



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: August 11, 2016

SUBJECT: 804 S. Lincoln Avenue: Historic Landmark Application, Case No. HP 2016-L-03

Introduction

Historic Preservation Case No. HP 2016-L-03 involves an application submitted by Meghan McDonald to designate the house at 804 S. Lincoln Avenue as a local historic landmark. Ms. McDonald is currently a resident of the property. Vision Housing, LLC is the property owner and has filed a valid protest against the application (See Exhibit D).

The application to designate the property a landmark was submitted after the required 45-day demolition delay period had expired. Therefore the landmark nomination application could not prevent a demolition permit from being issued for the property. The demolition permit remains valid and demolition could occur in spite of a landmark designation.

The Historic Preservation Commission (HPC) held a public hearing on August 3, 2016, and heard a staff report on the case. The nominator and property owner were not present to make comments. No members of the audience spoke regarding the nomination, and no written communications were received prior to the hearing.

The HPC discussed the merits of the case as well as the demolition delay process and the procedures and role of the HPC. After discussing these issues, the HPC recommended approval of the application to the City Council by a 3-1 vote. Since the owner has filed a valid protest, a two-thirds vote of the City Council in favor of the landmark nomination is required to designate 804 S. Lincoln Avenue as a local landmark.

Background

Demolition Delay List

804 S. Lincoln Avenue is on the City of Urbana's Demolition Delay list (Ord. 2007-10-118), which was established in 2007 to "encourage the identification and designation of additional historic landmarks within the City of Urbana." For properties on the demolition delay list, the ordinance prohibits demolition permits from being issued for a period of 45 days after a demolition permit is applied for. During the 45-day delay period, properties that are nominated for landmark designation may not be issued a demolition permit until the landmark application is acted upon by the City. A demolition permit for 804 S. Lincoln Avenue was applied for on March 28, 2016. The application to nominate the property was received on May 16, 2016, after the 45-day demolition delay period had expired on May 12, 2016. With the demolition delay period having expired prior to receiving the nomination, a demolition permit was issued for the property. As a result, if the property is designated as a local landmark, a Certificate of Appropriateness will not be required to demolish the building during the period the demolition permit is valid.

Plan Cases 2276-PUD-16 & 2277-PUD-1

804 S. Lincoln Avenue is on one of four parcels that were part of a residential Planned Unit Development proposal to construct a multi-family apartment building along Lincoln Avenue. The proposal was heard by the Urbana Plan Commission on May 5, 2016, and the case was continued to June 9, 2016. The owner withdrew the application on June 8, 2016. The properties are located within the Lincoln-Busey Design Review Overlay District and any proposed redevelopment would be subject to review by Design Review Board.

Property History

The house at 804 S. Lincoln Avenue was built around 1910¹ and is located at the T-intersection where the western portion of Nevada Street meets Lincoln Avenue. It was built in the rear yards of 811 and 809 W. Nevada Street (at the time called Hubbard Street). Its original address was 1004 S. Lincoln Avenue. Sometime after 1919 the lots were subdivided to provide a lot for the subject property at 804 S. Lincoln Avenue.

The original owner of the house was Guy Ford, who sold it in 1914 to William Trelease, the head of the Department of Botany at the University of Illinois. Trelease, a prominent botanist, lived in the house until his death in January of 1945. From the 1940s through the 1980s, the house was owner-occupied, though records indicate it has been a duplex since 1962 at the latest. It is currently rented to students at the University as a duplex.

The house is built with a mixture of design elements from several architectural styles, including Tudor Revival, Craftsman, and Prairie styles. The Tudor Revival style is evident in the stucco walls with false half-timbering, the prominent brick chimney, and brown brick southern wall. The exposed rafter ends and 3-over-1 double hung windows show a Craftsman influence, while the low-pitched hipped roof, through-the-cornice dormer, and brick front porch (with hipped roof) are typical of the Prairie style. The main entrance to 804 S. Lincoln Avenue is located atypically on the side, rather than the front, of the house, with the chimney located next to the walkway near the front porch. The house appears to have

¹ *Champaign and Urbana City Directory, 1910; Sanborn Fire Insurance Maps, 1909 and 1915*

undergone few exterior alterations over time. The house is not identified as a notable building on architectural surveys of Urbana, nor is it on the list of Urbana's 100 Most Important Buildings.

The property is located within the R-5, Medium High Density Multiple-Family Residential, zoning district. The 2005 Comprehensive Plan designation for the site is "High Density Residential" and refers to the Lincoln-Busey Corridor inset map showing future land use by parcel. The inset maps shown on Future Land Use Maps #8 and #9 also designate the future land use of the subject parcels as "High Density Residential." These map designations were adopted as part of the Downtown to Campus Plan in 1990 and carried over into the 2005 Comprehensive Plan.

The Downtown to Campus Plan set future land use designations in the area to protect the Low Density Residential (single- and two-family) areas along Busey Avenue from eastern expansion of higher density uses from Lincoln Avenue. In exchange, the Plan called for High Density Residential uses along Lincoln Avenue itself. The City has long envisioned this property, along a minor arterial street and across the street from the University of Illinois, as part of a high-density residential corridor. The existing structure, built as a single-family home, is not consistent with that high-density vision.

Discussion

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of seven possible criteria in order to qualify for landmark designation. The application states that 804 South Lincoln Avenue meets these five of the seven criteria:

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- b) *Associated with an important person or event in national, state or local history;*
- 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, while retaining a high degree of integrity;*
- e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics;*
- g) *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

The Historic Preservation Commission considered each of the seven designation criteria, as described in the next section.

Designation Criteria

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

The application states that 804 S. Lincoln Avenue "has served as a mark of the cultural, educational, and social heritage of the Urbana community and of the University of Illinois" but does not provide

compelling evidence that 804 S. Lincoln Avenue meets this criterion.

The Historic Preservation Commission found that 804 S. Lincoln Avenue does not qualify under criterion a).

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

From a historical perspective, the most important resident of 804 S. Lincoln Avenue was William Trelease. Trelease was a prominent botanist and head of the Department of Botany at the University of Illinois from 1914 until he retired in 1928. He lived at 804 S. Lincoln Avenue from 1914 until his death in early 1945. Prior to moving to Urbana, Trelease was the Director of the Missouri Botanical Garden in St. Louis, a position he held from 1889 to 1912.² Founded in 1859 by Henry Shaw, the Missouri Botanical Garden is America's oldest continuously-operating botanical garden. It is now a National Historic Landmark. It was Shaw's desire that Trelease be named the garden's Director, upon Shaw's death. In 1889, shortly after Shaw died, the first Board of Trustees met and carried out the founder's desire and named Trelease Director of the garden.

William Trelease was highly accomplished. He was the first President of the Botanical Society of America³ (elected in 1894 and again in 1918). He also has two fungus genera (*Treleasia* and *Trelesiella*) and a seed plant (*Neotreleasia*) named after him.⁴ In 1933, the National Geographic Board unanimously voted to name a mountain near Georgetown, Colorado after him.⁵ Trelease had collected plants there in 1886. Mount Trelease is located in the Loveland Pass in the vicinity of several peaks named after other prominent early American botanists, including one named after his former instructor Asa Gray.⁶ Trelease was also one of 25 scientists and artists selected for the Harriman Expedition to Alaska in 1899. The two-month expedition included notable members including naturalist John Muir, nature writer William Burroughs, and George Bird Grinnell, founder of the Audubon Society.⁷

The Historic Preservation Commission found that 804 S. Lincoln Avenue qualifies under criterion b) as it associated with an important person or event in national, state, or local history.

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, while retaining a high degree of integrity.

The application states that 804 S. Lincoln Avenue is designed in the Tudor Revival style. While the house has elements that are commonly associated with that style, it also has characteristics that are indicative of the Craftsman and Prairie styles. The integrity of the house appears to be high. Please see the attached HPC Memo dated 7/29/2016 for more discussion of this criterion.

² *William Trelease 1857—1945: A Biographical Memoir* by Louis Otto Kunkel

³ <http://cms.botany.org/home/about/an-historical-overview-of-the-bsa.html>

⁴ *William Trelease 1857—1945: A Biographical Memoir* by Louis Otto Kunkel

⁵ *Ibid.*

⁶ *Ibid.*

⁷ <http://www.pbs.org/harriman/index.html>

The Historic Preservation Commission found that 804 S. Lincoln Avenue does not qualify under criterion c).

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

The application does not claim that 804 S. Lincoln Avenue meets this criterion.

The Historic Preservation Commission found that 804 S. Lincoln Avenue does not qualify under criterion d).

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

The application does not provide evidence that the house meets this criterion.

The Historic Preservation Commission found that 804 S. Lincoln Avenue does not qualify under criterion e).

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.

The application does not claim or provide evidence that 804 S. Lincoln meets this criterion. The house is not a utilitarian structure.

The Historic Preservation Commission found that 804 S. Lincoln Avenue does not qualify under criterion f).

g) Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.

The application does not provide evidence that the house meets this criterion.

The Historic Preservation Commission found that 804 S. Lincoln Avenue does not qualify under criterion g).

Historic Preservation Commission Findings

After conducting a public hearing, the findings of the Historic Preservation Commission are as follows:

1. 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 of promoting the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on May 16, 2016, received a landmark application to designate the property located at 804 S. Lincoln Avenue as a local landmark. The application was deemed complete by staff on June 13, 2016.
3. The Urbana Historic Preservation Commission held a public hearing on August 3rd, 2016 to consider the landmark designation of the subject property.
4. The house located at 804 S. Lincoln Avenue was constructed circa 1910.
5. The house located at 804 S. Lincoln Avenue qualifies under criterion b) as it associated with an important person or event in national, state, or local history.
6. The house located at 804 S. Lincoln Avenue does not qualify under criteria a), c), d), e), f), or g).

Options

In Case No. HP 2016-L-03, the Urbana City Council shall consider the Historic Preservation Commission's recommendation to designate 804 S. Lincoln Avenue as a local landmark and:


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

Recommendation

On August 3, 2016, the Historic Preservation Commission found that 804 S. Lincoln Avenue qualifies for designation as a local historic landmark based on criterion "b" of Section XII-5.C of the Urbana Zoning Ordinance. The Historic Preservation Commission voted three ayes and one nay to recommend that the Urbana City Council APPROVE the application for designation.

Staff recommends that the Urbana City Council not designate the property a local historic landmark based on the staff recommendation provided in the memorandum to the Historic Preservation Commission dated July 29, 2016.

Prepared by


Kevin Garcia, AICP, Planner II

cc: Chris Saunders, Owner
Meghan McDonald, Applicant
Elizabeth Tyler, FAICP, Community Development Director
Lorrie Pearson, AICP, Planning Manager

Attachments: Draft Ordinance
Draft Minutes of Historic Preservation Commission meeting 8/3/2016 (for recording see web link below)
Exhibit A: Memo to HPC 7/29/2016
Exhibit B: Letter from Rick Aeilts (Erwin, Martinkus, and Cole) to James Simon June 28, 2016
Exhibit C: Letter from Lorrie Pearson to Rick Aeilts (Erwin, Martinkus, and Cole) July 26, 2016
Exhibit D: Protest letter against landmark designation August 10, 2016

Web Link: <http://urbanaillinois.us/boards/historic-preservation-commission/meetings/2016-08-03>

ORDINANCE NO. 2016-08-072

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(804 South Lincoln Avenue,
Historic Preservation Case No. HP-2016-L-03)

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, Meghan McDonald has nominated the property located at 804 South Lincoln Avenue, Urbana to be designated a historic landmark pursuant to the Urbana Historic Preservation Ordinance; and

WHEREAS, the owner of the subject property, Vision Housing, LLC, 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 August 3, 2016 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 3 ayes and 1 nay; 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.

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:

- b) Associated with an important person or event in national, state or local history;
- and

thus, the said structure at 804 South Lincoln Avenue is hereby designated as a historic landmark, pursuant to Article XII of the Zoning Ordinance of the City of Urbana, Illinois.

LEGAL DESCRIPTION:

The South 50 Feet of Lots 69 and 70 in Block 6 in T.S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at Page 270, situated in Champaign County, Illinois.

More commonly known as 804 S. Lincoln Avenue, Urbana, Illinois;
Permanent Index Number: 92-21-17-154-007.

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 _____, 2016.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2016.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the ____ day of _____, 2016, the City Council of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK (804 South Lincoln Avenue, Historic Preservation Case No. HP-2016-L-03) 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 _____, 2016, 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 _____, 2016.

MINUTES OF A REGULAR MEETING

URBANA HISTORIC PRESERVATION COMMISSION

DATE: August 3, 2016

DRAFT

TIME: 7:00 p.m.

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

MEMBERS PRESENT: Matt Metcalf, Gina Pagliuso, David Seyler, Kim Smith

MEMBERS EXCUSED: Scott Dossett, Alice Novak, Trent Shepard

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services;
Kevin Garcia, Planner II; Teri Andel, Administrative Assistant II

OTHERS PRESENT: Diane Marlin, Mary Pat McGuire, Dennis Roberts, Karl Weingartner

WRITTEN COMMUNICATIONS

- ❖ Letter from Rick Aeilts of Erwin, Martinkus & Cole, Ltd. to James Simon, City Attorney, dated June 28, 2016
- ❖ Letter from Lorrie Pearson, Planning Manager, to Rick Aeilts dated July 26, 2016
- ❖ Excerpt from Section XI-10.E of the Urbana Zoning Ordinance

NEW PUBLIC HEARINGS

HP-2016-L-03 – An application submitted by Meghan McDonald to designate the house at 804 South Lincoln Avenue (referred to as the Trelease Home) as a historic landmark.

Acting Chairperson Smith opened this item on the agenda and stated the procedure for a public hearing. Kevin Garcia, Planner II, presented this case to the Historic Preservation Commission. He began by stating that the application was submitted on May 16, 2016. Vision Housing, LLC is the property owner, and the owner is opposed to the landmark nomination. He explained that the application was received after the demolition delay period had expired. He talked about the history of the house. He reviewed how the subject building related to the criteria in Section XII-5.C of the Urbana Zoning Ordinance. Of the seven possible criteria, City staff recommended that 804 South Lincoln Avenue qualified under criterion b.

He read the options of the Historic Preservation Commission. Although the application met one of the criteria, City staff felt that the Historic Preservation Commission could consider other factors in

determining whether to landmark the property. The current owner is in the process of developing plans for redevelopment of the property. There is a valid demolition permit issued for the building. Demolition could occur even if the landmark nomination is approved since the application for the landmark nomination was not submitted until after the delay period to issue a demolition permit had expired. Therefore, designation as a landmark could possibly hasten demolition of the property. If the building is not landmarked, then it could prolong the life of the building. There are currently tenants living in the building, and the building is producing income. The owner may change his mind about demolishing the building and decide to rehabilitate the existing building instead. Considering all of the facts, the City staff recommended denial of the proposed application for landmark designation.

Acting Chair Smith asked if the Historic Preservation Commission members had any questions for City staff.

Mr. Seyler asked how long the demolition permit was good for. Mr. Garcia explained that the permit was good for 90 days and would expire on August 15th; however, the owner could ask for an extension. Elizabeth Tyler, Director of Community Development Services, added that the City routinely extends expiration dates on demolition permits as long as progress is made towards the demolition. Progress could mean getting quotes/bids on demolition or contacting salvage organizations. So, the City would need to be careful and have good reason to deny an extension.

Ms. Smith wondered if the Historic Preservation Commission members should only use the criteria as a guide in deciding whether to recommend approval or denial of the landmark nomination. Ms. Tyler responded saying that the Commission should only approve a nomination based on whether it meets one of the criteria in Section VII-5.C of the Urbana Ordinance; however, they are not compelled to designate a property if it meets one or more criteria. Sometimes a property barely meets the criteria and there may be other factors that the Commission could consider.

Ms. Pagliuso inquired about the dates of when the demolition permit was applied for, when the delay period expired and when the application for landmark nomination was submitted. Ms. Tyler clarified that the demolition permit was applied for on March 28th. The 45-day delay period expired on May 12th, and the landmark application was submitted on May 16th. City staff issued a demolition permit on May 17th.

Ms. Pagliuso noted a correction in the language for the staff recommendation. It should say, "*Under criterion (~~a~~b), it is associated with an important person in national and state history...*". Mr. Garcia accepted that correction.

Ms. Pagliuso expressed concern about additional language in the staff recommendation. Paragraph 2 talks about "*the property being zoned and planned for high-density residential use*" and Paragraph 3 talks about the possibility of "*preserving the property*" if they do not landmark it. Mr. Garcia explained that it ties back to the previous discussion of there being an active demolition permit. If the building is landmarked, then the owner has more incentive to demolish the building immediately. Not landmarking the building gives less incentive for the demolition of the building immediately, so it would be preserved for longer even though we do not know how long the preservation would be for. Ms. Tyler added that there is a potential for a change of ownership. It

has a higher zoning, and the current owner has a development expectancy based on the purchase and the purchase price. Future owners may not have the same expectation. It is about timing and the expectation of ownership. City staff is just trying to lay out the facts and play out some possible consequences. We do not know the events of the future.

Ms. Pagliuso questioned when the current leases expire. Mr. Garcia stated that City staff was not privy to the lease information.

Ms. Pagliuso wondered if there was a valid protest on file from the current owner. Mr. Garcia replied no, but a valid protest does not have to be submitted until the Wednesday before the City Council meeting. Ms. Tyler believed that the letter submitted from the owner's lawyer to the City Attorney protested the landmark nomination.

