



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, Director

DATE: June 13, 2013

SUBJECT: A request by Brianna Kraft to designate 1404 S. Lincoln Avenue (Zeta Tau Alpha Sorority House) a local historic landmark. (Case No. HP 2013-L-01)

Introduction

Historic Preservation Case No. HP 2013-L-01 is an application submitted on April 8, 2013 by Brianna Kraft to designate the Greek house at 1404 South Lincoln Avenue (referred to as the Zeta Tau Alpha Sorority House) as a local historic landmark. Zeta Tau Alpha Fraternity is the property owner and has submitted a written objection to the application to the Historic Preservation Commission (Exhibit E). A property owner protest was filed with the City Clerk on June 12, 2013 regarding this application.

Should the application be approved, the owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission (HPC) for future exterior changes to the property, including any proposed demolition.

The Historic Preservation Ordinance requires that the HPC hold a public hearing on the application and, lacking written owner consent, make a recommendation to the Urbana City Council whether to approve or deny said application. The City Council will then determine whether to designate the property by enacting an ordinance. Should the property owner file a valid protest with the City Clerk's office in accordance with Section XII-5.1 in the Urbana Zoning Ordinance, the application shall only be approved by a minimum two-thirds vote of the alderpersons then holding office, excepting those who abstain for reason of a proclaimed conflict of interest.

At the Historic Preservation Commission meeting on June 5, 2013, the HPC held a public hearing to consider the application. The applicant was not able to attend the meeting, but sent the HPC a letter explaining her absence (Exhibit C). Prior to the meeting, staff received 15 letters of support for the application, including letters from an architectural engineer who works on historic building restoration projects in Chicago, the Chair for the Historic Resources Committee of the American Institute of Architects Chicago Chapter, and the Executive Director of the Preservation and Conservation Association (PACA) of Champaign County. During the public hearing, three people spoke in support of the application, including Brian Adams, author of a book about Urbana architect Joseph Royer, whose firm designed the house, and former PACA president Rich Cahill. The owner spoke in opposition to the

application, stating that the application was insufficient in particular because they found some evidence that Joseph Royer may not actually have designed the building himself, that landmark designation would cause “foreseeable costs” that would frustrate the stated purposes of the historic preservation ordinance, and because it is unwise from a policy perspective to approve a landmark application without consent from the property owner. The owner’s objections are listed in a letter submitted to the HPC and included as Exhibit E. Following the property owner’s objections, one member of the public also spoke in opposition to the application. Two additional people spoke neither in support nor in opposition to the application. Minutes of the public hearing are attached.

Following public input, the Commission discussed the application. Regarding the owner’s evidence on whether Royer was the architect for the project, the Commission generally agreed that to satisfy criteria d), that the house be the notable work of a master architect, that it was sufficient that Royer’s firm designed the building. The Commission specifically discussed the house’s heritage value in terms of its contribution to early campus housing, that the house is an excellent example of the French Eclectic architectural style, and that it is a visual landmark in the West Urbana neighborhood. Following discussion, the Commission recommended by a vote of six ayes to zero nays that the property qualified for designation as a local landmark under the following criteria (Section XII-5.C of the Urbana Zoning Ordinance):

- a) *Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;*
- c) *Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity;*
- d) *Is a notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and*
- e) *Is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.*

Background

The Zeta Tau Alpha Sorority House was designed by the firm of local architect Joseph W. Royer, the most prestigious architect in Urbana between the late nineteenth and mid-twentieth centuries. In 2007, the City of Urbana designated the Joseph W. Royer Arts and Architecture District to recognize his contributions to the city’s historic and architectural heritage. Joseph Royer was a prominent architect in Champaign County from the late 1890’s through the mid-1900s. He lived in Urbana his entire life and studied architecture under the instruction of Nathan Ricker. While working as an engineer for the City of Urbana, Royer designed many distinguished buildings in the city, including the Urbana Free Library, the Champaign County Courthouse, the Urbana Landmark Hotel (originally called the Urbana-Lincoln Hotel), the Champaign County Almshouse on East Main Street, and many downtown buildings including Tiernan’s Block/Masonic Temple, the Cohen Building, Canaan Baptist Church, and the Unitarian Universalist Church.

