of Lincoln Avenue, centrally located among a concentration of other Greek houses, across from University residence halls and mark a transition away from campus. While these are accurate statements, they fail to distinguish the ZTA house from any of the several other Greek houses along Lincoln Avenue, and the supporting arguments revert to summaries of prior arguments under the other criteria for support. While ZTA agrees the house is certainly not an average-looking single family residence, in the present context as it cannot be said to be representative of Royer’s style, and is much less visible from Lincoln Avenue it is ultimately one of many Greek houses that has been from time to time added to and changed in many substantial ways. Therefore ZTA requests that the Commission find that the criteria of Section XII-5.C(1)(e) has not been satisfied.

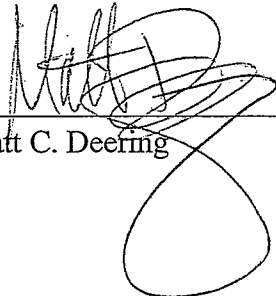
Conclusion

Zeta Tau Alpha Fraternity Housing Corporation, as owner of the Zeta Tau Alpha Sorority House, objects to the application submitted by Robert Nemeth for historic landmark designation of the house. For the reasons outlined above, Zeta Tau Alpha Fraternity requests that the application be denied.

Respectfully submitted,

Zeta Tau Alpha Fraternity Housing Corporation

By: Meyer Capel, A Professional Corporation
Its Attorneys

By: 

Matt C. Deering

www.library.illinois.edu/cmc/Repository/DIL_1928-03-16-038-DIL_1928-03-16-001-SINGLE.PDF=C1 V0_Entry_0012_0002

THE DAILY ILLINOIS

Kappa Tau House To Have Study Rooms

Sorority House On Lincoln Avenue To Be Northern French Style

Plans have been made to operate on the new Zeta Tau Alpha house, to be located at York month and Lincoln avenue, Uptown. Mr. Smith of Royer and Darnay designed the house to be of a northern French style of architecture and to provide studying accommodations for 36 girls.

The exterior will be of stucco and exhibited, but colored brick. To replace the customary bronze or brass shingle an attractive design bearing the Greek letters ZTA has been framed of wrought iron and will be placed directly over the entrance.

Reception Hall Planned A well 20 feet in diameter and two stories high will form the reception hall. A wrought iron spiral stairway will encircle the room, which will have a decorative fountain in an alcove in one wall and a special designed lantern suspended from the ceiling. According to the present plans, the

thirteen study rooms are on the third floor and two on the third

first floor will consist of a living room and a reception room. The walls of this floor will be finished in plain plaster, tinted.

The dining room, kitchen boiler room and engine room will be located in the basement.

One of the features of the house is toward girls' living room will be on the second floor. This room has been designed to give the girls of the chapter, who live in town, a place where they can keep any possessions they wish in individual wall cupboards and where they can have a room that they can call their own.

A three room suite for the chapter and nine study rooms will also be on this floor. Each study room will be equipped with two built in cupboards for clothing.

Two dorms, one heated and one unheated; a laundry and pressing room and eight study rooms will be located on the second floor of the building.

To Be Semi-Fire Proof The house will be of semi-fireproof construction and will have an enclosed fire escape in the rear that may also be used as a service stairway.

A waste paper chute will extend from the third floor to the basement. Provisions have been made to install two telephones on each floor and to provide for three conversations adjacent to the living room. The French windows

SUNDAY, MARCH 18, 1928

was begun last March and was completed last August 15.

The Alpha, Rho, Chi fraternity houses, under construction at 1110 South First street, will be completed by June 1, according to present estimates. The cost is estimated at \$75,000.

FARMERS NOT AFFECTED BY COMPENSATION ACT

SPRINGFIELD, Mo., 16.—(AP)—Farmers do not come within the scope of the workmen's compensation act, Attorney General Oscar E. Carlson has ruled. His opinion was in answer to a query from the state department of agriculture. Responsibility or liability for an injury to one working for a farmer would be the same as at common law and the damage would be determined by the circumstances surrounding the accident, the attorney general advised.