Ms. Pagliuso asked if there was a letter that the Commission had not been privy to. Ms. Tyler indicated that the letters might be attorney privilege. After review of the contents of two letters (one from the owner's lawyer to the City Attorney and a second letter from Lorrie Pearson, Planning Manager, to the owner's lawyer), Ms. Tyler suggested that the Commission take a recess to allow City staff to make copies of the letters and distribute them to the Commission members and to allow the Commission time to read the letters.

Ms. Pagliuso expressed concern about the case having been continued in July without the Historic Preservation Commission holding a meeting to open the case and continuing it. Mr. Garcia replied that there had been an amendment to the text in the Zoning Ordinance to allow cases to be continued without convening a meeting. Mr. Metcalf stated that any future changes to the Zoning Ordinance that would affect the Historic Preservation Commission should be presented in writing to the Commission members before the changes are approved. Mr. Garcia acknowledged this to be a valid point especially since not all the boards and commission allow applicants and/or owners to request continuances. During a recess, he would provide copies of this change in the Zoning Ordinance to the Historic Preservation Commission members.

Mr. Metcalf moved that the Commission take a 10-minute recess at 7:52 p.m. Ms. Smith seconded the motion. The Commission members agreed unanimously.

The meeting reconvened at 8:08 p.m. Acting Chair Smith acknowledged that the letter from Rick Aeilts of Erwin, Martinkus & Cole, Ltd. to James Simon, City Attorney, dated June 28, 2016 and the letter from Lorrie Pearson, Planning Manager, to Rick Aeilts dated July 26, 2016 had been distributed and entered into the record as had an excerpt from Section XI-10.E of the Urbana Zoning Ordinance regarding continuances.

Ms. Pagliuso questioned the date when the application was submitted. The reason she asked was because the applicant, Meghan McDonald, had signed and dated the application on May 12th. Mr. Garcia said that the application was submitted on May 16, 2016.

With there being no further questions for City staff, Acting Chair Smith opened the hearing for public comment and/or questions. There was none. Acting Chair Smith closed the public input

portion of the hearing and opened it for discussion and/or motion(s) by the Historic Preservation Commission.

Mr. Metcalf commented that the nomination for landmark of the home is based on the history of the home and it is not tied to a demolition delay. City staff had told them that in this case they can look at other factors when making a decision. He expressed disappointment that applicant nor the property owner showed up to this meeting to speak either in favor or opposition.

He felt the home was beautiful and that City staff did a detailed and thorough report. He felt that some arguments could have been made about the architectural style in the nomination that was not made. This house falls into the Eclectic Period and is a pure copy of the European type of housing. In all cases of local architecture, there are local influences. The nominator did discuss that this particular era showed wealth. During the period, one could pick and choose the kinds of elements they wanted to have in this type of style or could have a plan and make changes to it.

He also believed that the nominator could have made an argument about the cultural impact under Criterion *a* of William Trelease on the local community and the University of Illinois. While it does meet part of Criterion *c* in that it has a high degree of integrity, the applicant failed to provide evidence in pinning down the Eclectic style and went with Tudor Revival instead. He understood why the City staff did not feel that it met the first part of Criterion *c*. Although it could qualify under Criterion *b*, he did not feel it was a strong case. Although the political factors were well stated, he was trying not to consider them. On the other hand he did not believe that there was a chance the house would survive.

Ms. Pagliuso pointed out that the subject property had been surveyed and the survey was labelled as Exhibit C in the packet. The survey detailed the building's significance, the Craftsman style and about William Trelease.

She agreed with Mr. Metcalf in not trying to consider the political aspect. She serves on the Historic Preservation Commission because she believes in preserving historic properties. She also agreed that the nominator did not make a strong case for most of the seven criteria. It is the nominator's responsibility to show evidence of meeting the criteria. While City staff filled in a lot of details in the written staff report, the only criterion that the nominator showed evidence of being relevant is Criterion *b* regarding William Trelease. It is the duty of the Historic Preservation Commission to base their decision on the nominator's evidence.

Mr. Trelease is a historical figure, very prominent and very well-known. He has a mountain named after him. This was the only criteria that she would consider.

Mr. Seyler agreed that Criterion *b* was the only criteria that qualified in this case. The landmark nomination was only required to meet one of the seven criteria, so Criterion *b* was enough. However, landmark designation would not prevent demolition of the building and might even hasten demolition. Therefore, he did not feel that landmarking would benefit anyone.

Ms. Smith also agreed that the landmark nomination met Criterion *b*. Mr. Trelease was a prominent botanist. Unfortunately, the nominator did not provide evidence of the Eclectic style of the house. It was a good example of Craftsman and Prairie style.

Mr. Metcalf thanked the nominator for making the nomination. It is a place that is memorable to people and is special in that regard.

Ms. Pagliuso stated that she was torn about this case. Ms. Tyler stated that the proposed landmark nomination would be forwarded to the City Council with a recommendation; however, it does not have to be a recommendation to approve or deny the request. It could be a general recommendation.

Ms. Pagliuso moved that the Historic Preservation Commission forward Case No. HP-2016-L-03 to the City Council with the recommendation that the nominator had proven the building at 804 South Lincoln Avenue met Criterion *b* of the Historic Preservation Ordinance. It is associated with an important person or event in national, state or local history. So, the City Council should approve the nomination based on this. Mr. Seyler seconded the motion.

Mr. Metcalf stated that the Historic Preservation Commission was being seen by many people in the City as willing to preserve anything that comes before the Commission. He considers himself to be a trustee of local history. He did not feel that the proposed nomination was overwhelming. Although he agreed that William Trelease was significant, he did not feel it was enough to landmark a building. He wanted to be respectful of the nominator, of the City Council members, and of the property owners. Therefore, he did not feel that he could support the motion.

Mr. Seyler commented that the Historic Preservation Commission is about preserving houses. It seemed that there might be a slim chance to preserve it by not landmarking it; whereas, if they landmark the building then it seemed probable that the house would be demolished.

Ms. Smith stated that she had to support the nomination because of Criterion *b*. Mr. Trelease was a prominent person in the University of Illinois' history and in the nation's history. She did not believe it would make a difference in saving or preserving the life of the house whether or not it was landmarked.

Ms. Pagliuso explained the reason for making a motion to approve the nomination after saying that she was torn. After reading the Zoning Ordinance, it became clear to her that the decision is for City Council to make because the property owner is opposed to the nomination. She believed that Mr. Trelease was a very important person and that is significant enough to recommend approval.

Roll call was as follows:

| | | | | | |
|--------------|---|-----|-------------|---|-----|
| Ms. Pagliuso | - | Yes | Mr. Seyler | - | Yes |
| Ms. Smith | - | Yes | Mr. Metcalf | - | No |

The motion was approved by a vote of 3 to 1. Mr. Garcia noted that the case would be forwarded to City Council on August 15, 2016.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Kevin Garcia, AICP, Planner II

DATE: July 29, 2016

SUBJECT: 804 S. Lincoln Avenue: Historic Landmark Application, Case No. HP 2016-L-03

Introduction

Historic Preservation Case No. HP 2016-L-03 involves an application submitted on May 16, 2016, by Meghan McDonald to designate the house at 804 S. Lincoln Avenue as a local historic landmark. Ms. McDonald is currently a resident of the property. Vision Housing, LLC is the property owner.

The Historic Preservation Ordinance requires that the Historic Preservation Commission (HPC) hold a public hearing on a landmark application within 60 days of receiving a complete application. The application was reviewed by staff and deemed complete on June 13, 2016, following the submission of additional required information.

At the public hearing on August 3, 2016, the HPC should take comments from the nominator, the owner, and any other parties who wish to be heard on the application. In addition, the HPC should consider all written comments received prior to or during the hearing. It is the responsibility of the nominator to provide evidence of the suitability for historic landmark status as well as documentation of such evidence.

Following the public hearing, the HPC should review all information presented that is pertinent to the nomination. In this case, the property owner has not consented in writing to the nomination of the property as a historic landmark. Lacking such written consent, the HPC shall recommend either approval or denial of the application to the Urbana City Council. The City Council will then either designate the property by enacting an ordinance or decide not to designate the property as a landmark. If the property owner files a valid protest against the landmark designation prior to the Council meeting, per the requirements of Section XII-5.1 of the Zoning Ordinance, the nomination would require a minimum two-thirds vote of the Council to be approved. If no such protest is filed, a simple majority vote in favor of the application would designate the property as a historic landmark.

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, per the requirements of Section XII-6 of the Zoning Ordinance.

Background

Demolition Delay List

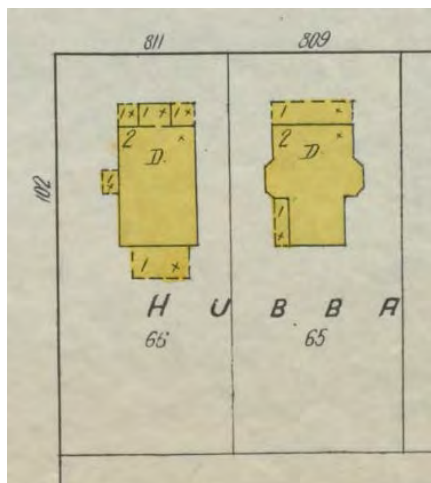
804 S. Lincoln Avenue is on the City of Urbana's Demolition Delay list (Ord. 2007-10-118), which was established in 2007 to "encourage the identification and designation of additional historic landmarks within the City of Urbana." For properties on the demolition delay list, the ordinance prohibits demolition permits from being issued for a period of 45 days after a demolition permit is applied for. During the 45-day delay period, properties that are nominated for landmark designation may not be issued a demolition permit until the landmark application is acted upon by the City. A demolition permit for 804 S. Lincoln Avenue was applied for on March 28, 2016. The application to nominate the property was received on May 16, 2016, after the 45-day demolition delay period had expired on May 12, 2016. With the demolition delay period having expired prior to receiving the nomination, a demolition permit was issued for the property. As a result, if the property is designated as a local landmark, a Certificate of Appropriateness will not be required to demolish the building.

Plan Cases 2276-PUD-16 & 2277-PUD-1

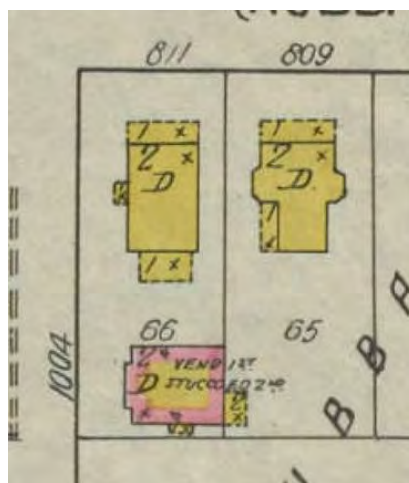
804 S. Lincoln Avenue is on one of four parcels that were part of a residential Planned Unit Development proposal to construct a multi-family apartment building along Lincoln Avenue. The proposal was heard by the Urbana Plan Commission on May 5, 2016, and the case was continued to June 9, 2016. The owner withdrew the application on June 8, 2016. The properties are located within the Lincoln-Busey Design Review Corridor and any proposed redevelopment would be subject to review by Design Review Board.

Property History

The house at 804 S. Lincoln Avenue was built around 1912¹ and is located at the T-intersection where the western portion of Nevada Street meets Lincoln Avenue. It was built in the rear yards of 811 and 809 W. Nevada Street (at the time called Hubbard Street). Its original address was 1004 S. Lincoln Avenue. Sometime after 1919 the lots were subdivided to provide a lot for the subject property at 804 S. Lincoln Avenue.



1909



1915

¹ City of Urbana, *Historic Resources Survey Form for 804 South Lincoln Avenue* (see Exhibit D)

The original owner of the house was Guy Ford, who sold it to William Trelease, the head of the Department of Botany at the University of Illinois, in 1914. Trelease, a prominent botanist, lived in the house until his death in January of 1945. From the 1940s through the 1980s, the house was owner-occupied, though records indicate it has been a duplex since 1962 at the latest. It is currently rented to students at the University as a duplex.

The house is built with a mixture of design elements from several architectural styles, including Tudor Revival, Craftsman, and Prairie styles. The Tudor Revival style is evident in the stucco walls with false half-timbering, the prominent brick chimney, and brown brick southern wall. The exposed rafter ends and 3-over-1 double hung windows show a Craftsman influence, while the low-pitched hipped roof, through-the-cornice dormer, and brick front porch (with hipped roof) are typical of the Prairie style. The main entrance to 804 S. Lincoln Avenue is located atypically on the side, rather than the front, of the house, with the chimney located next to the walkway near the front porch. The house appears to have undergone few exterior alterations over time. The house is not identified on architectural surveys of Urbana as notable, nor is it on the list of Urbana's 100 Most Important Buildings.

The property is located within the R-5, Medium High Density Multiple-Family Residential, zoning district. The 2005 Comprehensive Plan designation for the site is "High Density Residential" and refers to the Lincoln-Busey Corridor inset map showing future land use by parcel. The inset maps shown on Future Land Use Maps #8 and #9 also designate the future land use of the subject parcels as "High Density Residential." These map designations were adopted as part of the Downtown to Campus Plan in 1990 and carried over into the 2005 Comprehensive Plan.

The Downtown to Campus Plan set future land use designations in the area to protect the Low Density Residential (single- and two-family) areas along Busey Avenue from eastern expansion of higher density uses from Lincoln Avenue. In exchange, the Plan called for High Density Residential uses along Lincoln Avenue itself. The City has long envisioned this property, along a minor arterial street and across the street from the University of Illinois, as part of a high-density residential corridor. The existing structure, built as a single-family home, is not consistent with that high-density vision.

Discussion

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of seven possible criteria in order to qualify for landmark designation. The application states that 804 South Lincoln Avenue meets these five of the seven criteria:

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- b) *Associated with an important person or event in national, state or local history;*
- 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, while retaining a high degree of integrity;*
- e) *Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics;*

- g) *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

Each of the seven designation criteria is explained in the next section, followed by an analysis of whether 804 South Lincoln Avenue meets each of the criteria.

Designation Criteria

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

The application states that 804 S. Lincoln Avenue “has served as a mark of the cultural, educational, and social heritage of the Urbana community and of the University of Illinois” since 1912. It does not elaborate on this statement except to add some remarks about longtime owner William Trelease, the location of the property, and its current use. As such, the application does not provide compelling evidence to suggest that 804 S. Lincoln Avenue meets this criterion.

City staff recommends a finding that 804 S. Lincoln Avenue does not qualify under criterion a) as there is no compelling evidence that it has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.

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

Of the known owners and residents of 804 S. Lincoln Avenue, the most important, from a historical perspective, was William Trelease. Trelease was a prominent botanist and head of the Department of Botany at the University of Illinois from 1914 until he retired in 1928. He lived at 804 S. Lincoln Avenue from 1914 until his death in early 1945. Prior to moving to Urbana, Trelease was the Director of the Missouri Botanical Garden in St. Louis, a position he held from 1889 to 1912.² Founded in 1859 by Henry Shaw, the Missouri Botanical Garden is America’s oldest continuously-operating botanical garden. It is now a National Historic Landmark. It was Shaw’s desire that, upon Shaw’s death, Trelease be named the garden’s Director. In 1889, shortly after Shaw died, the first Board of Trustees met and carried out their founder’s desire by naming Trelease Director of the garden.

As noted in the application, William Trelease was the first President of the Botanical Society of America³ (elected in 1894 and again in 1918). He also has two fungus genera (*Treleasia* and *Trelesiella*) and a seed plant (*Neotreleasia*) named after him.⁴ In 1933, the National Geographic Board unanimously voted to name a mountain near Georgetown, Colorado after him.⁵ Trelease had collected plants there in 1886. Mount Trelease is located in the Loveland Pass in the vicinity of several peaks

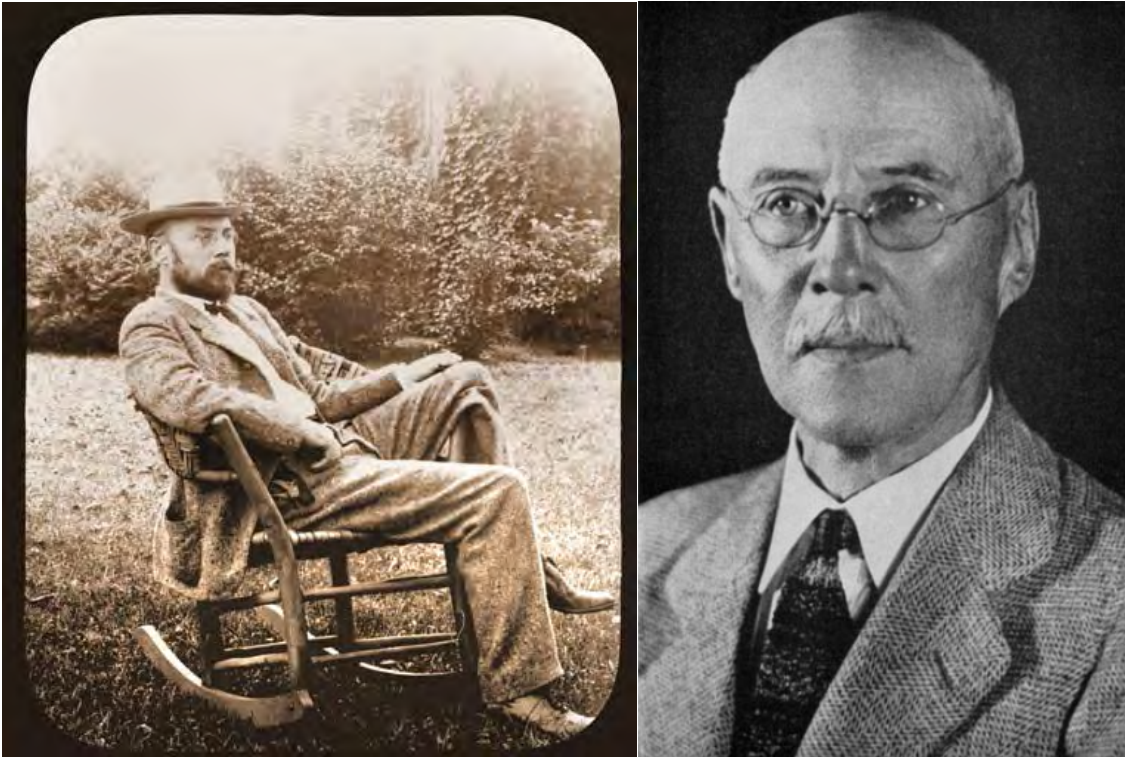
² *William Trelease 1857—1945: A Biographical Memoir by Louis Otto Kunkel*

³ <http://cms.botany.org/home/about/an-historical-overview-of-the-bsa.html>

⁴ *William Trelease 1857—1945: A Biographical Memoir by Louis Otto Kunkel*

⁵ *Ibid.*

named after other prominent early American botanists, including one named after his former instructor Asa Gray.⁶



William Trelease in 1905 (left) and c. 1918 (right)

Trelease was also one of 25 scientists and artists selected for the Harriman Expedition to Alaska in 1899. The two-month expedition, financed by railroad magnate Edward H. Harriman, created an important scientific record of Alaska at the turn of the 20th Century. Other notable members of the expedition included naturalist John Muir, nature writer William Burroughs, and George Bird Grinnell, founder of the Audubon Society.⁷



Mount Trelease

⁶ *Ibid.*

⁷ <http://www.pbs.org/harriman/index.html>

William Trelease died in January, 1945. His obituary from the Daily Illini is shown below (see Exhibit F for the full text).