The Zeta Tau Alpha Sorority House was constructed in 1928 in the French Eclectic architectural style. It was built for the Zeta Tau Alpha Sorority as their chapter house. The collegiate Greek community has had a significant impact on American collegiate life and the University of Illinois at Urbana-Champaign has, since the 1930s, had the most Greek Letter Society chapters in the country. In 1989, the National Register of Historic Places listed six local fraternity and sorority houses on the National Register as a multiple property listing, with more Greek Houses added later. The subject house is not listed on the National Register, but it is mentioned in the Multiple Property Documentation Form as being a possibility for listing in the future. To see a copy of the National Register Multiple Property Documentation Form, see <http://urbanaillinois.us/residents/historic-urbana/100-most-significant-buildings/buildings/greek-houses>.

The Zeta Tau Alpha Sorority House has been vacant since 2009 and has been registered on the City's Vacant Structure Registry since that time. Prior to that, it was rented to a fraternity who left it in a state of disrepair. The City has worked since that time to encourage the sorority to re-tenant the building as leaving it vacant has made it vulnerable to the elements, vandalism, and trespassers. The first floor windows are boarded on the interior, but on several occasions persons have forcibly entered the building, and Urbana Police have sometimes had to remove intruders. False fire alarms are reported frequently by the Urbana Fire Department as a result of what appears to be an aging and deteriorating fire alarm system. The Building Safety Division responds to periodic reports by having the building secured and the exterior maintained.

Discussion

The application states that the Zeta Tau Alpha Sorority House:

- Has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community;
- Is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials, while retaining a high degree of integrity;
- Is a notable work of a master builder, designer, architect or artist whose individual genius has influenced an area; and
- Is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

Criteria

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of the following criteria for designation. Following each criteria (*provided in italics*) is analysis offered by City staff.

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

According to the application, the Zeta Tau Alpha Sorority House has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community. The building was designed to house the University of Illinois chapter of the Zeta Tau Alpha Sorority. Sororities and Fraternities, also known as Greek Letter Societies or Greek Houses, have had a profound impact on American collegiate life as they were the predominant form of organized student housing. When the Zeta Tau Alpha Sorority House was built in 1928, the University of Illinois at Urbana-Champaign had the largest concentration of Greek Letter Societies in the United States. In 1989, a number of fraternity and sorority houses in Urbana-Champaign were listed on the National Register of Historic Places as a multiple property listing due to the importance both nationally and locally of these Greek Houses. Although the Zeta Tau Alpha Sorority House is not currently included in the National Register of Historic Places multiple property listing for Greek Houses, in City staff's opinion it qualifies for inclusion.

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

The Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House has significant value as part of the architectural, cultural, educational, and social heritage of the community as it is an outstanding example of the role that Greek life has historically played on the University of Illinois campus, which is recognized as having the largest university Greek system of any American university.

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

The property does not qualify under criterion b).

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

The Zeta Tau Alpha Sorority House, built in 1928, was designed by the architectural firm of Joseph Royer in the French Eclectic architectural style. Identifying features of the French Eclectic style present in the sorority house include a tall steeply pitched hipped roof, stucco wall cladding with decorative brick and half-timbering, and the presence of a prominent round tower with a high, conical roof containing the main entrance to the building. The sorority house has previously been recognized as