MILLION VISIT MUSEUM

CHICAGO—(AP)—More than a million persons visited the Field Museum of Natural History in 1927; the largest number in any year in the institution's history, according to the annual report of D. C. Davies, director of the museum. The museum had fourteen expeditions operating in widely separated parts of the world,

of the dining room will open on a sunken garden.

A service entrance is being planned for the kitchen, by means of which parcels may be delivered without necessitating the entrance of the delivery boy into the kitchen.

It is hoped by the members of the chapter, that they will be able to move in the new house at the beginning of next semester.

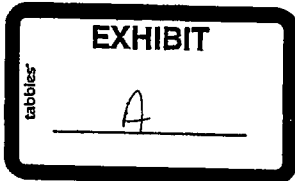
OFFICIAL SEES GREATER CHAMPAIGN IN FUTURE

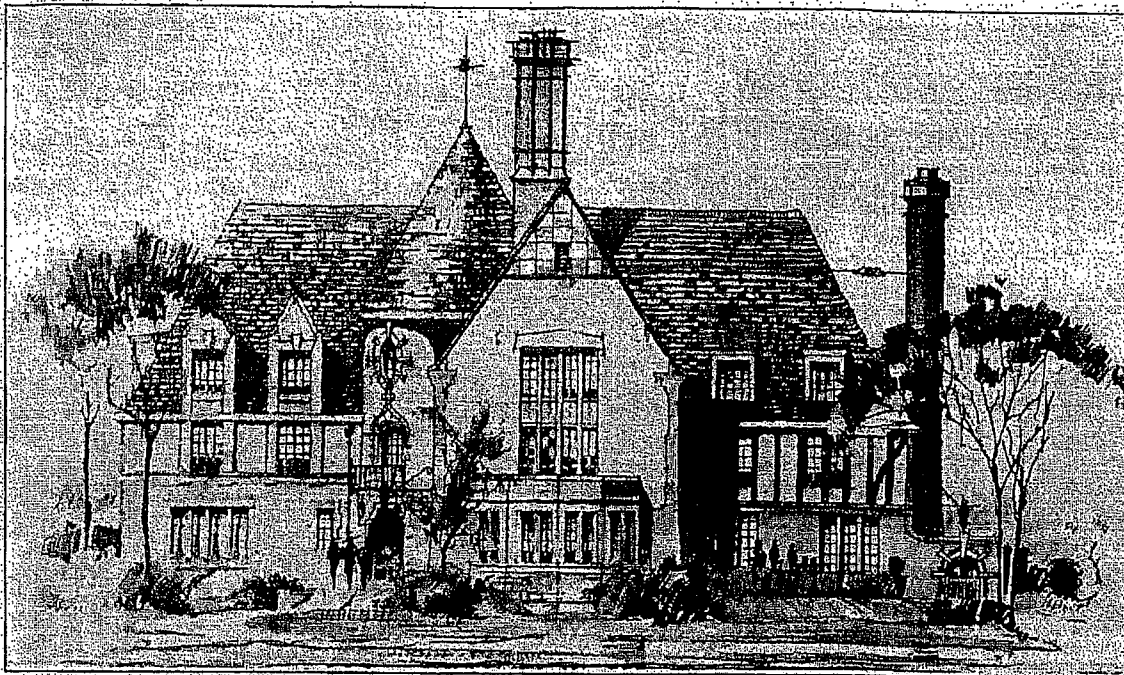
(Continued from Page Thirteen)

\$65,000 will have been spent in the project.

Alpha Kappa Lambda No (this has been set as yet for the start of the work in constructing the new Alpha Kappa Lambda fraternity house, which is planned to be erected at Fourth and Daniel streets at a cost of \$70,000).