THE DAILY ILLINI
Your Campus Newspaper for 73 Years
URBANA-CHAMPAIGN, WEDNESDAY, JANUARY 3, 1945
FOUR PAGES
EIGHT CENTS
NUMBER 73

GERMANS IN SAARBRUCKEN AREA

Blood Donors May Register Tomorrow
Mobile Collecting Unit
Have at End of Month
University Gets Quota

Former Botany Department Head, Famed Expert Dies at Age of 87
William Trelease Succumbs to Severe Cold; Funeral Rites to be Conducted Tomorrow

Russians Blast East Section of Budapest
Days Fighting Results in 250 Black Advances; Fierce Street Battles Raging in Capital

Blake to Replace Todd as Head of Navy Here
Commander Leaves to Join Laboratory Staff of Annapolis

Nazi Thrusts Gain 2 Miles in Offensive
Rundstedt Withdraws Under Air Hammering of 2,500 Allied Planes Inside Belgium Bulge

Democrats Favor Byrnes 4-F Draft
Plan May Solve War Manpower Problems

PRO ARTE PLAYS 3RD CONCERT TONIGHT
This evening's Pro Arte concert marks the third in the series of chamber music recitals sponsored by the University Council and the University Board.

Company D Wins Rifle Honors
B Team Takes Second; Dyer is High Scorer

WILLIAM TRELEASE

Trelease's Obituary in the Daily Illini (see Exhibit F for details)

City staff recommends a finding that 804 S. Lincoln Avenue qualifies under criterion b), as it is associated with William Trelease, an important figure in the botanical history of the nation and the States of Missouri and Illinois.

- 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, while retaining a high degree of integrity.

Criterion c) is a two-part test. For a property to qualify under this criterion, it must represent the distinguishing characteristics of an architectural type and retain a high degree of integrity.

The application states that 804 S. Lincoln Avenue is designed in the Tudor Revival style. While the house has elements that are commonly associated with Tudor Revival – false half-timbering and white stucco walls, brown brick walls, and a prominent chimney –, several elements of the style are noticeably absent, while prominent elements from other styles are present. Tudor Revival buildings almost always have steeply-pitched roofs and prominent gables. This house does not. The low-pitched hipped-roof and hipped porch roof on 804 S. Lincoln Avenue are common Prairie style elements, as is the porch itself, with its wide brick columns. The exposed rafter ends visible under the roof eaves are most often found on Craftsman style homes, while the 3-over-1 double-hung windows are common of many of the “eclectic” styles. On this house they suggest Craftsman or Prairie influence.

While the application draws comparisons between the Urbana Landmark Hotel and 804 S. Lincoln Avenue, the former is a prime example of the style, while the latter only exhibits some elements that are commonly found (though not exclusive) in buildings of the style. As noted above, certain elements –

such as the roof, porch, and windows – do not match the Tudor Revival style. The style of the house is perhaps best described as “eclectic”, blending elements of Tudor Revival, Craftsman, and Prairie styles.

The house is unusual in that there is no front entrance; rather, the entrance is on the side, while the front is symmetrical and contains two sets of two windows on the first and second stories. In addition, there is a full-length window in the center of the second story and a short, decorative balustrade in front of the window.

Staff does not believe that 804 S. Lincoln Avenue meets the first part of the two-part test for criterion c), as it is not representative of the distinguishing characteristics of the Tudor Revival architectural style as stated in the application.

The second part of *criterion 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.

Most of the exterior architectural features that are present at 804 S. Lincoln Avenue appear to be original or have been replaced with complementary or in kind materials. Most, or all, of the original house and its characteristics are intact. The location and footprint of the house appear unchanged. The integrity of the house is high.

City staff recommends a finding that 804 S. Lincoln Avenue does not qualify under criterion c) as it does not represent the distinguishing characteristics of an architectural type, though it retains a high degree of integrity.

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

The application does not include information on the designers and builders of 804 S. Lincoln Avenue, nor could staff find this information.

City staff recommends a finding that 804 S. Lincoln Avenue does not qualify under criterion d) as the designers and builders are unknown.

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

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

The application states that 804 S. Lincoln Avenue “stands between the end of campus and the forefront of historic Urbana. It is a literal and metaphorical gateway between the communities.” It also states that the property is in a “very visible and established location, on axis with Nevada Street, looking down on Foellinger Auditorium.” While the house is located at the T-intersection where Nevada Street meets Lincoln Avenue, it is not clear that the house is an “established and familiar visual feature.” Aside from the above statements, and an account of how much Julia Trelease enjoyed the views of Nevada Street from within the house, the application does not provide evidence that the house meets this criterion. Simply being on a street corner or at a T-intersection does not enough qualify a property under this criterion.

City staff recommends a finding that 804 S. Lincoln Avenue does not qualify under criterion e) as it is not clearly identifiable as an established and familiar visual feature in the community.

- 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.*

The application does not claim that 804 S. Lincoln meets this criterion, nor does it provide evidence that it does. The house is not a utilitarian structure.

City staff recommends a finding that 804 S. Lincoln Avenue does not qualify under criterion f) as it is not a utilitarian structure as described by the criterion.

- g) *Located in an area that has yielded, or may be likely to yield, information important in history or prehistory.*

This criterion refers to a site’s potential for yielding archaeologically-significant information. The application does not provide any evidence to suggest that the site has such potential.

City staff recommends a finding that 804 S. Lincoln Avenue does not qualify under criterion g) as the area around 804 S. Lincoln Avenue site has not yielded, and does not appear likely to yield, any archaeologically-significant information.

Summary of Findings

Recommended statements of findings based on the application and the completed analysis are below. The Historic Preservation Commission may revise these findings based on their review and consideration of the case, including any evidence that may be submitted at the public hearing.

1. 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 of promoting the educational, cultural, economic and general welfare of the community.

2. The City of Urbana on May 16, 2016 received a landmark application to designate the property located at 804 S. Lincoln Avenue as a local landmark. The application was deemed complete by staff on June 13, 2016.
3. The house located at 804 S. Lincoln Avenue was constructed circa 1912.
4. The house located at 804 S. Lincoln Avenue does not qualify under criterion a) as there is no compelling evidence that it has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community.
5. The house located at 804 S. Lincoln Avenue qualifies under criterion b) as it is associated with William Trelease, an important figure in the botanical history of the nation and the States of Missouri and Illinois.
6. The house located at 804 S. Lincoln Avenue does not qualify under criterion c) as it does not represent the distinguishing characteristics of an architectural type, though it retains a high degree of integrity.
7. The house located at 804 S. Lincoln Avenue does not qualify under criterion d) as the designers and builders are unknown.
8. The house located at 804 S. Lincoln Avenue does not qualify under criterion e) as it is not clearly identifiable as an established and familiar visual feature in the community.
9. The house located at 804 S. Lincoln Avenue does not qualify under criterion f) as it is not a utilitarian structure as described by the criterion.
10. The house located at 804 S. Lincoln Avenue does not qualify under criterion g) as the area around 804 S. Lincoln Avenue site has not yielded, and does not appear likely to yield, any archaeologically-significant information.

Options

In Case No. HP 2016-L-03, the Historic Preservation Commission shall find whether or not the nomination meets one or more of the criteria for designation as a local landmark and:

- 1) Recommend that the Urbana City Council approve said application to designate the property as a local landmark; or
- 2) Recommend that the Urbana City Council deny said application to designate the property as a

local landmark.

In either case, the Historic Preservation Commission should include Findings of Fact in their motion. The Findings of Fact should summarize the Commission's justification for finding that the nomination either does or does not meet the relevant criteria and whether it should be designated as a local landmark. The required vote is a majority of those members present and voting but with not less than three affirmative votes.

Staff Recommendation

As discussed above, the property at 804 S. Lincoln appears to meet one of the criteria necessary for designation as a landmark. Under criterion (a), it is associated with an important person in national and state history, as it was the long-term residence of noted botanist William Trelease.

While 804 S. Lincoln Avenue does meet one or more of the criteria necessary for designation as a landmark, the City may consider other factors in determining whether to landmark the property. In the current case, the designation decision is affected by the fact that the property has been zoned and planned for high-density residential use for a number of years, creating a development expectation on the part of the property owner. The property owner acquired the property with plans to construct a higher density residential use.

More specifically, the current owner is in the process of developing plans for the redevelopment of the property, along with adjacent properties also under his ownership. Furthermore, there is a valid demolition permit attached to the property, making designation of the property as a landmark ineffective – and potentially counterproductive – in terms of preserving the property. Designation as a landmark in advance of the City approving redevelopment plans for the property could serve to hasten its demolition. If the City were to decide not to landmark the property at this time, there is the potential that the building could be preserved until such time as the owner or any other future owner chose to complete redevelopment plans. It may also be possible that the owner or other future owners may reconsider redevelopment of the properties.

For these reasons, City staff recommends that the City not designate 804 S. Lincoln Avenue as a landmark at this this time. However, should the site remain as it is currently, and the demolition permit is allowed to lapse, the City may wish to reconsider the landmark application at a future time.

This recommendation is based on the evidence presented to date, and does not reflect additional evidence that may be presented prior to or at the public hearing. The specifics of this recommendation may change during the course of formal review of HPC Case No. 2016-L-03. The staff recommendation contained herein represents the professional opinions of the City's planning staff and does not bind or limit the recommendations and decisions which may be made by the City's appointed and elected officials.

cc: Chris Saunders, Owner
Meghan McDonald, Applicant
Rick Aeilts, Legal Counsel of Owner
Elizabeth Tyler, FAICP, Community Development Director
Lorrie Pearson, AICP, Planning Manager

Attachments: Exhibit A: Location Map
Exhibit B: Application
Exhibit C: Historic Resources Survey Form
Exhibit D: *A Field Guide to American Houses, Virginia McAlester (Excerpt)*
Exhibit E: *William Trelease 1857—1945: A Biographical Memoir, Louis Otto Kunkel*
Exhibit F: Select Research Regarding William Trelease
Exhibit G: Photos

Exhibit A: Location Map



Case: HP-2016-L-03
Subject: Landmark Nomination
Location: 804 S Lincoln Ave
Petitioner: Meghan McDonald

 804 S Lincoln Ave



Application for Historic Landmark Designation

HISTORIC PRESERVATION COMMISSION

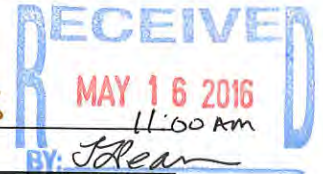
APPLICATION AND REVIEW FEE – NO CHARGE

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. Estimated costs for these fees usually run between \$75.00 to \$225.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed 5/16/2016

Case No. HP-2016-L-03



PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): Meghan McDonald

Phone: (618)-795-3119

Address (*street/city/state/zip code*): 804 S. Lincoln Avenue, Urbana, IL 61801

Email Address: memcdon2@illinois.edu

Property interest of Applicant(s) (*Owner, Contract Buyer, etc.*): Tenant

2. OWNER INFORMATION

Name of Owner(s): ~~Green Street Realty~~ Vision Housing, LLC Phone: (217)-356-8750

Address (*street/city/state/zip code*): 510 S. Neil Street

Email Address: N/A

3. PROPERTY INFORMATION

Location of Subject Site: 804 S. Lincoln Avenue, Urbana, IL 61801

PIN # of Location: ~~None~~ 92-21-17-154-007

Lot Size: 112 ft. x 50 ft.

Current Zoning Designation: R-5

Current Land Use (*vacant, residence, grocery, factory, etc.*): Residence

Present Comprehensive Plan Designation:

Legal Description (*If additional space is needed, please submit on separate sheet of paper*):

1/2 The south 50 feet of Lots 69 and 70 in Block 6 in T.S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at page 270, situated in Champaign County, Illinois.

Date of Construction of Structure: Circa 1912

Missing
5/17
Resubmitted
6/13

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.



Applicant's Signature

5/12/15

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



Background Statement about Significance of the Property:

Since 1912, the property of 804 S. Lincoln Avenue has served as a mark of the cultural, educational and social heritage of the Urbana community and of the University of Illinois. Many University affiliates have resided within its walls, the most notable figure being Professor William Trelease, namesake of Trelease Residence Hall at Florida Avenue and Lincoln Avenue and of Trelease Woods, just East of the City of Urbana. The property itself is situated at a very visible and established location, on axis with Nevada Street, looking down to Foellinger Auditorium. This location has served as a gateway between the Urbana community and the University of Illinois for over 100 years. Julia Trelease, wife of Professor Trelease, favored this intersection for its presentation of university life: "Seated comfortably in her favorite spot, an old fashioned chair in the living room of the Trelease home at 804 South Lincoln avenue in Urbana- where she can look down two streets and watch the activity of a busy university town".¹

In the present day, 804 Lincoln serves as a pseudo-community center: as The Basement Gallery for local and student artists, a music venue for rising Urbana-based bands such as A Cool Hand and The Tomblands, and as a fundraising venue for organizations such as Amnesty International and Illini 4000. The Tudor style architecture draws a comparison between 804 Lincoln and the Landmark Hotel in downtown Urbana, reflecting a time of great transition and development for the local community. With Historic Landmark designation, this property may remain the nexus of university and community life as it has been for over 100 years.

This property will need renovations to certain aspects of the building, however the structural integrity appears to be intact. A surveyor could offer further insight into the physical state of building elements and will be contacted upon approval of this application.

Statement(s) of Integrity:

"The world only mattered because people lived there and sometimes, in spite of the pain, tragedy, and degradation, even managed to triumph there."

"This information, then, will give a more complete picture of the environmental heritage of Champaign and Urbana, and most important, will allow the future inhabitants of the cities to more fully appreciate and understand what has been done in the past so that they may create a continuity of purpose in new architectural ventures. A pleasing environment in which to live can only be accomplished by an harmonious relationship between the old and the new." - Frank Heitzman, Master of Architecture, University of Illinois, 1974

¹ From "The Treleases Are Like That" by Marion Lea Stearns, 1939. This article was published in a University of Wisconsin journal and speaks to Julia Trelease's childhood in Madison, yet closes with a description of this iconic intersection at Lincoln and Nevada.

Property Description:

Architecture Style: *Tudor; Craftsman (revival of Tudor style in the U.S.)*

Date of Construction: *1912; renovated into a duplex apartment in 1991*

Name of Architect: *N/A*

Construction Materials: *brick foundation; brick and timber walls; timber, Gable-style roof*

Building Elements: *3 stories; standard, double hung windows; 2 porches - first floor and second floor; 4 entrances; 2 fireplaces - first and second floor*

Unique Architectural Elements: *large, second story screened-in porch; small, second story front balcony*

Alterations or Additions to building: *renovated as a duplex in 1991*

Missing or Removed features: *N/A*

Outbuildings/Landscape: *N/A*

PIN: 92-21-17-154-007

Legal Description: The south 40 feet of Lots 69 and 70 in Block 6 in T.S. Hubbard's Elmwood Addition to Urbana, as per plat recorded in Plat Book "B" at page 270, situated in Champaign Country, Illinois.

History/Architectural Significance:

804 S. Lincoln originally began as a lot of land that was handed down through generations of early Urbana residential families. Most notably, Archa Campbell owned the majority of the land and split it up into several business transactions, according to the abstract of the address found in the archives at the Urbana Free Library. This is notable because Archa then went on to be the first mayor of the City of Urbana. Trent Hubbard purchased this lot (Lot 72 at the time) and many others from Campbell. He proposed the "Elmwood Addition to Urbana" so that the land he had purchased could officially and legally be part of the city limits.