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

The second part of this criterion deals with integrity—the ability of the house to convey its significance. The sorority house appears to have a high degree of integrity, with the original building form and massing remaining as well as its original windows and doors, wrought iron balcony, dormers, and prominent chimneys. The 1963 addition on the west side of the house does not compromise the house's architectural integrity as it matches the original materials and is compatible with the original structure in terms of massing and scale. The sunroom addition on the southeast corner of the building was originally designed as an outdoor patio. Although it conceals parts of the building that are meant to be exterior, the addition is compatible in terms of materials, massing, and scale and therefore does not compromise the house's architectural integrity. Although a dominant addition to the building was constructed in 1963, and that the addition dominates and substantially alters the façade and changes how the original building addresses the streets, the addition will be at least 50 years old this year, is in keeping with the original architectural style, and evidences the evolution of the building over time, and does not inhibit the public's ability to perceive the historic character of the overall building, its design, and its setting.

The Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House is representative of the distinguishing characteristics of the French Eclectic Architectural Style and is inherently valuable for the study of that style, as well as for its craftsmanship, and that additionally the Zeta Tau Alpha Sorority House 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 Zeta Tau Alpha Sorority House was designed by the firm of Joseph W. Royer, a native of Urbana and a University of Illinois graduate in Civil Engineering. Royer's active years as an architect spanned more than half a century and left a significant mark on Urbana's built environment. Royer, as Urbana's City Engineer, designed the Champaign County Courthouse, which was completed in 1900 and brought him immediate recognition. He also designed the Urbana High School, Leal Elementary School, the Urbana Free Library, many of the buildings in downtown Urbana, and churches and residences scattered throughout the city. In 2007, the City of Urbana created the Joseph W. Royer Arts and Architecture District, to commemorate Royer's historic and architectural heritage. The district's architectural character is defined by Royer's masterfully designed buildings and includes many of those listed above. Moreover, three of the City's historic landmarks, the Freeman House, Tiernan's Block/Masonic Temple, and the Urbana Landmark Hotel, are Royer buildings. In addition to the Royer Arts and Architecture District mentioned above, the City has a Royer Historic District which consists of Royer's personal residence and a cottage he built for his mother-in-law. In 2011, the News-Gazette published *Joseph*

William Royer: Urbana's Architect by Brian Adams. The book provides a clear and complete chronology of Royer's personal and professional life. According to Adams, Royer's influence on Urbana's built environment is so strong, that "A traveler entering Urbana in the 1920s might well have been entering a city justifiably named "Royerville." By [the 1920s], much of the architectural character of downtown Urbana and much of the residential ring around the city had been determined by Urbana-born architect Joseph William Royer" (Adams, p1).

City staff recommends a finding that the Zeta Tau Alpha Sorority House is a notable work of Joseph Royer, a master architect whose individual genius has greatly influenced Urbana and Central Illinois.

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

The physical characteristics on the main façade – primarily the tall steeply pitched hipped roof, the stucco wall cladding with decorative brick and half-timbering, and the prominent round tower with a high, conical roof which contains the main entrance to the building – are dramatic and unique. These elements characterize the French Eclectic Architectural Style, which is a type of architectural revival style that Joseph Royer favored in his designs. Given these unique physical characteristics, the Zeta Tau Alpha Sorority House is certainly identifiable as an established and familiar feature in the community. In terms of "unique location", all properties are uniquely located, but this criterion refers to a property being recognizable due to unique placement, such as on a hill. Being located on a street corner, the home's visual character is prominent but should not be considered as identifiable based specifically on a unique location. However, as the Zeta Tau Alpha Sorority House is located on Lincoln Avenue, which serves as the western entrance to the University of Illinois campus, it can be considered as identifiable based on a unique location.

The Historic Preservation Commission recommends a finding that the Zeta Tau Alpha Sorority House is identifiable as an established and familiar visual feature in the community owing to its uniquely prominent and picturesque roofline, rich use of materials and architectural details indicative of the French Eclectic Architectural Style, and visibility from Lincoln Avenue, an arterial roadway which defines the eastern edge of campus.

- 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 of integrity or architectural significance.*

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

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

City staff and the applicant are not aware of any archaeological significance of the area.