The latest permit for building activities in Champaign was issued last week to Delta Delta Delta sorority, endorsing the erection of a new home at 508 East Chalmers street. The house, which is expected to be completed by September 5, will cost approximately \$60,000. Alpha Gamma Rho, fraternity now located in their new home at 1111 South First street, invested over \$70,000 in the enterprise which





THE NORMAN-FRENCH ZETA HOUSE AT THE UNIVERSITY OF ILLINOIS

Alpha Kappa's

CASTLE IN SPAIN

Come True



Gertrude Hunt, President of the 1928 Chapter of Alpha Kappa at the University of Illinois, at the new home, June 1931.

Alpha Kappa's art castle left the world of unrealized things when, in the fall of 1928, she moved into her palatial new home at 808 Vermont Street, Urbana, Illinois. It was her castle in Spain come true, but as she sagely reminds everyone,

"Advancement was made only as her resources permitted, and it was not without years of planning, economizing and hard work that the dream of a new home was realized." Yet the fact remains that seven years after installation Alpha Kappa courage, spirit, and resourcefulness achieved a home of which any chapter in the fraternity could be consummately proud. The location in the new district for women's fraternities at the University of Illinois, is a fortunate setting for so imposing a house. Seven other women's organizations have already built there, and others are planning to do so within the next few years.

Alpha Kappa's Norman French home is of scintil brick, oriental sluceo, and half timber—a combination achieving an effect of dignity and beauty. Work on the grounds

started as soon as the weather permitted this spring, and on the west side of the house there will appear a cloistered garden which will be made more decorative by the addition of iron furniture and a sundial. The walks and terraces around the house, which faces south, are of flagstone. The landscaping is being done by Margaret Horn, Linard, an alumna of the chapter.

But now let us step into the house. It includes three stories, not counting the basement, where a completely equipped chapter room, dining room, kitchen, service room, cook's room and storage room are located. The dining room furniture is Jacobean, the adjustable tables usually being made only large enough to seat six people at each one, thus achieving a more informal, congenial atmosphere for dining.

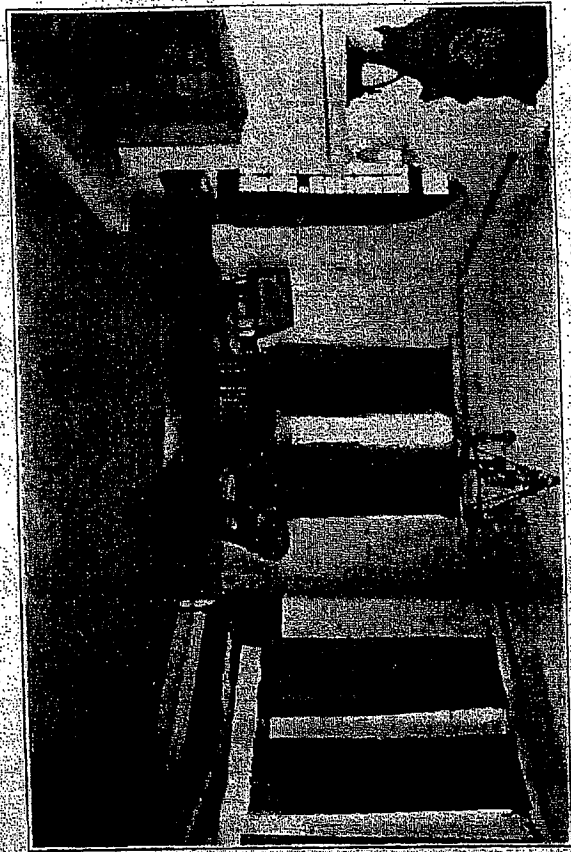
On the first floor is a circular reception hall, large living room, solarium, gallery and music room. The circular reception hall is the inside of the tower and around it from the basement to the second floor, winds an artistic wrought-iron stairway, all