As mentioned previously in the summary, the architecture of 804 S. Lincoln and the Urbana Landmark hotel are quite strikingly similar. Being built in the same decade in Urbana's history was not a coincidence. This was right before the Great Depression hit and most people seemed and felt well off financially. The Urbana community wanted their economy to grow and to do so they had to attract the right people. To do this, they had to create and foster an environment of perceived wealth visually. Tudor architecture was perfect for this because of its history over in Europe and its frequent association with the wealthy in the states. So on and so forth, the landmark hotel and 804 S. Lincoln came to be.

As far as important people connected to the property, the Trelease family has come up time and time again in our research. No other family/people have lived in this house for more consecutive years than them. From 1914-1944, this was William Trelease's home. Leaving his time as the director of the Missouri Botanical Gardens, Trelease found new work at the University of Illinois being the Professor of Botany. He also became head of the department. His passion for botany had been long growing before his time at the University; he was the first president of the Botanical Society of America in 1894 and again for a second term in 1918, while living in 804

S. Lincoln. He was instrumental in the acquisition of specimens from all over the world by connecting with renowned collectors. By his time of retirement in 1926, the number of plant specimens on the U of I campus had exceeded 200,000. In recognition of his hard work, many plants have been named after him such as Treleasea and Neotreleasea. According to William Trelease's obituary, there also stands a beautiful 12,500-foot summit in Colorado named in his honor. As an author, a scientist and a member of the American Society of Naturalists, the National Academy of Sciences, the American Philosophical Society and many other respected organizations, we believe the development of Illinois and national botany studies would be incomplete without him. It would be a true tragedy to knock down the home he and so many others have lived and loved in during times of pursuing greater education.

Context:

804 S. Lincoln stands in between the end of campus boundaries and the forefront of historic Urbana. It is a literal and metaphorical gateway between the two communities. To have it knocked down and replaced with a gigantic, modern apartment complex would be inconsistent with the history of the lot and what physically extends beyond it. Looking at the house now from Nevada, it creates a sense of peace; An olive branch, a bridge of sorts. It invites students to explore and become part of a second community; the Urbana community. It comes with its own lifestyle and appreciation of the homes and the people inside.

Map Satellite

Oregon St W Oregon St

Oregon Building
Computer Lab

Family Resiliency Center

Nevada St W Nevada St

Department
of Dance

Dance Studio

Jimmy John's

Caffe Paradiso

S Lincoln Ave

S Lincoln Ave

S Lincoln Ave

Champaign-Urbana
Young Life

W Nevada St

804

Alpha Chi
Omega Sorority

ey Ave

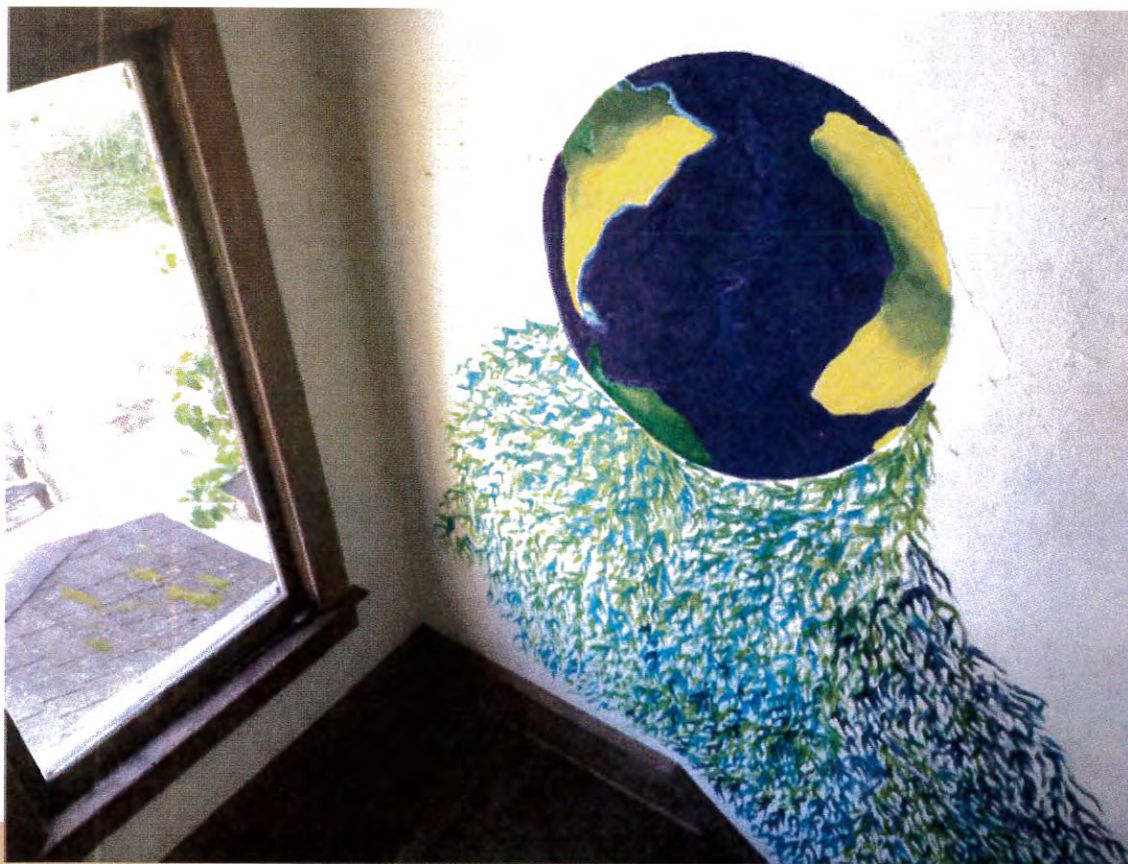
S Busey Ave

S Busey Ave

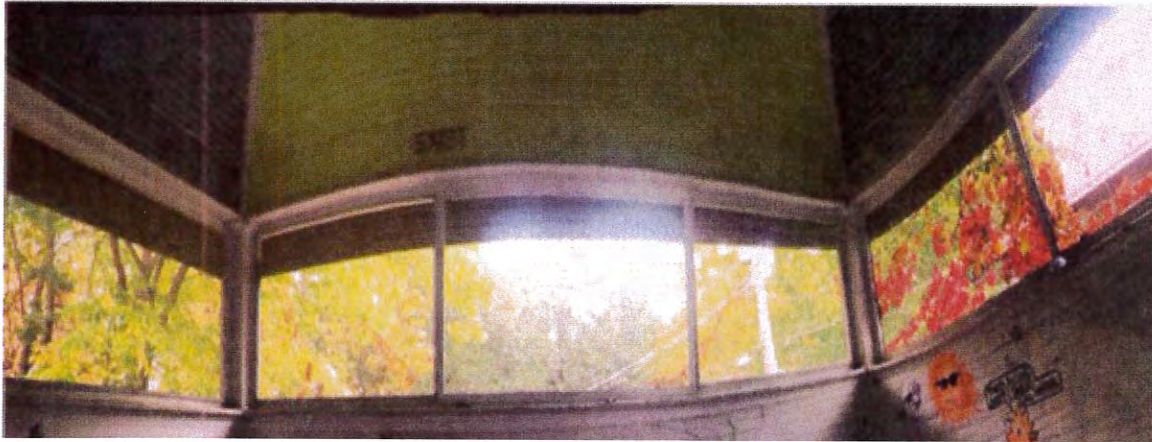
W Nevada St W Nevada St

County Rd 1550 N









Top-rated Most recent My comments

lived there from '12-'14, can confirm it is a filthy, deteriorating shithole with great character. i hate love this house, RIP

Sean O'Connor Chicago, IL

3 months ago



[Share](#) [Tweet](#) [Delete](#)

The beauty in this house changed my life.

Jessica Tang Urbana, IL

3 months ago



[Delete](#)

Because this is for a place that people have shared real love, real relationships and real experiences, instead of something thats just on paper.

Rothchild Wong Hong Kong, Hong Kong SAR, China

3 months ago



[Share](#) [Tweet](#) [Delete](#)

The beautiful days followed by the long, dreamy nights of Urbana have been experienced by many in this lovely and humble abode. Romantic idyll of young love, the quest for knowledge of curious minds, and collegiate growth from youth to young adulthood is embodied in the heart and soul of this home. The character of the house is evident - displayed through the art and personalities of all residents and friends, both past and present. A walk through the corridors will open a world of phantasmal idealism, as the paintings on the walls create vivid imagery for your mind to take you on a walk through Arcadian fields. To destroy this house would be an affront to the sacred rite of "Coming of Age." The transformation seen by those who have known this home know damn well that they would not be the upstanding person they are today had they not stepped foot into the house that I know, adoringly and forever, as The Coffin House.

Daniel Stankus Chicago, IL

3 months ago

this house exemplifies the hrt and soul of urbana <3

Marc Ceruti Champaign, IL

3 months ago

♥ 3

[Delete](#)

I live on Nevada in another of those rickety Urbana houses, and I wouldn't change it for the world

Allison Hollatz Naperville, IL

3 months ago

♥ 2

[Share](#) [Tweet](#) [Delete](#)

there are too many large apartment tenants on campus that take away from the CU tradition

Brian Kolasa Champaign, IL

3 months ago

♥ 2

[Share](#) [Tweet](#) [Delete](#)

It's an important installation to a historic neighborhood!

Vanessa Gabel Urbana, IL

3 months ago

♥ 2

[Share](#) [Tweet](#) [Delete](#)

This is an Urbana landmark

Samantha Harr Arlington Heights, IL

3 months ago

♥ 2

[Share](#) [Tweet](#) [Delete](#)

I'm a firm believer in reduce, reuse, and recycle... why not instead tearing these turn of the century houses down, redesign them and update them to be multi-tenant income properties. Look at Portland, Me off of Fore St. as an example.

Keith Schutte Overland Park, KS

3 months ago

because this campus is already flooded with cheaply built and extremely overpriced housing

Michael Hennessy Champaign, IL

3 months ago



Share Tweet [Delete](#)

That house has provided so many people with good times and great friends! I know it will continue to do so if given the chance.

Aaron Sachs Davis Junction, IL

3 months ago



[Delete](#)

So many wonderful memories in this house with so many beautiful friends. I cannot imagine this amazing house being demolished and being replaced by apartments for more corporate profit when this house is apart of historic Urbana. Green Street Reality is one of the most corrupt property management groups in the area. Stop them from destroying some of my best friends home!

Shepherd Harriman Champaign, IL

3 months ago



[Delete](#)

I lived there 1994-1995. Many wonderful memories, including a run in with a ghost!

Marie Carpenter Pritchard Sidney, IL

3 months ago



[Delete](#)

This house has a beautiful soul. Don't kill it.

Colette Hamann Urbana, IL

3 months ago



[Delete](#)

I think it's important and necessary to preserve old houses such as 804 S. Lincoln, that have served as a home and sanctuary for decades. These types of living spaces are becoming harder and harder to find. They have character, and stories, and souls. They're what make Urbana, well, Urbana. They're timeless.

Maddie Hansen · CHAMPAIGN, IL

3 months ago

♥ 2

[Delete](#)

Always good times in the coffin house :)

Maria Poonawalla · Champaign, IL

3 months ago

♥ 2

[Delete](#)

I love this house.

Stephanie Sofinski · Mount Prospect, IL

3 months ago

♥ 2

[Delete](#)

I LOVE THIS HOUSE AND I LOVED LIVING IN IT.

Bridget Gallagher · Urbana, IL

3 months ago

♥ 2

[Delete](#)

"He who loves an old house
Never loves in vain,
How can an old house,
Used to sun and rain,
To lilac and to larkspur,
And an elm above,
Ever fail to answer
The heart that gives it love?"
-Isabel Fiske Conant

Katie Klaus · Aurora, IL

3 months ago

♥ 1

[Delete](#)

THIS HOUSE IS SO COOL AND SHOULD BE SAVED

Sarah Coleman Champaign, IL

3 months ago



[Share](#) [Tweet](#) [Delete](#)

That place is too great to just let go like that!

Habeeb Olowo Chicago, IL

3 months ago



[Share](#) [Tweet](#) [Delete](#)

This house is full of memories, life and character. I wanted to live here since my freshmen year but this past semester, while looking for houses was told by green st. realty that is was being taken down. It absolutely broke my heart.

magdalena wierzchucki champaign, IL

3 months ago



[Share](#) [Tweet](#) [Delete](#)

I painted the Africa in the stairwell (and a couple other paintings inside as well)!!

Michael Hoffman Brooklyn, NY

3 months ago



[Share](#) [Tweet](#) [Delete](#)

Long live Coffin House.

Lookman Olowo Chicago, IL

3 months ago



[Share](#) [Tweet](#) [Delete](#)

Over the years I've seen multiple groups of residents of this house come and go... I've been to parties hosted by at least three of them. Hell, I think I bought a guitar from someone living here once. This house, although not the best-maintained, is very loved and cherished by those who have spent time within its walls, and it would be a shame to lose this iconic party location. It's the 410 W. Springfield of the current generation (and that house was gutted and renovated a few years ago).

Matthew Apy Philadelphia, PA

3 months ago



Share Tweet [Delete](#)

i'm signing because i lived next door

Aaron Hernandez Burbank, IL

3 months ago



Share Tweet [Delete](#)

I like the art in there

Angelica Haennicke Urbana, IL

3 months ago



Share Tweet [Delete](#)

This house embodies everything about the college experience and what Urbana-Champaign has to offer. This house is my home. It made me feel accepted, loved, and able to express myself. It's art is a symbol of the minds of students prior to us, and should be a symbol, after us. Without this house, I wouldn't be standing where I am today. Coffin House is my home, don't destroy it.

Jolene Strauss Champaign, IL

3 months ago



Share Tweet [Delete](#)

Please don't let the Urbana side of campus become like Champaign, overrun with nondescript cinderblock apartment complexes. This neighborhood was an exemplary part of my college experience and I would hate to see its unique beauty destroyed.

Danielle Pacelli Courbevoie, France

3 months ago



Share Tweet [Delete](#)

I remember the very first music filled, wall painting get togethers. Many friends were made in that house - and many of my college memories took place there. Leave it standing.

Lauren Greco Kingwood, WV

3 months ago



[Delete](#)

I'm signing because I have great memories of this house, and it SHOULD remain intact and renovated.

Heather Urbanczyk Justice, IL

3 months ago



[Delete](#)

LONG LIVE 804

Mary Baker Chicago, IL

3 months ago



[Delete](#)

I lived and died in this house.

Madeline Rehayem Lisle, IL

3 months ago



[Delete](#)

I've been to this house before and it's amazing

Vinay Shanbhag Champaign, IL

3 months ago

♥ 1

[Delete](#)

I'm signing this petition in defense of history, art and expressionism. This house doesn't deserve to get torn down just so big realty can profit off building another cookie cutter apartment.

Neil Hemmer Arlington Heights, IL

3 months ago

♥ 1

[Delete](#)

this house is dope and shitty constructed apartment buildings aren't

Meghan Olin Urbana, IL

3 months ago

♥ 1

[Delete](#)

Art is important

Marissa Kircher Champaign, IL

3 months ago

♥ 1

[Delete](#)

I believe in the importance of historic preservation -- it's what makes Urbana so special!

April Leigh Champaign, IL

3 months ago

♥ 1

[Delete](#)

This building is a significant building to the many people who have been blessed enough to be a part of it. SAVE COFFIN HOUSE.

Kayla Smith O'Fallon, IL

3 months ago

If a 21 year old woman cares enough about this house to go to all of this work to save it, maybe people should listen!! Houses like this add so much more flavor to a community than do blocks and blocks of apartments. Save the house!!

Kathleen Quick Ester, AK

3 months ago



[Delete](#)

This house is awesome. Stop making Urbana into apartment-ville. That's what Champaign is for.

Lisa Ma Champaign, IL

3 months ago



[Delete](#)

This building is a significant building to the many people who have been blessed enough to be a part of it. SAVE COFFIN HOUSE.

Jake Koenig C.Fallon, IL

3 months ago



[Delete](#)

This is the coolest house I've ever been to. So many great memories.

Anissa Vasquez Champaign, IL

3 months ago



[Delete](#)

My friends love this house! Residents, students, and neighbors would be better served with positive memories in historical spaces than a new building that could be found in any other college town.

Manju Connolly Minneapolis, MN

3 months ago



[Delete](#)

This house is the ultimate manifestation of Urbana's beautifully-artistic community, and it would be really sad to see it go

Nick Georgelos Naperville, IL

3 months ago

♥ 1

[Delete](#)

a beautiful home that embodies the spirit of urbana

Justin Cagadas Urbana, IL

3 months ago

♥ 1

[Delete](#)

Ain't nobody need another Green Street eyesore in CU. This house contains, and inculcates, so much character, joy and love- don't just relegate a beautiful piece of local history to become another whipping board pigsty for the worst leasing agency in town. Please!

Chitra Iyer Aurora, IL

3 weeks ago

♥ 0

[Delete](#)

I want my friends to live here when we're seniors!

Jennifer Biesiadecki Champaign, IL

3 months ago

♥ 0

[Delete](#)

This house is an art piece

Jacqueline Genova Champaign, IL

3 months ago

♥ 0

[Delete](#)

Stop Tearing down Art to put up crap!

Corey allen St Peters, MO

3 months ago

♥ 0

[Delete](#)

I was born and raised in Urbana, and I don't like the direction housing in town is turning toward, especially near Campus. Please keep this house, and others like it, intact for generations to come.