Findings

1. The City of Urbana, a home rule municipality, is authorized to designate local landmarks and historic districts under 5 ILCS 5/11-48.2-2 et seq of the Illinois Municipal Code, and under Article XII (Historic Preservation) of the Urbana Zoning Ordinance.
2. The City of Urbana on April 8, 2013 received a landmark application to designate the property located at 1404 South Lincoln Avenue as a local landmark.
3. The Urbana Historic Preservation Commission held a public hearing on June 5, 2013 to consider the landmark designation of the subject property.
4. Prior to the public hearing, staff received 15 letters of support for the application.
5. At the public hearing, three members of the public spoke in support of the application; two spoke against the application, including the property owner; and two spoke neither in support nor in opposition.
6. The designation of the subject property will further promote the educational, cultural, economic, and general welfare of the community.
7. The property located at 1404 South Lincoln Avenue and known as the Zeta Tau Alpha Sorority House was constructed in 1928.
8. The Zeta Tau Alpha Sorority House is integral to the cultural characteristics of the community due to its being an outstanding example of early campus housing and of the impact of the Greek Letter Communities at the University of Illinois.
9. The Zeta Tau Alpha Sorority House is highly representative of the French Eclectic Architectural Style and is valuable for its study, as well as retaining a high degree of integrity.
10. The Zeta Tau Alpha Sorority House is a notable work of master architect Joseph Royer whose individual genius has greatly influenced Urbana and central Illinois.
11. The Zeta Tau Alpha Sorority House is a prominent feature of the community owing to its many unique features and visibility from the University of Illinois campus and Lincoln Avenue.
12. At their June 5, 2013 meeting, the Historic Preservation Commission voted six ayes zero nays to forward Case HP-2013-L-01 to the City Council with a recommendation for approval.

Options

In considering Case No. HP 2013-L-01, the Urbana City Council may:

- a) Approve the application; or
- b) Deny the application.

Recommendation

Based on the analysis and findings presented herein, the Urbana Historic Preservation Commission and staff recommend that City Council APPROVE the proposed landmark designation for the Zeta Tau Alpha Sorority House in Case HP-2013-L-01 as it conforms with criteria a, c, d, and e of Section XII-5.C of the Urbana Zoning Ordinance. Because of the written protest submitted by the property owner, approval would require a two-thirds majority of all alderpersons holding office.

Prepared by



Rebecca Bird, Planner II

cc: Elizabeth Tyler, FAICP, Community Development Director
Robert Myers, AICP, Planning Manager
Property Owner – ZTA Fraternity, Kim McKinley, 3450 Founders Rd, Indianapolis, IN 46268
Anne Tamulaitis, zta.anne@gmail.com
Matt Deering, mdeering@meyercafel.com
Colleen Ramais, cramais@meyercafel.com
Applicant – Brianna Kraft, blkraft2@illinois.edu

Attachments: Exhibit A: Location Map & Aerial Photo
Exhibit B: Application & Photos
Exhibit C: Letter to HPC from Applicant
Exhibit D: Letters to HPC from public
Exhibit E: Letter of Protest from ZTA

ORDINANCE NO. 2013-06-054

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK

(1404 South Lincoln Avenue, "Zeta Tau Alpha Sorority House"
Historic Preservation Case No. HP2013-L-01)

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

WHEREAS, Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic, and general welfare of the community; and

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

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

WHEREAS, after due publication and notice to all parties as is required under the Historic Preservation Ordinance and the Illinois Municipal Code, a public hearing was held by the Urbana Historic Preservation Commission on June 5, 2013 concerning the subject historic landmark nomination; and