EXHIBIT

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tabbles

Interior Views of



A CORNER OF THE SOLARIUM



THE DRAWING ROOM

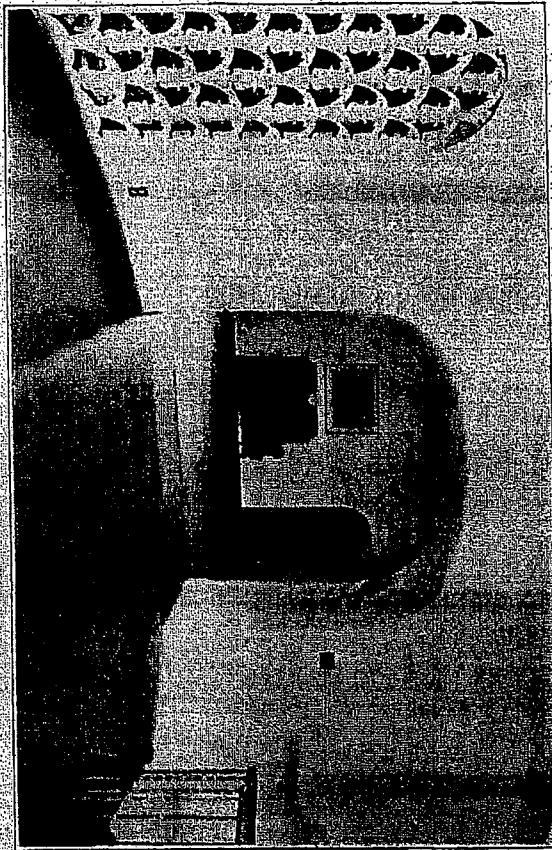
Alpha Kappa's Nest Home



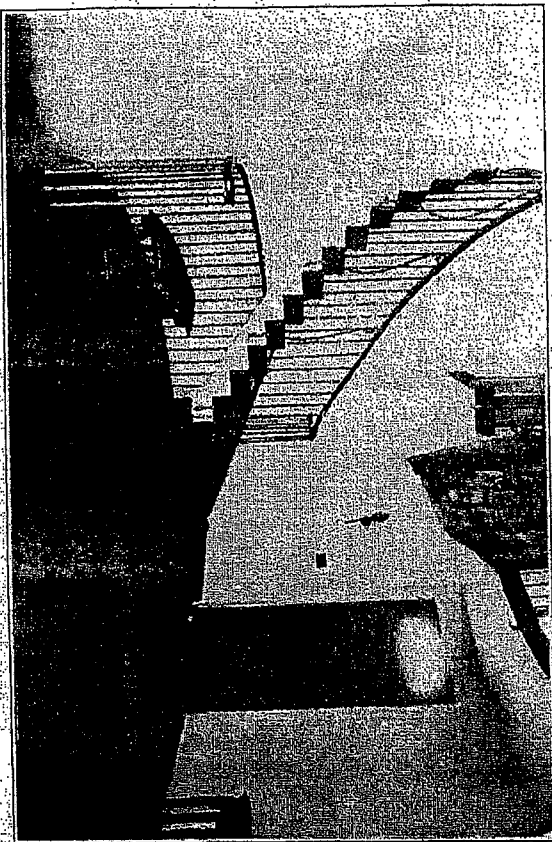
LOOKING TOWARD THE MUSIC ROOM



A TYPICAL STUDY ROOM



THE RECEPTION HALL AND GALLERY



THE RECEPTION HALL

of which adds further to the impression of an old Norman French castle. The spacious rooms on the first floor are in keeping with the architectural period and the furnishings have been selected with a view toward maintaining a harmonious whole. A large Jacobean oak table, of which the chapter is especially proud, occupies the center of the living room.

On the second floor, at the top of the winding stairway is the town-girls living room, a cheery place which the girls who do not live in the house can feel free to enjoy and call their own. Also on the second floor are nine study rooms, a large bathroom and the chapter's charming suite.