Dave Hoover Urbana, IL

3 months ago

♥ 0

[Delete](#)

This house is awesome! It's full of art and history and it would be an absolute shame if it were torn down.

Jacob Roth Jacksonville, IL

3 months ago

♥ 0

[Delete](#)

Every historic property deserves a 2nd chance.

Kathryn Rumer Homer, IL

3 months ago

♥ 0

[Delete](#)

We already have too many cheap apartments being thrown up all over campus which will be trashed in a couple of years. We need to stand up and save these architectural treasures! Our campus is losing its beauty and character. The developers MUST be stopped!

Kimberly Wurl Champaign, IL

3 months ago

♥ 0

[Delete](#)

This house is by far the coolest houses on campus! You can't just tear down something with this much history. It's truly a hidden gem

Grace Mladenik Champaign, IL

3 months ago

♥ 0

[Delete](#)

This is a cultural artifact of the (probable) thousands of students that have spent time here. You very well may get negative publicity for demolishing the building.

Kurt Von Ohlen Aurora, IL

3 months ago

♥ 0

[Delete](#)

We need to save our older homes. There are plenty of empty lots that new builds can be put on. Our old homes are our heritage.

Lisa Kidd Champaign, IL

3 months ago

♥ 0

[Delete](#)

I lived in Urbana from the age of 3 until I graduated from the U of I and moved. I remember this building.

Erica Hanson Lakewood, CO

3 months ago

♥ 0

[Delete](#)

I want to preserve the historical integrity of urbana

Nicholas Keeling Fishers, IN

3 months ago

♥ 0

[Delete](#)

we don't need more giant apartment complexes

Meghan Durst Urbana, IL

3 months ago

♥ 0

[Delete](#)

This is an important historical site that needs to be protected

Hannah Gutierrez Champaign, IL

3 months ago

♥ 0

[Delete](#)

The well-preserved historical character of West Urbana makes it unique. To tear down houses like these and replace with complex-style apartments tarnishes the quality of the neighborhood and removes beauty from the fabric of the community. Don't do it.

Daniel Malsom Washington, DC

3 months ago

♥ 0

[Delete](#)

I've had so many fond memories in this house. Urbana will not be the same. I remember the first mental breakdown I had, it was this house that kept me grounded. With the comfort of my friends and the people that love me, I felt safe. Secure. And the environment and the feeling of this house did that for me, at one of the worst moments of my life I've experienced.

Fawaz Sarumi Charleston, IL

3 months ago

♥ 0

[Delete](#)

This house adds history to our town! And for that, it is beautiful.

Elena Wentworth urbana, IL

3 months ago

♥ 0

[Delete](#)

I have lots of great memories of this house. My band played here in August.

Nick Rainey Decatur, IL

3 months ago

♥ 0

[Delete](#)

"Don't demolish! Refurbish!" --I know this axiom does not apply equally well to every property--especially near-campus rental properties with sketchy porches and fire escapes--but in this case, I think damage could be done to the historic character of South Lincoln Avenue if larger high-rises were to start going up

Paul Kotheimer Urbana, IL

3 months ago

♥ 0

[Delete](#)

I'm signing this petition because one of the things that makes Urbana such a great place to live is the old houses, rich in history and character, that compose it's beautifully forested neighborhoods and set it apart from its high-rise ridden neighbor city, Champaign. This house in particular is iconic for many of us that have lived and continue to live in Urbana and it would really be a shame to see it replaced by yet another soulless, stagnant apartment complex.

Michael O'Mara Chattanooga, TN

3 months ago

♥ 0

[Delete](#)

This is a beautiful house that has become an important part of the Urbana community

Andrew Dolinar New York, NY

3 months ago

♥ 0

[Delete](#)

I helped add to the art inside that house last year (granted it wasn't that great) but there is so much wonderful art on the walls of that house and it's a shame if it all disappeared

Claire Timlin Champaign, IL

3 months ago

♥ 0

[Delete](#)

Urbana's history is worth more than Green Street Reality's profits.

Joseph Edwards Urbana, IL

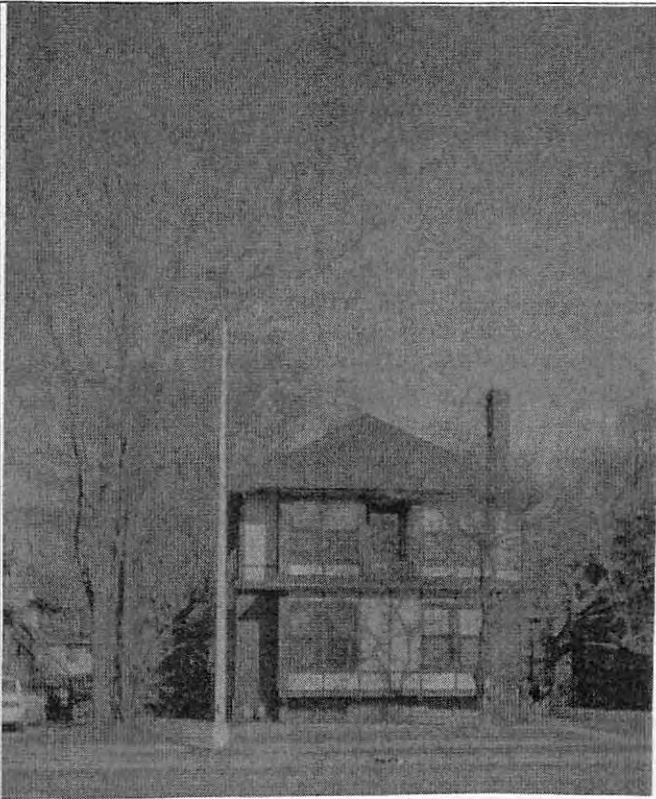
3 months ago

♥ 0

[Delete](#)



HISTORIC RESOURCES SURVEY FORM

| | |
|--|---|
| HISTORIC PROPERTY NAME Trelease Home |  |
| COMMON/CURRENT PROPERTY NAME | |
| PROPERTY ADDRESS 804 s. Lincoln | |
| ASSESSOR'S PARCEL NUMBER 92-21-17-154-007 | |
| OWNER/OCCUPANT Billy and Karen Hunsinger | |
| OWNER'S ADDRESS 2004 Linview Dr., Urbana IL, 61801 | |
| PROPERTY'S HISTORIC USE <i>2-Flat?</i> Single Family Residential | |
| PROPERTY'S CURRENT USE Multi- Family Residential | |
| ARCHITECT'S NAME | |
| BUILDER/CONTRACTOR | |
| DATE OF CONSTRUCTION Circa 1910-1915 | |
| ARCHITECTURAL STYLE OR VERNACULAR BUILDING TYPE 4 square home with a Craftsman influence | |
| PHOTO BY Zachary Brown | |
| FORM PREPARED BY Zachary Brown | VIEW OF PHOTO Front of the home |
| PROPERTY DESCRIPTION (GEOGRAPHICAL DATA: LOT SHAPE, LOT DIMENSIONS) Rectangular lot measuring 50 feet across in the front and 122 feet deep. The lot contains some mature trees on the north side. The building has very little setback from the sidewalk. | |

HISTORY OF STRUCTURE

CHAIN OF OWNERSHIP OR OCCUPATION

| PREVIOUS OWNERS | DATE(S) OF OWNERSHIP | USE |
|---|----------------------|---------------------------|
| Guy S. Ford (O) | 1912-1914 | single family residential |
| W M. Trelease (O) Professor @ U of I | 1914-1944 | single family residential |
| Carl W. Janke (O) Asst. to Department Director @ U of I | 1949-1954 | single family residential |
| Edward W. Lantz (O) Assistant to the project director of Alloy Engineering and Castings | 1954-1957 | single family residential |
| Harold S. Mason (O) Manager @ Twin Cities Refridgeration, 1501 w John | 1957-1960 | single family residential |
| Elanor Blum (O) Librarian @ U of I | 1965-1980 | single family residential |

Attach additional pages, if necessary

CURRENT DESIGNATIONS

| | | |
|---------------------------------------|--|--|
| Is property National Register Listed? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> |
| If yes, is it a... | Individual property <input type="checkbox"/> | District <input type="checkbox"/> |
| If no, it is... | Not Eligible <input type="checkbox"/> | Eligible <input checked="" type="checkbox"/> |
| Is Property an Urbana local landmark? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> |

STATEMENT OF HISTORICAL SIGNIFICANCE

The building was constructed circa 1912. The building was constructed in a Four Square style. The building is a moderate example of the Craftsman style and has details including exposed end rafters, half timbering, 3 over 1 double hung windows, and a rear second story sun porch. The building is distinct from the buildings surrounding it. The address of the property changed in 1913 from 1004 s. Lincoln to 804 s. Lincoln. The building is in close proximity to the University of Illinois. As a result of this most of the occupants of the building were employed by the university. W M Trelease was the longest owner of the building. He lived there from 1914 -1944. He was a prominent professor at the University and there is a dorm building in PAR named after him. The building was used as a single family residence from its construction to 1991 when it was bought by Billy Hunsinger and changed into a Duplex.

appears to be a 2 flat originally

INFORMATION SOURCES

STRUCTURE SURVEY

| INTEGRITY <input checked="" type="checkbox"/> Unaltered (All or most architectural details present) <input type="checkbox"/> Slight modifications (largely intact, but lacking some details) <input type="checkbox"/> Major alterations (All or most architectural details missing) | | CONDITION <input checked="" type="checkbox"/> Excellent (Roof, walls, and foundation in good repair) <input type="checkbox"/> Good (Same as "Excellent," but in need of some maintenance work) <input type="checkbox"/> Poor (Major overhaul work required) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|--|------------------------------------|----------------------------------|--|--|-------------------------------------|--------------------------------|--------------------------------|-------------------------------------|------------------------------------|---|----------------------------------|---------------------------------------|---------------------------------|---|--------------------------------------|--|--------------------------------|--------------------------|--|--------------------------|--------------------------|----------------------|--------------------------|--------------------------|--------------------|--------------------------|--------------------------|--------|--------------------------|--------------------------|-------|---|--|
| ADDITIONS/ALTERATIONS (include dates and architects/contractors, if known) Modern storm windows were installed but the historic 3 over 1 double hung windows still remain. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CURRENT AND HISTORIC USES <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Current</th> <th style="text-align: left; border-bottom: 1px solid black;">Historic</th> <th></th> </tr> </thead> <tbody> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Single-Family Residence</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Multi-Family Residence</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Apartment Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Commercial</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Industrial</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Public Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Educational Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Religious Building</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Vacant</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Other</td></tr> </tbody> </table> | | Current | Historic | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Single-Family Residence | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Multi-Family Residence | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Apartment Building | <input type="checkbox"/> | <input type="checkbox"/> | Commercial | <input type="checkbox"/> | <input type="checkbox"/> | Industrial | <input type="checkbox"/> | <input type="checkbox"/> | Public Building | <input type="checkbox"/> | <input type="checkbox"/> | Educational Building | <input type="checkbox"/> | <input type="checkbox"/> | Religious Building | <input type="checkbox"/> | <input type="checkbox"/> | Vacant | <input type="checkbox"/> | <input type="checkbox"/> | Other | EXTERIOR WALL MATERIAL <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Wood siding <input type="checkbox"/> Wood shingles <input checked="" type="checkbox"/> Stucco (historic or modern) <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Asbestos siding <input type="checkbox"/> Concrete block <input type="checkbox"/> Artificial siding <input type="checkbox"/> Other | |
| Current | Historic | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Single-Family Residence | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Multi-Family Residence | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Apartment Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Industrial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Educational Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Religious Building | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ORNAMENTAL/ARCHITECTURAL DETAILS (Check all that apply) <table style="width:100%; border-collapse: collapse;"> <tbody> <tr><td><input type="checkbox"/> Arcading</td><td><input type="checkbox"/> Porte-Cochere</td></tr> <tr><td><input type="checkbox"/> Pilasters</td><td><input type="checkbox"/> Cornice</td></tr> <tr><td><input type="checkbox"/> Recessed Panels</td><td><input type="checkbox"/> Cornice Returns</td></tr> <tr><td><input type="checkbox"/> Buttresses</td><td><input type="checkbox"/> Porch</td></tr> <tr><td><input type="checkbox"/> Piers</td><td><input type="checkbox"/> Stoop</td></tr> <tr><td><input type="checkbox"/> Spandrels</td><td><input checked="" type="checkbox"/> Balcony</td></tr> <tr><td><input type="checkbox"/> Portico</td><td><input type="checkbox"/> Oriel Window</td></tr> <tr><td><input type="checkbox"/> Quoins</td><td><input type="checkbox"/> Columns or Posts</td></tr> <tr><td><input type="checkbox"/> Bay Windows</td><td><input type="checkbox"/> Tower or Turret</td></tr> <tr><td><input type="checkbox"/> Other</td><td></td></tr> </tbody> </table> | | <input type="checkbox"/> Arcading | <input type="checkbox"/> Porte-Cochere | <input type="checkbox"/> Pilasters | <input type="checkbox"/> Cornice | <input type="checkbox"/> Recessed Panels | <input type="checkbox"/> Cornice Returns | <input type="checkbox"/> Buttresses | <input type="checkbox"/> Porch | <input type="checkbox"/> Piers | <input type="checkbox"/> Stoop | <input type="checkbox"/> Spandrels | <input checked="" type="checkbox"/> Balcony | <input type="checkbox"/> Portico | <input type="checkbox"/> Oriel Window | <input type="checkbox"/> Quoins | <input type="checkbox"/> Columns or Posts | <input type="checkbox"/> Bay Windows | <input type="checkbox"/> Tower or Turret | <input type="checkbox"/> Other | | ROOF FEATURES <input checked="" type="checkbox"/> Dormer <input type="checkbox"/> Urn/Finial <input type="checkbox"/> Bargeboard <input type="checkbox"/> Belvedere <input type="checkbox"/> Gablet <input type="checkbox"/> Parapet <input type="checkbox"/> Skylight <input type="checkbox"/> Other | | | | | | | | | | | | | | |
| <input type="checkbox"/> Arcading | <input type="checkbox"/> Porte-Cochere | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Pilasters | <input type="checkbox"/> Cornice | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Recessed Panels | <input type="checkbox"/> Cornice Returns | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Buttresses | <input type="checkbox"/> Porch | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Piers | <input type="checkbox"/> Stoop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Spandrels | <input checked="" type="checkbox"/> Balcony | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Portico | <input type="checkbox"/> Oriel Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Quoins | <input type="checkbox"/> Columns or Posts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Bay Windows | <input type="checkbox"/> Tower or Turret | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROOF MATERIAL <input checked="" type="checkbox"/> Asphalt shingles <input type="checkbox"/> Wood shingles <input type="checkbox"/> Slate shingles <input type="checkbox"/> Tile shingles <input type="checkbox"/> Metal <input type="checkbox"/> Tar <input type="checkbox"/> Other | | ROOF TYPE <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Gable <input type="checkbox"/> Shed <input type="checkbox"/> Hipped Gable <input type="checkbox"/> Pyramidal <input type="checkbox"/> Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DESCRIBE ABOVE ORNAMENTAL DETAILS A Craftsman style two story Four Squire home. The building is square in shape. The number of bays is not noticeable. The building is brick and stucco with some half timbering which is a craftsman style element. Another craftsman style element is the exposed end rafters under the soffit. There is a small second story front balcony and a large 117 sq foot rear second story sun porch. A small wall dormer breaks up the front roof line and is responsible for the undulation of the façade. There is no front entrance to the building only one on the south side. There is no evidence of a front entrance ever existing. The roof is a hip roof and is covered with asphalt shingles. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OUTBUILDINGS <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Coach House <input type="checkbox"/> Pool <input type="checkbox"/> Gazebo <input type="checkbox"/> Greenhouse <input type="checkbox"/> Storage Shed <input type="checkbox"/> Other Describe location, construction, and date of detached structures: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ADDITIONAL COMMENTS/FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |








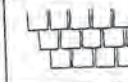

HISTORY OF STRUCTURE


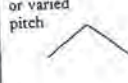
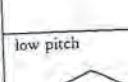
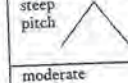
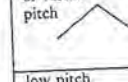

1915 Sanborn map of Champaign Urbana


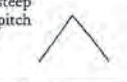

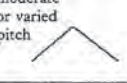

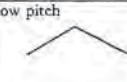


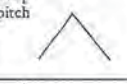
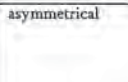

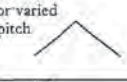
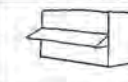

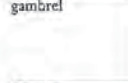


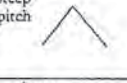

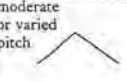




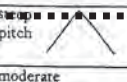

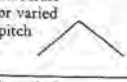


1923 Sanborn map of Champaign Urbana

1912,1914,1916,1918,1921,1923,1927,1929,1934,1937,1941,1943,1944,1945,1947,1949,1954,1957,1960,1965,1970,1975,1980,1984,
Champaign Urbana City Directories.