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

- a) Significant value as part of the architectural, cultural, educational, and social heritage of the community as an outstanding example of the role that Greek life has historically played on the University of Illinois campus, which is recognized as having the largest university Greek system of any American university;
- c) Representative of the distinguishing characteristics of the French Eclectic Architectural Style and is inherently valuable for the study of that style, as well as for its craftsmanship, and that additionally the Zeta Tau Alpha Sorority House retains a high degree of integrity;
- d) Notable work of Joseph Royer, a master architect whose individual genius has greatly influenced Urbana and Central Illinois; and
- e) Identifiable as an established and familiar visual feature in the community owing to its uniquely prominent and picturesque roofline, rich use of materials and architectural details indicative of the French Eclectic Architectural Style, and visibility from Lincoln Avenue, an arterial roadway which defines the eastern edge of campus; and

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

LEGAL DESCRIPTION:

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

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

Section 2. The City Clerk is hereby directed to publish this Ordinance in pamphlet form by authority of the City Council of the City of Urbana. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Article 11, Division 13 (Zoning) of the Illinois Compiled Statutes (65 ILCS 5/11-13-14).

PASSED by a two-thirds majority of the Urbana City Council this _____ day of _____, 2013.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2013.

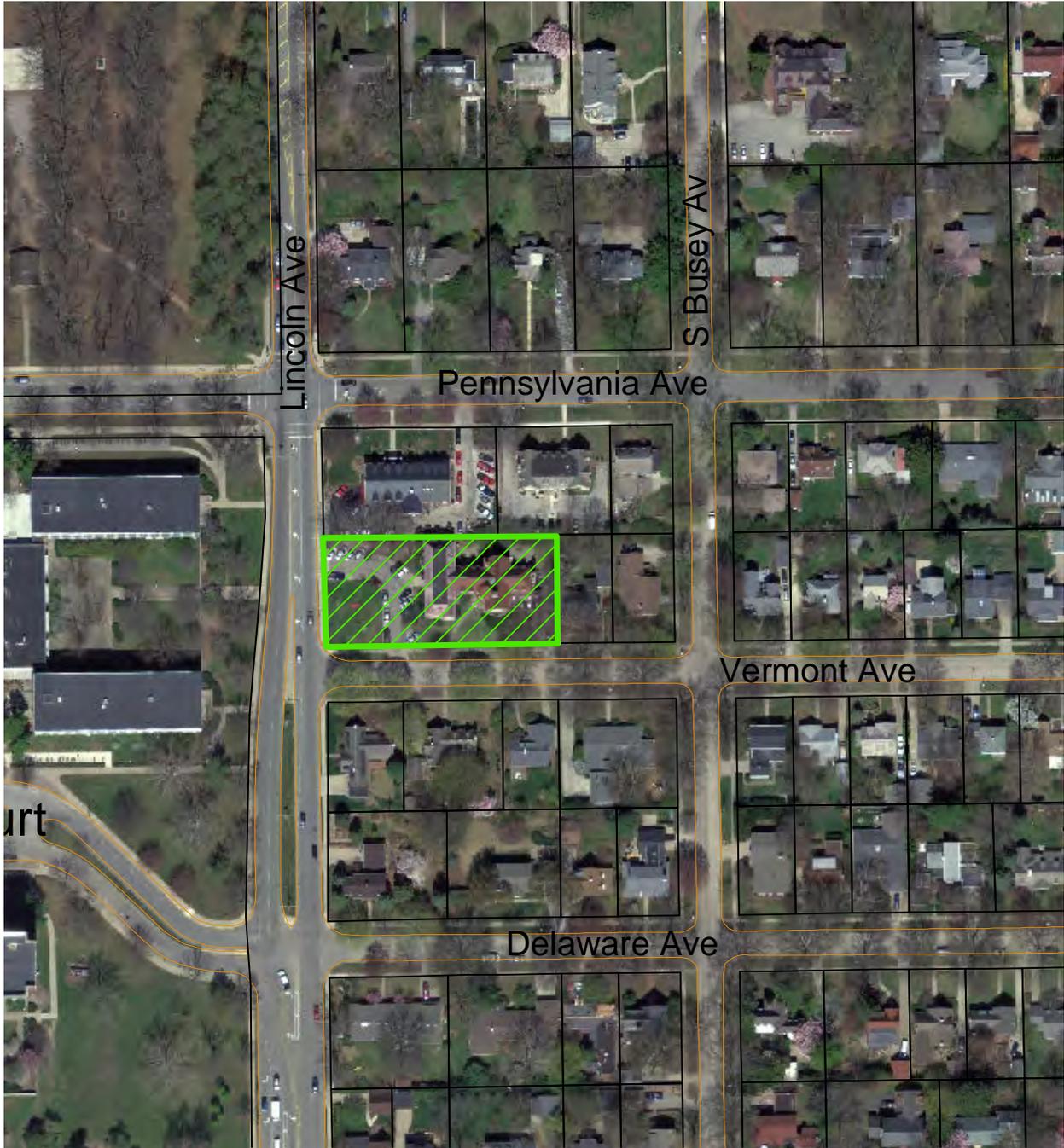
Laurel Lunt Prussing, Mayor

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 _____, 2013, the City Council of the City of Urbana passed and approved Ordinance No. _____, entitled AN ORDINANCE DESIGNATING A HISTORIC LANDMARK (1404 South Lincoln Avenue, "Zeta Tau Alpha Sorority House" Historic Preservation Case No. HP2013-L-01) which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the ____ day of _____, 2013, 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 _____, 2013.

Location Map



Case: HP-2013-L-01