The third floor is composed of eight study rooms, making seventeen in all, two dormitories, a heated, one and a cold one, a fireproof laundry room and another large bathroom

The laundry room, besides having complete washing and ironing facilities, has the additional convenience of an electric plate which the girls can use for any purpose they desire.

The achievement of such a comfortable and attractive home only seven years after installation indicates an enterprise and ability which speaks volumes for the chapter and its respective members. The Building Committee, to whom Alpha Kappa is grateful for its splendid services, was composed of Nina Henry, Vinita Smith (Simpson), and Garnette Hours.

Many beautiful dreamed-of articles, of course, prove themselves too fragile to achieve realization but Alpha Kappa has shown that by continued persistence, adequate cooperation and diligent effort, they can sometimes become realities.

Spaciousness, Gracious Sett

NEW ADDITION MOLDED INTO OLD BUILDING

By FRANK MYERS

News-Gazette University Editor

Alpha Kappa chapter of Zeta Tau Alpha, fraternity for women, at the University of Illinois, officially opens the new three-story addition to the chapter house at 1634 S. Lincoln, with an open house between 1 and 5 p. m. Sunday.

The new addition gives spaciousness and is decorated in colors and furnishings interpreting a young feeling, a gracious setting, and reflecting high standards, which will wear for a long time. It is a setting in which Zeta Tau Alpha can entertain guests with pride.

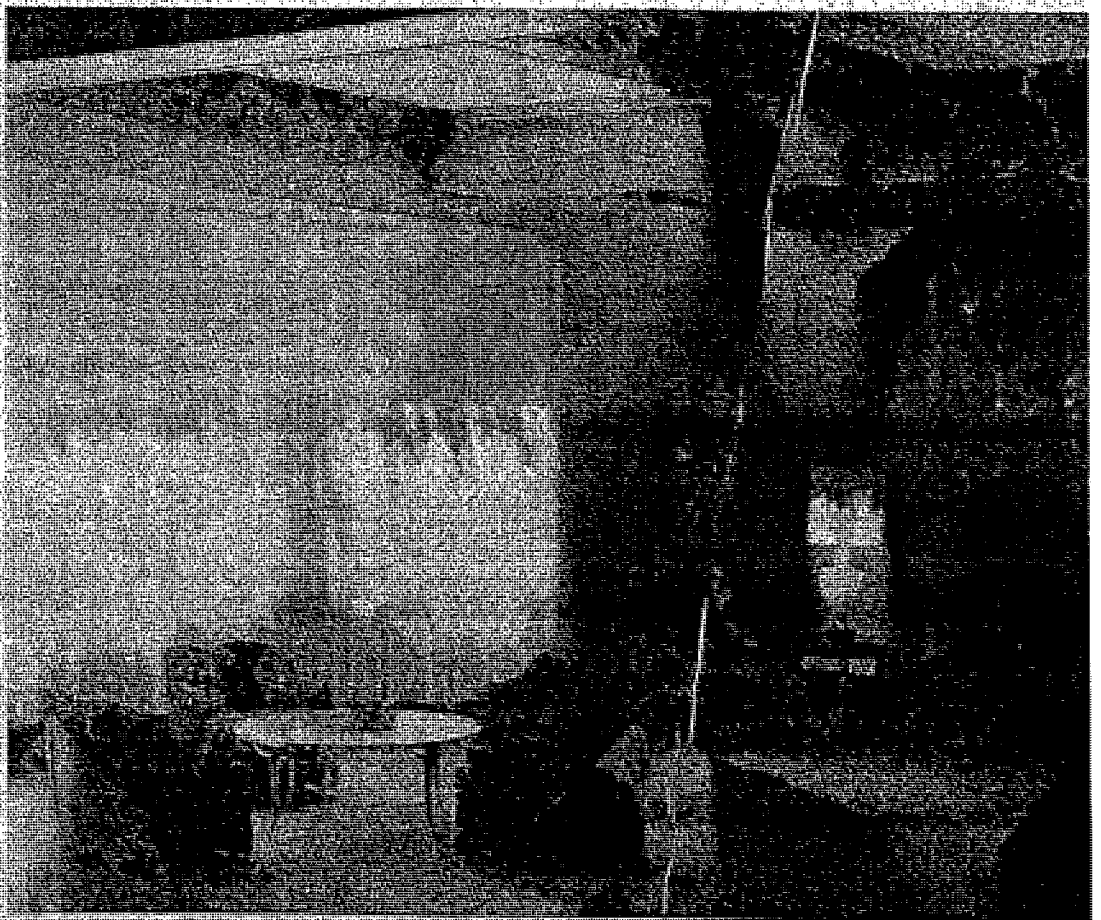
Many new details needed in the current age of young women attending a large university are provided in the new addition. The former structure has been molded into the new in an appropriate manner, not only in use, but in the decorative scheme. Considerable thought and work has gone into planning and furnishing the new addition.