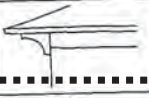

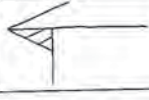


















Pictorial Key


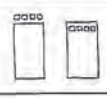

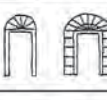












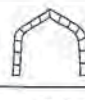




| Walls IF YOU SEE | TRY THESE FIRST | rusticated stone (joints exaggerated) | Beaux Arts, Italian Renaissance |
|-------------------------------|---|--|------------------------------------|
| logs |  | Pre-Railroad Folk | |
| half-timbering |  | Tudor, Craftsman, Queen Anne, French Eclectic, Prairie | |
| adobe |  | Pueblo Revival, Spanish Colonial | |
| rough-faced stone |  | Richardsonian Romanesque, Shingle (first story only) | |
| smooth stone |  | Beaux Arts, Chateausque, Italian Renaissance | |
| stucco |  | Tudor, Mission, Spanish Eclectic, Prairie, Modernistic, International, Italian Renaissance, French Colonial, occasionally in most other styles | |
| patterned wood shingles |  | Queen Anne, Shingle, Folk Victorian | |
| plain wood shingles |  | Shingle, Craftsman, Colonial Revival, Postmedieval English | |
| patterned stick-work on walls |  | Stick, Queen Anne, Exotic Revival (Swiss) | |

| Roof form IF YOU SEE | TRY THESE FIRST | |
|--------------------------------|---|--|
| side-gabled | steep pitch  | Tudor, Gothic Revival, Stick, Queen Anne, French Colonial, Postmedieval English |
| | moderate or varied pitch  | Colonial Revival, Georgian, Adam, Early Classical Revival, Folk Victorian, Neoclassical, Shingle, National Folk, Pre-Railroad Folk |
| | low pitch  | Craftsman, Spanish Eclectic, Italianate, Monterey, Greek Revival, Dutch Colonial, Spanish Colonial, Adam |
| front-gabled (also tri-gabled) | steep pitch  | Gothic Revival, Stick, Queen Anne, less commonly Tudor |
| | moderate or varied pitch  | National Folk, Shingle, Folk Victorian, Neoclassical, less commonly Colonial Revival |
| | low pitch  | Greek Revival, Italianate, Craftsman, less commonly Spanish Eclectic |

| Roof form IF YOU SEE | TRY THESE FIRST | Roof-wall junction IF YOU SEE | TRY THESE FIRST |
|--|---|--|--|
| cross-gabled (or gable front and wings)  | steep pitch  | mansard  | Second Empire, Beaux Arts, Richardsonian Romanesque |
| | moderate or varied pitch  | hipped with cross gables  | Queen Anne, Richardsonian Romanesque, Shingle |
| | low pitch  | flat  | Beaux arts, Italian Renaissance, Adam (rare), town house subtypes |
| centered gable  | steep pitch  | asymmetrical  | International, Modernistic, Pueblo Revival, Spanish Eclectic, Spanish Colonial, town house subtypes |
| or  | moderate or varied pitch  | pent or visor  | Georgian, Colonial Revival, Mission |
| | low pitch  | | |
| gambrel  | | parapet on flat roof (wall extends up beyond roof edge)  | Beaux Arts, Italian Renaissance, Pueblo Revival, Spanish Eclectic, Mission, Modernistic, International, Spanish Colonial |
| hipped (with ridge)  | steep pitch  | parapet on gabled roof  | Tudor, Queen Anne, Richardsonian Romanesque, Mission, French Colonial |
| | moderate or varied pitch  | no eaves (little or no overhang)  | International, Modernistic, Spanish Eclectic, Postmedieval English |
| | low pitch  | slight eave overhang, boxed with modillions, dentils, or other classical moldings  | Colonial Revival, Neoclassical, Beaux Arts, Adam, Georgian, French Eclectic, Early Classical Revival, Chateausque, Italian Renaissance |
| hipped (pyramidal)  | pitch  | slight eave overhang, open, not boxed  | Stick, Gothic Revival |
| | moderate or varied pitch  | slight eave overhang with brackets  | Second Empire, Folk Victorian, Italianate |
| | low pitch  | | |

Structure: Pictorial Key

| Roof-wall junction IF YOU SEE | | TRY THESE FIRST | shaped |  | Mission, Queen Anne, Tudor | |
|---|---|---|--|---|--|---|
| slight eave overhang with wide band of trim below |  | Greek Revival | Other roof elaborations IF YOU SEE | | | |
| wide eave overhang, boxed without brackets |  | Prairie | | | | |
| wide eave overhang, boxed with brackets |  | Italianate, Italian Renaissance, Prairie, occasionally Mission | towers, square |  | Italianate, Stick, Second Empire, occasionally Queen Anne, Mission, Italian Renaissance | |
| wide eave overhang, open, not boxed |  | Craftsman, Mission | towers, round |  | Queen Anne, Richardsonian Romanesque, Chateausque, Shingle, French Eclectic, occasionally Spanish Eclectic | |
| Dormers IF YOU SEE | | | roof-top cupolas |  | Italianate, Octagon, Second Empire, Greek Revival | |
| hipped |  | Prairie, French Eclectic, Shingle | decorated verge boards |  | Tudor, Gothic Revival, Queen Anne | |
| gabled |  | Craftsman, Colonial Revival, Adam, Georgian Shingle, Queen Anne, Stick, Gothic Revival, Tudor, Chateausque, French Eclectic | trusses in gables |  | Craftsman, Stick, Gothic Revival, Queen Anne, Tudor | |
| shed |  | Dutch Colonial, Craftsman, Colonial Revival | false beams at gable end |  | Craftsman, Prairie | |
| arched top |  | French Eclectic, Second Empire, Beaux Arts | flared eaves |  | French Eclectic, French Colonial, Prairie, Stick, Dutch Colonial, Craftsman | |
| round or oval |  | French Eclectic, Beaux Arts | multi-level eaves |  | Tudor, Shingle, French Eclectic, others occasionally | |
| pedimented |  | Colonial Revival, Georgian, Adam | tile roof |  | rounded tiles, usually red | Spanish Eclectic, Mission, Italian Renaissance, Prairie |
| wall dormers |  | Gothic Revival, Chateausque, Richardsonian Romanesque, Mission | flat pantiles |  | Tudor, occasionally Neoclassical, Colonial Revival, Italian Renaissance | |
| eyebrow |  | Shingle, Richardsonian Romanesque | exposed rafters |  | Craftsman, Stick, Mission, occasionally Prairie or Gothic Revival | |

| Other roof elaborations IF YOU SEE | | TRY THIS FIRST | Doors IF YOU SEE | | TRY THIS FIRST |
|---|---|--|---|---|--|
| pinnacles |  | Chateausque, Richardsonian Romanesque | transom lights |  | Georgian, Colonial Revival, Pre-Railroad Folk |
| castellations |  | Gothic Revival, Tudor | round fanlight or elliptical fanlight with sidelights |  | Adam, Colonial Revival, Early Classical Revival, Neoclassical |
| roof-top or roof-line balustrade |  | Neoclassical, Colonial Revival, Adam, Georgian, Beaux Arts, Early Classical Revival, Italian Renaissance | rectangular transom and side lights |  | Greek Revival, Neoclassical |
| metal roof cresting |  | Queen Anne, Chateausque | six- to eight-panel door |  | Adam, Georgian, Colonial Revival, Early Classical Revival |
| Arched doors, windows, porches IF YOU SEE | | | board-and-batten door |  | Postmedieval English, Spanish Colonial, Tudor, Spanish Eclectic, Pueblo |
| segmental |  | Georgian, Adam, Colonial Revival, Italianate |  | | |
| round |  | Italian Renaissance, Italianate, Richardsonian Romanesque, Spanish Eclectic, less common in Adam, Colonial Revival, Beaux Arts, Mission, Tudor | | | |
| Syrian |  | Richardsonian Romanesque, Shingle | pediment |  | Colonial Revival, Georgian, Neoclassical, Italian Renaissance, Beaux Arts, Italianate, Greek Revival (triangular only) |
| pointed (Gothic) |  | Gothic Revival | broken pediment |  | |
| Tudor (flattened Gothic) |  | Tudor, Gothic Revival | Windows IF YOU SEE | | |
| baskethandle (elliptical) |  | Chateausque, Beaux Arts, Italianate | casement |  | Prairie, Tudor, Spanish Eclectic, Postmedieval English, Dutch Colonial, Modernistic, International (metal only) |
| ogee |  | Exotic Revivals, Chateausque | Palladian |  | Adam, Queen Anne (free classic), Shingle, Colonial Revival, Neoclassical |

Structure: Pictorial Key

| Windows IF YOU SEE | | TRY THESE FIRST | Chimneys IF YOU SEE | TRY THESE FIRST |
|--|--------------|---|---|--|
| pediment | unbroken | Colonial Revival, Georgian, Adam, Italianate, Beaux Arts, Italian Renaissance, Neoclassical | dominant decorated chimneys | Tudor, Queen Anne, Postmedieval English, French Eclectic (towered) |
| | broken | Colonial Revival, Neoclassical, occasionally Georgian, Queen Anne | | |
| oriel | | Gothic Revival, Tudor, Chateausque | Porch supports IF YOU SEE TRY THESE FIRST | |
| label mold | | Gothic Revival, Chateausque, occasionally Tudor, French Eclectic | classical columns, two-story (colossal) | Neoclassical, Greek Revival, Early Classical Revival, Beaux Arts |
| hood mold | | Italianate | classical columns, one-story | Italianate, Greek Revival, Early Classical Revival, Neoclassical, Beaux Arts, Adam, Colonial Revival, Queen Anne (free classic), Italian Renaissance |
| ribbon (three or more contiguous windows) | | Prairie, Craftsman, Modernistic, International, all post-1900 Eclectic styles may have such windows, but usually on side wings, not on main house block | columns with cushion capital | Richardsonian Romanesque |
| | | Shingle, Richardsonian Romanesque | chamfered (corners shaved off at 45° angles) | Italianate, Gothic Revival, Second Empire, Stick |
| large pane surrounded by smaller panes | | Queen Anne | turned spindles | Queen Anne (except free classic), Folk Victorian |
| blank lower pane with patterned pane above | | Queen Anne, most Eclectic styles | heavy squared piers | Prairie, Mission, Craftsman |
| paired window | | Italianate or later style | piers with slanted sides | Colonial Revival, Mission |
| attic story | | Greek Revival, Beaux Arts, Italian Renaissance | rough hewn | Pueblo, Pre-Railroad Folk |
| bracketed tops | | Italianate, Second Empire, Gothic Revival, Stick | Porches IF YOU SEE TRY THESE FIRST | |
| | | | entry | Can occur on most styles |

| Porches IF YOU SEE | | TRY THESE FIRST | three or more sides | TRY THESE FIRST |
|--|--|---|---|-----------------|
| full-height entry (commonly with pediment) | Early Classical Revival, Greek Revival, Neoclassical, Folk Victorian (two-tier) | Other decorative details IF YOU SEE TRY THESE FIRST | | |
| full-facade | Greek Revival, Neoclassical, Folk Victorian (two-tier) | quoins | Georgian, Adam, Italianate, Colonial Revival, French Eclectic, Beaux Arts, Italian Renaissance, Second Empire | |
| full-width, one-story | Prairie, Craftsman, Colonial Revival, Folk Victorian, Italianate, Gothic Revival, Dutch Colonial, Italian Renaissance, Queen Anne, Shingle, Stick, French Colonial, Second Empire, Octagon, Greek Revival, Mission | belt course | Georgian, Adam, Italianate, Colonial Revival, French Eclectic, Beaux Arts, Italian Renaissance, Second Empire | |
| partial (often inset in L) | Gothic Revival, Italianate, Second Empire, Stick, Queen Anne, Richardsonian Romanesque, Folk Victorian, Monterey (upper-story), Craftsman | garlands, floral ornament | Beaux Arts, Adam, Colonial Revival | |
| wrap | Queen Anne, occasionally in other styles | pilasters | Georgian, Adam, Italianate, Colonial Revival, French Eclectic, Beaux Arts, Italian Renaissance, Greek Revival, Neoclassical | |

NATIONAL ACADEMY OF SCIENCES

WILLIAM TRELEASE

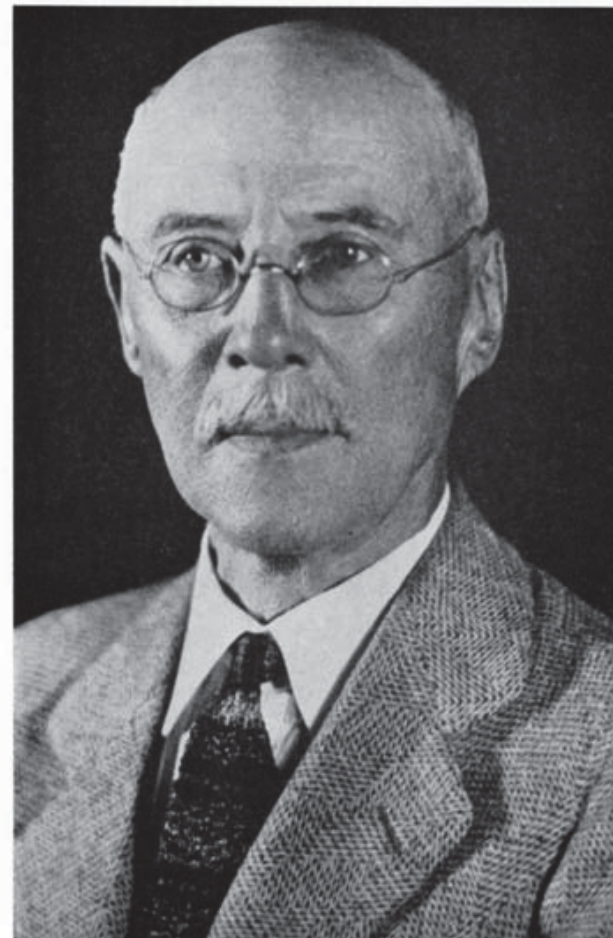
1857—1945

A Biographical Memoir by
LOUIS OTTO KUNKEL

*Any opinions expressed in this memoir are those of the author(s)
and do not necessarily reflect the views of the
National Academy of Sciences.*

Biographical Memoir

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WASHINGTON D.C.



A handwritten signature in cursive script that reads "Wm. Trelease". The signature is written in dark ink on a light background.

WILLIAM TRELEASE

February 22, 1857-January 1, 1945

BY LOUIS OTTO KUNKEL

WILLIAM TRELEASE is known as a plant taxonomist but his early interest in natural history indicated a preference for other fields. His first papers dealt largely with pollination of plants by insects and birds. Other early publications were on bacteria, parasitic fungi, and plant diseases. Some were entirely entomological. His thesis for the Doctor of Science degree at Harvard University was on "Zoogloecae and Related Forms." It probably was the first in this country in the field of bacteriology. But his later and perhaps deeper interests were in taxonomy.

It is said that each epoch brings forth leaders to meet the demands of the time. A hundred years ago and for several decades thereafter the vast central and western portions of North America were being settled by pioneers who established homes in the forests and on the prairies. They also built cities but these remained relatively small for many years. Most of the scanty population lived on farms.

It is not easy to picture or to comprehend fully the conditions and needs of those years. Americans of that time lived close to nature and were of necessity familiar with their local floras. They were in almost daily contact with species of both wild and cultivated plants that provided food, clothing, shelter, and medicines. Identification of plants yielding medicinal products was so important in the period 1875 to 1885 that botany in most colleges of that decade was an adjunct of medicine. The pioneers built houses of logs and from plant

fibers wove cloth that was often colored with plant stains. The wagons used in going from place to place were drawn by oxen, slow-moving animals that allowed their drivers time to observe the countryside and the plants that grew there. The pioneers' firsthand knowledge of plants and interest in plants went far beyond the average botanical interests and accomplishments of today among people who predominantly live in cities, work in industries, and travel in fast-moving vehicles. But although the pioneers knew plants and made extensive use of them, they generally were unfamiliar with scientific names and classifications. That this need was felt at an earlier time in the east is revealed vividly by statements made in a speech by Dr. James Hall, the then Director of the New York State Museum of Natural History, at a banquet in St. Louis in 1893. Referring to his boyhood education, he said: "I appealed in every direction for some information, some instruction which would give me a clue to the names of the flowers and shrubs. . . . I knew from my reading, even though a boy, that there were names to flowers, that they had names by which they could be known everywhere. . . . I appealed to the teacher of my academy, who was a graduate of Harvard University, in vain for some instruction which would teach me the names or the manner or mode by which I could learn the names of those plants which I was so interested in collecting, but it was not to come to me, it was not to be had." There was, indeed, a great need to identify species that already had been named and to name and classify species that were new and seen by scientists for the first time in this new land. Hence, it is not surprising that early American botanists, who more often than not were students of medicine, in attempting to meet this need became taxonomists, nor is it surprising that Trelease in spite of other scientific interests made the identification, naming, classification, and geographical distribution of plants the chief labor of a long and busy life.

Trelease was born at Mount Vernon, New York, on February 22, 1857. He died at Urbana, Illinois, on January 1, 1945, in the eighty-eighth year of his life, leaving a widow and four sons. He married

Julia M. Johnson, daughter of Hiram and Maria S. (Briggs) Johnson, at Madison, Wisconsin, on July 19, 1882. To them were born four sons and a daughter,—Frank Johnson, Sam Farlow (deceased), Sidney Briggs, William, Jr., and Marjorie (deceased). His parents, who were of Cornish and Dutch ancestry, were Samuel Ritter and Mary Elizabeth (Gandall) Trelease; they, also, lived to ripe old ages. His grandparents were William and Margaret (Doremus) Trelease and John and Mary (Tyler) Gandall. His father was a pattern cutter in a metal-working establishment. His mother's family on both sides included millwrights and builders. It might have been expected that he would join one of the metal-working or building trades. He did, in fact, serve an apprenticeship in a machine shop where he acquired mechanical skills. However, his interest in learning and especially in natural history overbalanced any inclination he may have had toward mechanical things.