 Subject: Landmark Application
 Location: 1404 S. Lincoln Ave, Urbana
 Petitioner: Brianna Kraft

 Subject Property



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. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed 04-08-2013 Case No. HP-2013-L-01

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **BRIANNA KRAFT** Phone: **815-541-7404**

Address (*street/city/state/zip code*): **111 E PROVOST STREET LENA, IL 61048**

Email Address: **KRAFTY08@GMAIL.COM**

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

2. OWNER INFORMATION

Name of Owner(s): **ZETA TAU ALPHA FRATERNITY** Phone:

Address (*street/city/state/zip code*): **3450 FOUNDERS RD, INDIANAPOLIS, IN 46268-0000**

Email Address:

3. PROPERTY INFORMATION

Location of Subject Site: **1404 S. LINCOLN AVENUE URBANA, IL 61801**

PIN # of Location: **93-21-17-352-005**

Lot Size: 115 feet by 245 feet (4 lots combined; lot numbers 60, 65, 64, 69)

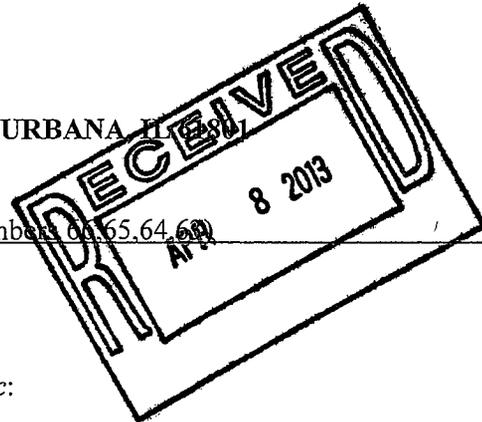
Current Zoning Designation:

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

Present Comprehensive Plan Designation: **RESIDENTIAL**

Legal Description: _____

Date of Construction of Structure: 1928



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

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

Indicate which of the following criteria apply to the property or structure (***check all that apply***). Additionally, attach a statement that describes the proposed landmark and its historic significance; list reasons why it is eligible for nomination; and show how the proposed landmark conforms to the criteria for designation (*see attached Suggested Format*).

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
- Associated with an important person or event in national state or local history;
- Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity;
- Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;
- Identifiable as an established and familiar visual location or physical characteristics;
- Character is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance;
- Yields, or may be likely to yield information important in history or prehistory

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

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

CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner's behalf.