Walls are decorative white with the Zeta Tau Alpha colors of steel gray and turquoise used in trim at the formal lounge, where the carpet is green and the furnishings in blue, ranging from the turquoise to steel purple accents. Large signs carry out the color scheme. Drapes match the walls.

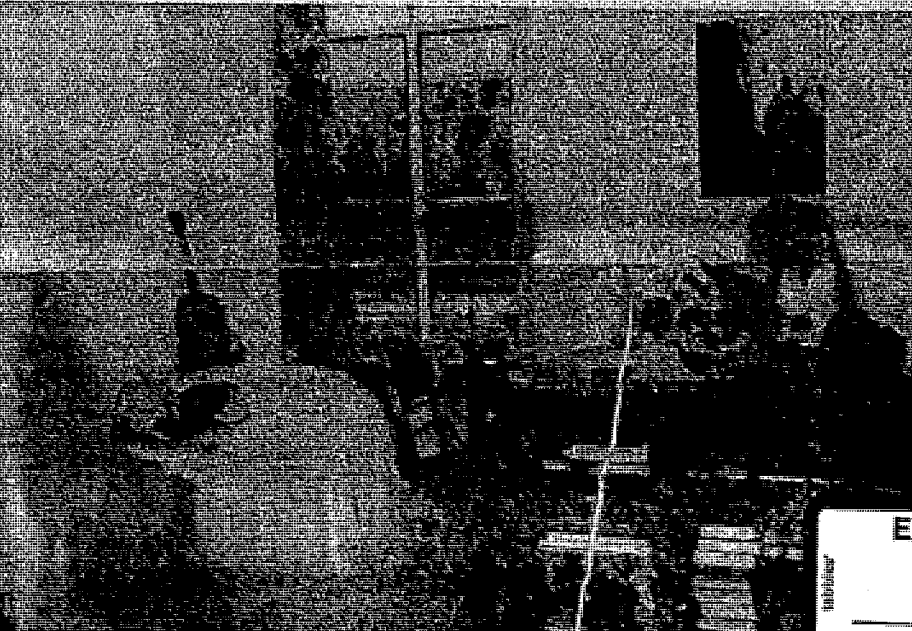
In the dining rooms, the drapes feature the Zeta Tau Alpha colors, with the flowers, the violet, used in the design. Each detail adds to the elegance of the new furnishings.

The open-plan arrangement of the new story, dining room, kitchen and breakfast room, with the new addition, has been planned to give the chapter house a modern, efficient and comfortable atmosphere.

The new addition is an important feature in the homes. In addition there are five court yards and others being outside the chapter house. The capacity has been increased from 44.



FORMAL LOUNGE ON FIRST FLOOR OF NEW ADDITION. Decorator white walls, with furnishings in steel gray and turquoise.