Trelease was brought up in the Methodist Episcopal Church and his early education was in public schools at Mount Vernon, New York, and in a high school that replaced an old academy at Branford, Connecticut. His liking for hunting and fishing took him into the country and stimulated an interest in collecting plants, insects, and other natural objects. His preparation for college was done largely at home on his own initiative but he was aided by some courses offered at a newly opened evening high school in Brooklyn, New York, where he lived at the time. In the autumn of 1877 he entered Cornell University which seemed to offer special opportunities in natural history. He graduated in the spring of 1880, at the age of twenty-three, taking a B.S. degree. His intellectual ability and great capacity for work were recognized there. Although he was an assistant in botany during most of his stay at Cornell and for a short time had charge of laboratory work in botany and entomology, he managed to complete the course in three years. Moreover, he prepared and published several papers during those years. In his junior year he was first employed as a scientist when commissioned under the title of Special Agent of the United States Department of Agri-

culture to study the most destructive insects of cotton. During this year and part of the following year he was an Assistant in the Division of Entomology of the United States Department of Agriculture. At Cornell he met and was closely associated in the Greek letter fraternity Delta Upsilon with two other students who were to become famous American scientists. They were Leland O. Howard and Theobald Smith.

In the autumn of 1880 Trelease entered Harvard University for graduate work. At Cornell and Harvard he came under the influence of such eminent entomologists as John H. Comstock, Hermann A. Hagen, Samuel H. Scudder, and Edward L. Mark. His scientific interests at the time were shaped largely by the writings of Charles Darwin and of Herman Mueller who at that time was reporting work on the pollination of flowers. He studied parasitic fungi under William Gilson Farlow and systematic botany under Asa Gray.

Trelease was appointed an instructor in botany at the University of Wisconsin in 1881. Here in association with W. A. Henry he developed courses in horticulture, forestry, bacteriology, economic entomology, and systematic botany. His work at Wisconsin must have been appreciated for he was promoted to a Professorship there and made head of the botany department in 1883. If he had remained at Wisconsin he undoubtedly would have expanded work in bacteriology for he was especially interested in this subject and the University authorized him to order special bacteriological equipment from Europe. However, shortly after placing the order, he was offered and accepted an appointment as Engelmann Professor of Botany at Washington University in St. Louis, Missouri. The decision to leave Wisconsin after such a brief but successful stay undoubtedly marked a turning point in his career. His subsequent researches were almost entirely on the taxonomy of flowering plants. But, that he retained an active interest in bacteriology is shown by the fact that in 1889 he worked for a brief period with Robert Koch in Berlin and during that year opened a bacteriological laboratory for physicians in St. Louis. This was before the subject was taught in medical schools.

The magnet that drew Trelease to St. Louis was a botanical garden established by Henry Shaw, a wealthy St. Louis merchant who had endowed a professorship in the Henry Shaw School of Botany that was to be developed at Washington University and had made a will providing that the beautiful garden located on a 75-acre tract that was part of his estate and known as Shaw's Garden would, on his death, pass to a Board of Trustees together with a generous endowment for its further development and maintenance.

There is ample evidence that Trelease was reluctant to leave Wisconsin and that he made the decision to leave only after being convinced of the advantages for research and teaching that would be afforded by Washington University and Shaw's Garden. He accepted the Headship of the Henry Shaw School of Botany only after making two trips to St. Louis to discuss the project with Mr. Shaw, and on being advised to do so by his former teacher Asa Gray. Leaving Wisconsin at the end of the summer of 1885, he launched the new school and began his long stay in St. Louis.

Henry Shaw died on August 25, 1889, and shortly thereafter the first Board of Trustees met and, as had been planned by Shaw himself, appointed Trelease Director of the Missouri Botanical Garden. His administration of the Garden over a period of about twenty-three years was marked by sustained and almost heroic efforts to meet the wishes and fulfill the dreams of its founder. When he took over management of the Garden he found much that needed to be done, streets were without sidewalks, roads were unpaved, stone walls were crumbling, plant houses were in bad condition. Mr. Shaw's residence was out of repair and there was need for city water. In spite of these handicaps and limited funds, Trelease moved Shaw's town house to the Garden, as was provided for in Shaw's will, and built an addition thereto, repaired the stone walls, built a stone cottage at the main entrance to the Garden, assembled an extensive living plant collection, an herbarium, and an excellent botanical library. Shortly before resigning his Directorship in 1912, he completed plans for the building of a new conservatory.

In twenty-three Annual Reports made to the Board of Trustees of the Garden he recorded his accomplishments and those of his associates. He secured permission to sell adjoining lands from the Supreme Court of Missouri. The lands were improved and gradually disposed of. Finally, the yearly income of the Garden reached about one-quarter of a million dollars. Throughout the period he steadfastly pursued those policies that made the Missouri Botanical Garden well and favorably known not only in Missouri and the United States but throughout the world.

On severing his connections with the Botanical Garden and Washington University, Trelease traveled in Europe where he continued his researches in numerous herbaria and libraries. He returned to the United States in 1913 to head the Department of Botany of the University of Illinois. Here, relieved of some of the burdens of administrative duties that had taken so much of his time in St. Louis, he continued his career as an inspiring teacher and highly productive research worker until 1926 when he retired with the title of Professor Emeritus at the age of seventy. However, retirement did not bring Trelease's research career to an end. During the remaining years of his life he pursued taxonomic studies as persistently as ever, going regularly to his office to within a few weeks of his death.

The following episode shows the intensity with which Trelease worked even after retirement. One Saturday morning on a hot summer day several years after he had retired, a former student who had worked at the Missouri Botanical Garden visited the University of Illinois. He was told that members of the staff of the University were away on vacation and that he would find no one there except janitors. As the visitor walked down a deserted corridor in one of the buildings, he saw on a door the name WILLIAM TRELEASE. In spite of assurances from his guide that no scientists were around, he nevertheless knocked on the door. A cheerful voice said "Come in." There he found his old friend and teacher, lens in hand, poring over herbarium specimens and making notes. After a pleasant chat the visitor said, "Professor Trelease, I think you should be taking a vacation

during this hot weather." "That is what Mrs. Trelease thinks, also," the Professor said, and added, "but I must finish this paper on the Piperaceae before going away." The former student knew him well enough to guess that when he did go away on vacation, it would be to observe and collect plants belonging in the Piperaceae or some other family, for the collecting of plants was his hobby, if he can be said to have had one. In pursuit of this hobby he made botanical explorations in practically all parts of North America and in the Azores, Madeira, Teneriffe, southern Spain, New Zealand, and the West Indies.

Trelease was a many-sided man. In fact, his chief characteristic was said to be versatility. Although quick-tempered, he was good-natured, pleasant, and courteous when circumstances permitted. He followed a set pattern of excellence in all he undertook and was marvelously diligent. In speaking on the subject of opportunities in botany in an address as retiring President of the Botanical Society of America in 1896, Trelease showed the quality of his thinking and his attitude toward science. In outlining a course to be followed by younger scientists he disclosed a formula that guided his own life and scientific work, saying that a man who was not entirely a student was little better than a dilettante in science. But if he was entirely a student and obtained proper training, he could, if fortunate in getting a position or in having private means, look forward to a lifetime of more or less uninterrupted opportunity for unearthing the wealth of discovery that came within his reach. He himself was entirely a student; he did get the best training available at the time, he did enjoy a lifetime of more or less uninterrupted opportunity, and he did unearth and record in a long series of papers a wealth of discovery. His scientific contributions are almost unique in that they came in a steady stream under about 300 titles over a period of approximately sixty-three years. In describing and naming about 2500 species and varieties of plants, he rendered a great service to the pioneers of the middle west and to botanical science in America and throughout the world.

There are some scientists so deeply interested in their specialties that they forsake all other interests. Trelease was not one of these. Although deeply devoted to research, he gave much time to his students and to local affairs in the communities in which he lived. He managed to acquire a personal estate that made him financially independent as he approached old age. In addition to his teaching and research activities, he served a wide variety of scientific organizations in many different capacities over many years. He was President of the Cambridge Entomological Society in 1889, of the Académie Internationale de Géographie Botanique in 1896, of the Botanical Section of the American Association for the Advancement of Science in 1900, of the American Society of Naturalists in 1903, of the Botanists of the Central States in 1905, of the Academy of Science of St. Louis from 1909 to 1911, and of the Illinois Academy of Sciences in 1916. He was Chairman of the Organizing Committee and first President of the Botanical Society of America. After this Society was merged with other botanical groups in 1907, he was again elected to its presidency in 1918. He served on editorial boards of the entomological journal *Psyche*, the *American Naturalist*, and the *Botanical Gazette*. He also was for many years Chairman of the American Board of the international *Botanisches Centralblatt*. He was Secretary of the Wisconsin Horticultural Society from 1882 to 1885, and of the Academy of Science of St. Louis from 1896 to 1903. He edited the publications of those bodies for many years. He was a member of the Advisory Board for the publication of the *North American Flora* issued by the New York Botanical Garden.

Trelease was a correspondent for the Academy of Natural Sciences of Philadelphia, the Société Botanique de France, the Deutsche Botanische Gesellschaft, the National Geographic Society, the Philadelphia College of Pharmacy, the Société Centrale Forestiere de Belgique, the Société Botanique de Copenhagen, the Société Royale de Botanique de Belgique, and the Société Nationale des Sciences de Cherbourg. He was a life member of the Botanical Society of America, the American Association for the Advancement of Science, the

American Pomological Society, and the Swiss Association pour la Protection des Plantes.

Trelease was also active in the civic affairs of the City of St. Louis and the States of Missouri and Illinois. He served as Chairman of the City Planning Committee of the Civic League of St. Louis which started a movement for the development and beautification of the City. He was Secretary of the Round Table Club of St. Louis for eleven years. He also was a member of the Illinois State Board of Natural Resources and Conservation under which the Geological Survey, the Natural History Survey, and the Water Survey functioned. He represented Missouri as Honorary Commissioner at the Buffalo and Charleston Expositions.

Trelease was the recipient of many honors. His name is commemorated in the fungus genera *Treleasia* and *Trelesiella* and in the seed plant *Neotreleasia* in the *Commelinaceae*. He was made an Associate Fellow of the American Academy of Arts and Sciences in 1893, was elected to membership in the National Academy of Sciences in 1902, and of the American Philosophical Society in 1903. Also in 1903 he was made an honorary member of the scholarly society of Phi Beta Kappa. He was the first Chairman of the Section of Botany when that section was established in the National Academy of Sciences, and was one of five of its members charged with the preparation of a volume covering the activities of the Academy in the first fifty years of its existence. He also served on the Council of the American Philosophical Society and was a member of the Society of Sigma Xi and of the National Institute of Social Sciences. He was given an honorary degree by the University of Wisconsin in 1902, by the University of Missouri in 1903, and by Washington University in St. Louis in 1907.

Finally, on June 7, 1933, the National Geographic Board in a unanimous decision designated an unnamed mountain near Georgetown, Colorado, on the Loveland Pass Highway in Clear Creek County, where he had collected plants in 1886, as Mount Trelease. This mountain, having an altitude of 12,503 feet, is located in the vicinity

of other peaks named in honor of those other great early American botanists Gray, Engelmann, and Torrey. He is reported to have esteemed this honor above all others, which is understandable for there are indeed few who leave monuments that reach so high or will endure so long. However, in his numerous and voluminous monographs and in shorter papers describing, classifying, and naming plants, he left a monument even more enduring than a mountain. He met, in an extraordinarily thoroughgoing way, a great need of the time in which he lived.

DAILY ILLINOIS

Your Campus Newspaper for 73 Years

URBANA-CHAMPAIGN, WEDNESDAY, JANUARY 3, 1957

I SAARBR

Former Botany Department Head, Famed Expert Dies at Age of 87

William Trelease Succumbs to Severe Cold; Funeral Rites to be Conducted Tomorrow

William Trelease, professor emeritus of botany of the University, died at 10 p. m. Monday in his home following an illness of several months. His death was unexpected despite his having caught a severe cold early in the winter. He was 87 years old.

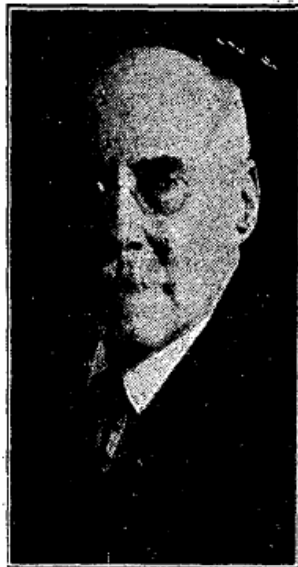
Funeral services will be conducted at 10 a. m. tomorrow from the Renner funeral home, Urbana. Burial will be in Bellfountain cemetery, St. Louis.

Mr. Trelease came to the University in 1913 as professor of botany and head of the department, and was known as one of the world's greatest authorities in the field. He retired in the fall of 1926.

Directed Shaw's Garden

For 23 years he was the director of the Missouri botanical garden (Shaw's garden) in St. Louis after having been selected by Harry Shaw to become the first director of the garden. He had been recommended for the post by two famous botanists, Asa Gray and George Engelmann.

William Trelease was born in Mt. Vernon, N. Y., on Feb. 22, 1857, the son of Samuel Ritter and Mary Elizabeth Gandell Trelease. He attended high school in Branford, Conn., and Brooklyn, N. Y., and was graduated from Cornell university in 1880. In 1884 he received his doctor of science degree from Harvard university, the LL.D. degree from the University of Wisconsin in 1902, and later special degrees from the University of Missouri and Washington university.



WILLIAM TRELEASE

Company D Wins Rifle Honors

B Team Takes Second; Dyer is High Scorer

Winners of the ROTC rifle competition, which took place just

He married Julia W. Johnson, of Madison, Wis., on July 19, 1882. His widow survives, along with four children, five grandchildren, and two great grandchildren.

Lectured at Johns Hopkins

Mr. Trelease was a lecturer in botany in the early 1880s at Johns Hopkins university and had charge of the summer school of botany at Harvard university in 1884. He served as professor of botany at the University of Wisconsin from 1885 to 1913 and as director of the Missouri botanical garden from 1889 to 1912.

He spent much time in the great botanical centers of the world and had made botanical explorations into Alaska, virtually all other parts of the North American continent, the West Indies, Madeira, and the Azores. He was a member of the Harriman Alaska expedition. He took his first field outing in 1886 into the Clear Creek country of Georgetown and the Argentine Pass in Colorado. In 1933 a mountain near Georgetown on the Loveland Pass highway became known as Mt. Trelease in honor of his distinguished work.

Century Plant Authority

Several books were written by Mr. Trelease, among them the edited works of George Englemann published in 1887 with the collaboration of Asa Gray. He also edited the reports of the Missouri botanical garden, was the author of "Poulson's Botanical Microchemistry," translated from the German, and "Salemonson's Bacteriological Technology," translated from the Danish. Some of his other well-known books are "Agave in the West Indies," "Plant Materials of Decorative Gardening," "The Genus Phorandendron," "Winter Botany," and "The American Oaks." He was an international authority on the century plant and was said to have known more about it than any other living man.

A member of the National Academy of Sciences and the American Philosophical society, he also belonged to the American Academy of Arts and Sciences, the American Society of Naturalists, of which he was president in 1903, the Engelmann Botanical club of which he was honorary president since 1900, and numerous other organizations.

Headed Botanical Society

He was chairman of the organization committee of the Botanical Society of America, which he twice headed as president, and was a past president of the Academie Internationale de Geographic Botanique. He had been a member of the Illinois state board of natural resources and conservation since 1917 and was the last of a group of dis-

(Continued on Page 2)

Trelease Dies . . .

(Continued from Page 1)
distinguished professors who were original board members.

Shortly after coming to the University, Mr. Trelease became interested in the pollination of flowers by insects, a study which had been introduced by Darwin. In 1922 he visited the botanical gardens in Europe to study the various types of American pepper.

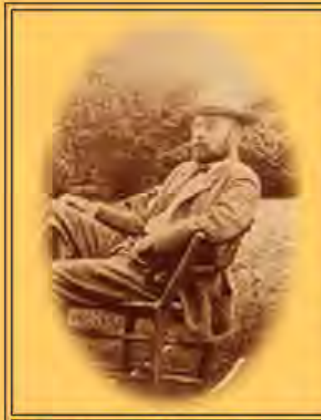
He started a movement for a campus sundial while here and the class of 1906 took his suggestion and presented the University with the sundial south of the Illini Union. He was a member of Phi Beta Kappa and Delta Upsilon.

In addition to his wife he leaves four children: Frank Johnson Trelease, a government engineer in Washington; A. M. Farlow Trelease, chairman of the Columbia university botany department; Sidney B. Trelease, Champaign-Urbana realtor; and William Trelease, Jr., who is with the Ethyl corporation in Baltimore, Md.

[Home](#)

William Trelease

1857 - 1945

[The 1899 Expedition](#)[Original Participants](#)[Brief Chronology](#)[Science Aboard the Elder](#)[Exploration & Settlement](#)[Growth Along](#)

William Trelease. Source: Missouri Botanical Garden.

William Trelease was born in Mount Vernon, New York in 1857. In his teens he was briefly apprenticed in a machine shop, but in 1877 he decided to enter Cornell College and study the natural sciences. After Cornell, he taught at the University of Wisconsin, and planned to study bacteriology there; but when he was offered the

director's job at the St. Louis Botanical Garden, he accepted. It was an ideal position for Trelease, a gifted botanist with a genius for classifying plants. He directed the 75 acre garden for 23 years, during which time he identified and named 2500 species and varieties of flora. Trelease's botanical interests were broad: he published a paper on the giant cactus of Mexico in the same year that he published his findings about coastal species in Alaska. He studied apple scab, leaf blight, nematodes.