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

City of Urbana
Community Development Department Services
Planning Division
400 South Vine Street, Urbana, IL 61801
Phone: (217) 384-2440
Fax: (217) 384-2367

URBANA HISTORIC PRESERVATION COMMISSION
Suggested Format for Content and Organization of “Statements”
For Property Located in a Proposed Historic Landmark

Summary Paragraph

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

Property Description

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

History

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

For Architectural Significance

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

Context

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

ZETA TAU ALPHA SORORITY HOUSE NOMINATION

Introduction

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

- having significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
- being representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity;
- being a notable work of a master builder, designer, architect or artist whose individual genius has influenced an area;
- and being identifiable as an established and familiar visual location or physical characteristics.

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

Architectural Significance

The Zeta Tau Alpha house is being nominated as an Urbana Landmark for being representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity.

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

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

The Zeta Tau Alpha Sorority House is two and a half stories and has an informal, asymmetrical composition. The house has a round tower with a high conical roof tucked into the corner of the south facade which marks the entrance of the house. The tower is entirely decorated with brick and has an elaborate doorway outlined with stone. A basket handle arched window decorated with a stone ogee arch moulding and a wrought iron railing sits above the main doorway on the tower. The original section of the house has two asymmetrical side wings that flank the tower. The house has steeply pitched gable roofs constructed of tile that dominate the north and south facades and hip roofs that accentuate the east and west side wings. The house is constructed of a variety of exterior materials, including brick detailing such as brick quoins at the corners and brick shutters surrounding the windows, stucco on the majority of the wall surface, and some "half-timber" detailing on each facade. The windows are multi-paned casement windows and there are two types of dormer windows along the roof line. The types of dormers include parapet roofed dormers and flat roofed dormers. The house has a variety of picturesque details, including the massive brick chimneys and intricate brick detailing.

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

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

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

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

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

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

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

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

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

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

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

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

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

Joseph William Royer

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

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

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

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

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

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

Historical Significance

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

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

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

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

⁷ Zeta Tau Alpha, "History." (2012).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Context

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

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

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

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

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

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

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

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

Conclusion

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



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



Southeast corner, 2013



East Facade, 2013



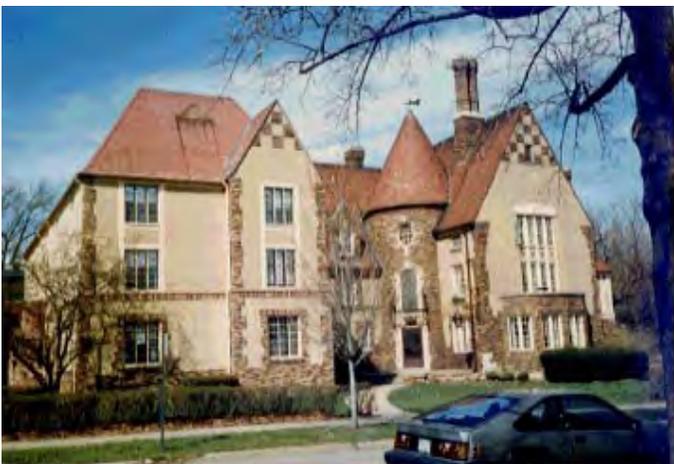
North Facade, 2013



West Facade, 2013



Detail Photos, 2013



Zeta Tau Alpha House, 1990



Zeta Tau Alpha House, 1990



Zeta Tau Alpha House Addition Under Construction, 1962



Zeta Tau Alpha House Addition Completion, 1963



Zeta Tau Alpha House Addition, 2013



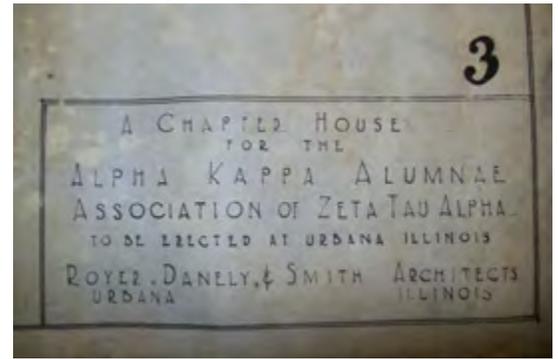
Alpha Kappa Chapter in front of house at 808 W. Vermont, 1931