SIX PER
ISSUED
REMODE

Financing of the past week plan. Building partners, contractor and college campus. The project is being...

EXHIBIT
C



ARCHED ENTRANCES CHARACTERISTIC OF EARLIER PLANS
reception hall built into informal lounge

THE NEWS-GAZETTE

Continued

NEW ADDITION
MOLDED INTO
OLD BUILDING

(Continued from page 10)

independent of modern edifices. The old-fashioned style, and especially that which is applied in a study of kitchen, dining, and other rooms, and as a relaxation lounge at other times. On the third floor, the former bedroom, has been converted into a two-story story room, and part of the dormitory and a

study lounge for those registered who do not have a study desk in their room, and who sleep in the remaining portion of the dormitory.

John T. Alden, architect, will plan for the future, which will include remodeling, redecoration and modernizing the old study rooms and modernizing the building's plant in the same manner as the other buildings on the campus.

The project planning began when Mrs. James Graham was president of Alpha Epsilon of Girls. The Alpha Epsilon Girls, Walter Johnson, was appointed by Mrs. Waldner's father, president, board members and meeting with the planning and

Ground was broken Oct. 1. The six-story house will accommodate approximately 100. Being fully-timed and approved with the architect and Board, and finally, general contractors, Donovan Roberts and John E. Partridge and Bechtel had contracts, and T. S. Ayers, Indianapolis, Ind., did the designing.

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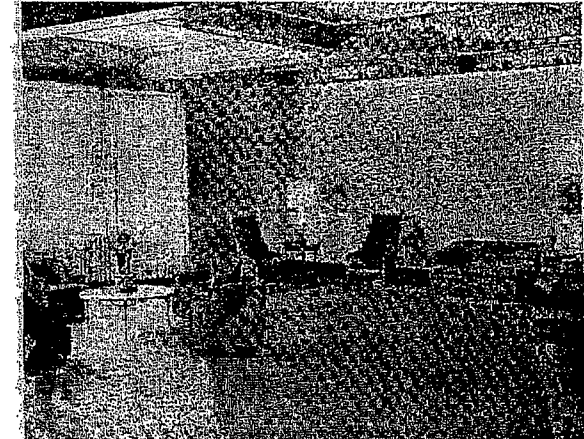
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Zeta Tau Alpha
House
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When does reality become mother of the dream and when does the dream become reality? Do we ever really know? And are they ever really apart?

On February 17, 1963, Alpha Kappa of Zeta Tau Alpha, entertained over seven hundred guests at an open house to introduce their new three-story addition to the University of Illinois community. When we look back over eight years of concentrated work, we ask why did we do it? The answer is simple. We do what we must in this life of ours when a need cries out.

The need was the reality. The Alpha Kappa Norman-French castle built in 1929, for all of its beauty and graciousness, was over-crowded; study space was poor; rooms were tiny and over-populated. The study and social needs of its forty members were not easily met under such circumstances. This was the first concern of local alumnae serving as advisers.

In September, 1963, sixty-three Alpha Kappas returned to their "Castle" addition, which includes fourteen new two-girl rooms on the second and third floors, a formal living room, entry foyer, and a three room house director's apartment.

The original living room is now a spacious

first-floor dining room and the old music room is now a private dining alcove where girls can hold committee meetings or entertain family or special guests during dinner.

The house boasts a spacious new kitchen, and basement areas once devoted to cooking and dining, are earmarked for chapter activity and lounge rooms, laundry facilities, and a place where late-hour typists won't disturb others.

Walls and ceilings of the entire first floor have been painted white and Zeta Tau Alpha sorority colors of steel grey and turquoise blue are featured in the sunken formal living room. Massive red oak beams criss-cross the ceiling and the room is carpeted in light grey. Chairs and sofas are upholstered in blues and purples and velvet fabrics are widely used.

White terrazzo floors the large entry which leads to the house director's spacious suite, a powder room and the formal and informal lounges.