While on the *Elder*, he worked with the others involved in botany, collecting specimens, but tending to play second fiddle to Muir, Gilbert and the other, more talkative, scientists. He was first and foremost a scientist, not a story-teller.

After the expedition, he returned to St. Louis, and eventually taught at the University of Illinois. His work includes hundreds of scholarly papers, but Trelease was not solely an academic. He published a small, inexpensive set of guides for the everyday gardener, that remain, to this day, a value for anyone who wishes to graft an apple tree, or identify and avoid poison ivy in the winter. Trelease died in 1945.

Martinez, California

May 10, 1912

My dear Release:

I'm glad to learn you are now free to go your own flowery way while yet young and able. Happy man! burdened only with blessed good luck. May you live to be a hundred years young. Anyhow you will live forever in your works. I often think of our Alaska days nothing found in them has given greater pleasure than yourself.

I've just returned from a grand trip in South America & Africa. - Found lots of good botany & geology. Hoping to see you ere long I am with all good wishes
Ever faithfully your friend
John Muir

Martinez, California

May 10, 1912

My dear Trelease:

I'm glad to learn you are now free to go your own flowery way while yet young and able. Happy man! burdened only with blessed good luck. May you live to be a hundred years young. Anyhow you will live forever in your works. I often think of our Alaska days nothing found in them has given greater pleasure than yourself.

I've just returned from a grand trip in South America & Africa. Found lots of good botany & geology.

Hoping to see you ere long
I am with all good wishes
Ever faithfully your friend

John Muir

The Botanical Society of America.

Council 1894 - 1895.

Terms expire with Annual Meeting 1895.

William Trelease, Pres.

Nathaniel Lord Britton, Vice President.

Charles Reid Barnes, Secretary
Treasurer

Charles Sprague Sargent

Edward Lee Greene.

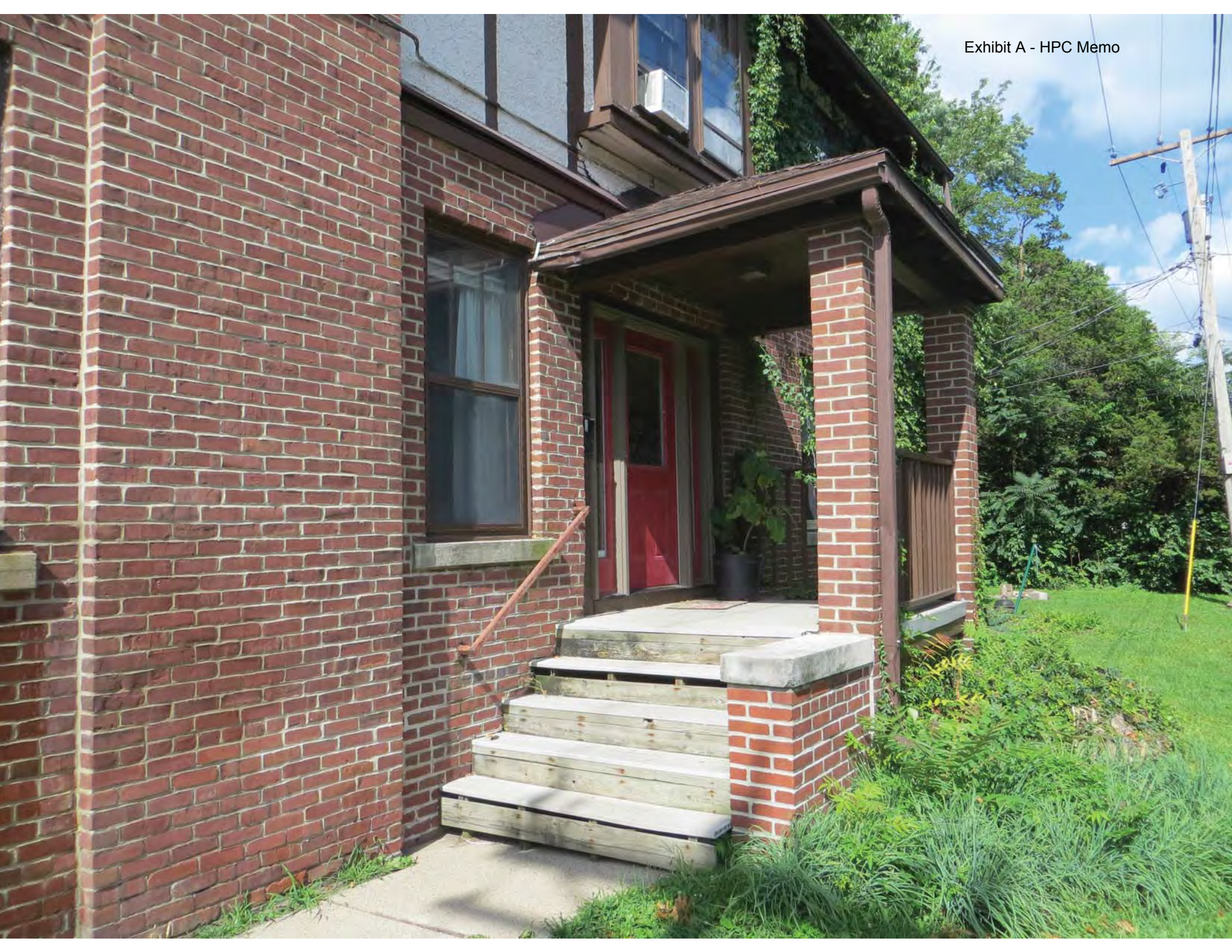
John Donnell Smith, treasurer-elect, signified to the Council, under date of Oct. 22, 1894, his inability to accept the treasurer-ship for the reason that his "frequent and prolonged absences from the country would interfere with a proper attention to the duties of treasurer".

The Council, therefore, after due nominations had been made, elected L. H. Bailey treasurer, by written ballot.

Mr. Bailey declined to accept the office. The Council then elected the Secretary acting Treasurer by written ballot.













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Attorneys at Law

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Champaign, Illinois 61820
217-351-4040

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P.O. Box 1098
Champaign, Illinois 61824-1098
FAX: 217-351-4314

June 28, 2016

SAM ERWIN (1935-2002)
RICHARD C. KIRBY (1948-2009)

JAMES A. MARTINKUS
PAUL R. COLE
SARAH B. TINNEY
JEFFERY B. WAMPLER
R. MICHAEL BROWN
JEFFREY L. HAYS
RICK W. AEILTS
MIKE McCORMICK

ANNE M. MARTINKUS
MATTHEW J. SCHWEIGHART
ADAM M. DILL
MATTHEW E. PEEK
MATTHEW P. KUENNING

Paralegals
CAROLYN S. PITTS CLA
VICTORIA L. ANDERSON MOS

James Simon
City of Urbana
400 S. Vine
Urbana, IL 61801

**RE: Vision Housing, LLC- 804 S. Lincoln Ave., Urbana, IL pending application
for Historic Landmark Designation**

Dear Mr. Simon:

Thank you for speaking with me regarding the above reference matter. My client, Vision Housing, LLC, received a letter from Kevin Garcia in the planning division of the Department of Community Development Services dated June 15, 2016. In that letter, Mr. Garcia provided my client with a copy of an application for Historic Landmark Designation for property located at 804 S. Lincoln Ave., Urbana, IL. The application was filed by a current tenant at that property, Megan McDonald. The application was initially received by the Historic Preservation Commission on May 16, 2016. It appears that it was "re-submitted" on June 13, 2016.

The letter from Kevin Garcia has advised my client that the application will be considered at the July 6, 2016 meeting before the Historic Preservation Commission to be held at the City Council Chambers at the City of Urbana on that date at 7:00 p.m.. My client was further advised that the Historic Preservation Commission will hear the application on that date and make a recommendation to the Urbana City Council as to whether the property qualifies as a local Historic Landmark. My client was further advised that if such a recommendation is made the City Council would consider the nomination at the July 18, 2016 meeting in the City Council Chambers of the City of Urbana. Further, my client was advised that the initial hearing set for July 6, 2016 could be continued to August 3, 2016 upon request of the property owner. It is my understanding from reviewing Urbana Zoning Ordinances that any such request would have to be made by the Wednesday prior to the July 6 meeting (or by Wednesday June 29, 2016).

The purpose of this letter is two fold:

First, having never appeared before the Historic Preservation Commission, and therefore being unfamiliar with its procedures, please accept this letter as a special and limited appearance on behalf of the property owner for the limited purpose of objecting to the jurisdiction of the Historic Preservation Commission and the Urbana City Council to act on the pending application; and

Second, to set forth the basis of my client's objection.

To recap the specific facts regarding this property, my client applied for a demolition permit (in conjunction with plans to develop the property) on March 30, 2016. Pursuant to Ordinance No. 2007-10-118 ("Demolition Delay Ordinance"), a 45 day delay period began to run from the date of my clients application for demolition permit, within which time any application for designation of the subject property as a landmark could have been submitted and considered by the City of Urbana. The deadline for the submittal of any such application was, therefore, May 15, 2016. The pending application was initially submitted May 16, 2016, one day late. As a result thereof, the City of Urbana issued the demolition permit for the subject property. The permit was issued as Permit No. DM2016-6076, and was issued on 5/17/2016.

Section 9 of the Demolition Delay Ordinance clearly provides that "the provisions of this Ordinance shall take precedence and be interpreted as superceding any other Ordinance or Administrative Order that may be in explicit conflict with the provisions of this Ordinance."

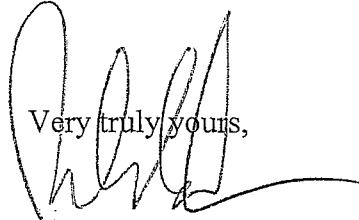
The City of Urbana's acceptance of the re-submitted application which was filed under the Historic Preservation Ordinance was in direct violation of the Demolition Delay Ordinance. Having already failed to meet the deadline within which to file the Application for Landmark Designation with respect to the above referenced property, and the City of Urbana having already issued the Demolition Permit based on the fact that the application was not submitted in a timely fashion, the City of Urbana should have rejected the applicant's re-submittal as likewise untimely.

To now set this matter on the calendar for public hearing and to advise the property owner of his rights under the Historic Preservation Ordinance is to imply that the application will be acted upon in his absence. This places the burden on the wrong party. The City of Urbana, having knowledge of its own ordinances, should have advised the applicant that her re-submitted application would not be accepted, as untimely filed, without placing any further burden on the property owner to do anything in response to the re-submitted application.

Having already complied with the applicable procedures and having received a demolition permit, the property owner has rights that cannot be rescinded by the actions of the City of Urbana which violate its own ordinance.

Therefore, please accept this letter as the basis for my clients protest of the jurisdiction of the Historic Preservation Commission or the Urbana City Council to hear the pending application (which may likewise be considered a protest of the merits of the Application itself). Furthermore, without waiving these claims or submitting to the jurisdiction of the Historic Preservation Commission, my client does hereby request an extension of the public hearing on this matter currently scheduled for July 6, 2016 until such time as this protest can be considered by your office.

I look forward to working with you to resolve this matter. Awaiting your response I remain.

Very truly yours,

Rick W. Aeilts

RWA/cwl
cc:
Chris Saunders
Kevin Garcia



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division
400 South Vine Street
Urbana, IL 61801
(217) 384-2440

July 26, 2016

Mr. Rick W. Aeilts
Erwin, Martinkus & Cole, Ltd.
411 West University Avenue
Champaign, IL 61820

RE: Vision Housing LLC – 804 S. Lincoln Avenue, Urbana, IL pending application for Historic Landmark Designation

Dear Mr. Aeilts:

I am writing in response to your letter to James Simon, City Attorney, dated June 28, 2016, regarding the above-referenced matter. Your letter presents your client's objection to the jurisdiction of the Historic Preservation Commission and the Urbana City Council to act on the pending application for historic landmark designation of 804 S. Lincoln Avenue.

Please note that the application for the demolition permit was received on March 28, 2016, not on March 30, 2016, as your letter indicated. Thus, the 45-day delay period expired on May 12, 2016. As your letter accurately states, the pending application for historic landmark designation was initially submitted on May 16, 2016, four days after the expiration of the 45-day delay period required by the Demolition Delay Ordinance. The application was subsequently amended and then deemed complete on June 13, 2016. As the landmark designation application was received after the delay period had ended, the demolition permit for the subject property was issued on May 17, 2016. That demolition permit remains valid.

The Demolition Delay Ordinance was established to institute "...a delay period for the issuance of certain demolition permits for historic preservation purposes" (Ordinance No. 2007-10-118, Section 1). The ordinance sets the 45-day period of delay and requires consideration of any application for landmark designation if received during that delay period. The ordinance contains no provisions relating to the period following issuance of a demolition permit. Therefore, the City must abide by the requirements of Article XII of the Zoning Ordinance regarding Historic Preservation to process the submitted application for landmark nomination. However, the City recognizes that any decision by the Historic Preservation Commission and the City Council will not interfere with your client's right to take action pursuant to the validly issued demolition permit.

Article XII requires that the Preservation Commission commence a public hearing on the question of designation within 60 days of receiving a complete application. As the complete application was received on June 13, 2016, the public hearing would need to be commenced on or before August 12, 2016. The matter was initially scheduled for the July 6, 2016, but continued

to the next regular meeting of the Preservation Commission on August 3, 2016, upon request of the property owner and pursuant to Section XII-5.D.1 of the Zoning Ordinance.

The August 3, 2016, regular meeting of the Historic Preservation Commission will take place at 7pm in the City Council Chambers within the Urbana City Building at 400 S. Vine Street, Urbana. The continued public hearing to consider the application for landmark designation for 804 S. Lincoln Avenue will be on the agenda. You and your client are certainly welcome to attend and, if desired, fully participate in the public hearing. Should the Historic Preservation Commission recommend that the subject building be designated a landmark, you and your client will have the right and opportunity to appear before the City Council on the date the matter is set on its agenda.

Should you have any questions please contact me at 217-328-8262 or lpearson@urbanaininois.us.

Sincerely,



Lorrie L. Pearson, AICP
Planning Manager

cc: James Simon, City Attorney
Elizabeth H. Tyler, FAICP, Community Development Director
John A. Schneider, Building Safety Manager
Kevin Garcia, AICP, Planner II

10 AUG 2016 PM 12:04

August 10, 2016

Urbana City Clerk
Urbana City Building
400 S. Vine St.
Urbana, IL 61801

HAND DELIVERY

RE: Pending Historic Landmark Designation
804 S. Lincoln Avenue, Urbana IL


Dear Madam,

This letter is a protest against the referenced proposed designation.

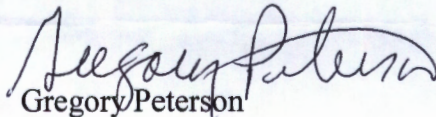
We are the sole members and managers of Vision Housing, LLC, the owner of the subject property. Because ownership of the subject property is not held in the name of a corporation or partnership as referenced in Section XII-5.1. of the Urbana Zoning Ordinance, no affidavit citing our authority to execute this protest is included herewith.

However, in order to provide complete information, we have also enclosed a copy taken from the records of the Illinois Secretary of State showing the status of Vision Housing, LLC and its membership and management authority.

Sincerely,



Christopher Saunders

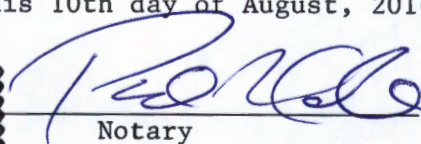
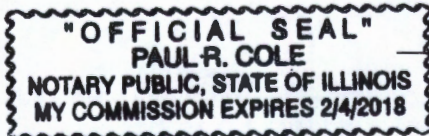


Gregory Peterson

PRC/ba

Enc.

Subscribed and sworn to before me
this 10th day of August, 2016.



Notary

FILED
AUG 10 2016
Phyllis D. Clark
City Clerk

10 AUG 2016 PM12:04

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JESSE WHITE
SECRETARY OF STATE



LLC MANAGERS

| Entity Name | VISION HOUSING, LLC | File Number | 05331722 |
|-----------------------|--|-------------|----------|
| Name | Address | | |
| SAUNDERS, CHRISTOPHER | 510 S. NEIL ST., CHAMPAIGN, IL - 61820 | | |
| PETERSON, GREGORY | 510 S. NEIL ST., CHAMPAIGN, IL - 61820 | | |

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SECRETARY OF STATE



LLC FILE DETAIL REPORT

| | | | |
|----------------------------------|---|--------------------------|--|
| File Number | 05331722 | | |
| Entity Name | VISION HOUSING, LLC | | |
| Status | ACTIVE | On | 06/28/2016 |
| Entity Type | LLC | Type of LLC | Domestic |
| File Date | 07/07/2015 | Jurisdiction | IL |
| Agent Name | RICK W. AEILTS | Agent Change Date | 07/07/2015 |
| Agent Street Address | 411 W UNIVERSITY AVE | Principal Office | 510 S. NEIL ST. CHAMPAIGN, IL 618200000 |
| Agent City | CHAMPAIGN | Management Type | MGR View |
| Agent Zip | 61820 | Duration | PERPETUAL |
| Annual Report Filing Date | 06/28/2016 | For Year | 2016 |
| Series Name | AUTHORIZED TO ESTABLISH SERIES--NO SERIES CREATED | | |

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