Black, white, turquoise and gold are the lively colors selected for the informal lounge and fabrics are sturdy vinyl for easy upkeep.

One wall of the individual study rooms in the new addition is completely built in with two closets, dressers and vanity. These units are built of sturdy red oak; the vanity tops are white Formica.

A special bit of planning went into the house director's first floor apartment. The suite has two rooms and a bath, and three very large closets.

Who are the Zeta sisters who made this possible. Let us mention a few. There is Shirley Krieg Stout, Tau who twenty years ago had the foresight to purchase two vacant lots adjoining the Alpha Kappa property. Jane Worsham Walker, Alpha Xi; Vera Clayton Anderson, Tau; Katherine Stitz Hull, Alpha Theta; and Mildred Kissner White, Alpha Omega, organized the Alpha Kappa of Zeta Tau Alpha House Corporation, which could be charged not only with the usual corporate responsibilities but also with the remodeling and expansion project. It was Jane Walker who secured the Building Addition chairman, and first struggled with the dream shattering nightmare of zoning. (Alpha Kappa chapter was a nonconforming structure in a single residence zone. We were refused permission to build.) This major problem continued from 1956 to 1960, when with considerable legal help to the Corporation Board under the presidency of Elta Ozier, Tau, the property was rezoned.

Formal Living Room

Built-in Wardrobe and Vanity, Study Rooms

Dining Room

Vista from Dining Room to Informal Lounge



House picture by Warmbier.

EXHIBIT

D

There were many national representatives who helped in a myriad of ways. *Peg Livesay*, who was National Financial Chairman during this vital period, was a wonderful help. A visit of *Jennette Chapman* and *Helen Jenkins* with the corporation board and university administration in which the final decision was made to go ahead. Province Presidents, *Janet Barr* and *Helen King* who supported and encouraged the alumnae while they guided the undergraduates to growing strength; particularly and very specially I remember and have no words expressive enough of gratitude and praise for *Eleanor Repass*, at that time National House Advisory Chairman, and for the continuing counsel and support of *Helen Jenkins* and *Jennette Chapman*. These three were always available and gave immeasurable hours.

Locally, there was *Mildred Kissner White*, who planned a sound and strong financial structure later emulated by other Panhellenic groups. There were *Gloria Davten* and *Mary Hall Jones*, Alpha Kappa, who upon two days notice be-

cause of a death in my immediate family kept the appointment with the interior decorator and *Jeannette Chapman* in Indianapolis and planned and supervised the new furnishings. This was in addition to other heavy Corporation responsibilities.

There were *Erville O'Belrne*, Alpha Kappa, and *Jacqueline Phillips*, Alpha Kappa, as fellow corporation members, along with the above names, who met frequently and for long hours to share the step by step planning. There is the loyal Champaign-Urbana alumnae group who continue to give in service, and in gifts to this project. There are the interested and loyal Alpha Kappa Alumnae who through the Ways and Means Projects are making possible special needs. There were the dads of the undergraduates who under the leadership of Mr. Adam Murray, Mr. C. Franken, and Mr. M. Parrott, raised money for the driveway. It is the Dads' Association which continues to assume obligation for the driveway and landscaping. And so it goes. There is no ending.

What does this mean? Our Alpha Kappa sisters are now safe and comfortable once more. Study conditions are good. (A member of the university administration praised the study rooms as some of the more outstanding ones on this campus.) The first floor provides a setting of graciousness and beauty.

This is the reality now. What becomes the dream? Only this. . . . May our undergraduate sisters continue to draw into the Zeta circle of membership young women of the spirit, values and intelligence as those whom we have learned to know and love during the last eight years. This is the dream and without the dream, is there a reality? Through this project for which all who participated sacrificed much personally, I for one learned the true meaning of the vows taken so long ago. I have been given love, and understanding, and have learned the truth of Zeta. May it be true for all the others who have worked so hard.

MILDRED SPITLER JOHNSON