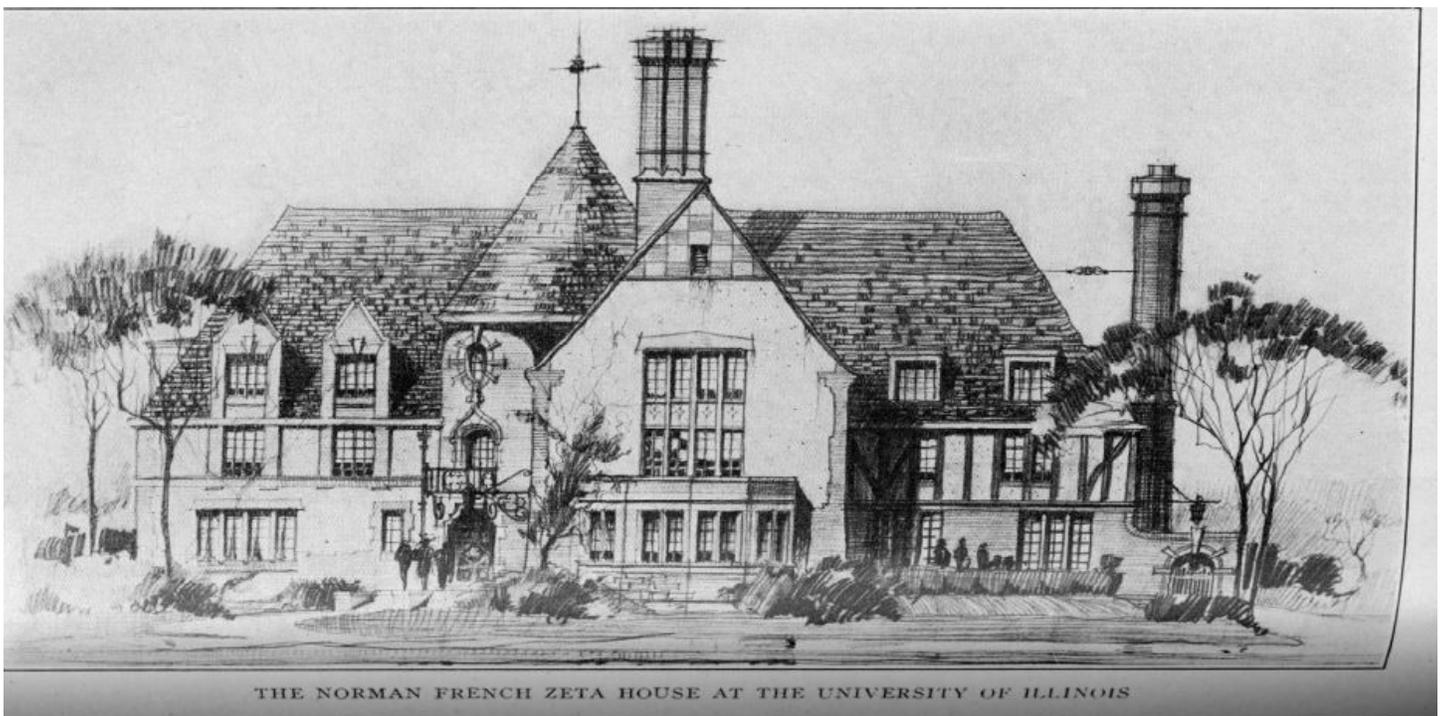
Second Zeta Tau Alpha House, 112 E. John Street, before 1928



Main Facade (South Facade), 1928



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



THE NORMAN FRENCH ZETA HOUSE AT THE UNIVERSITY OF ILLINOIS

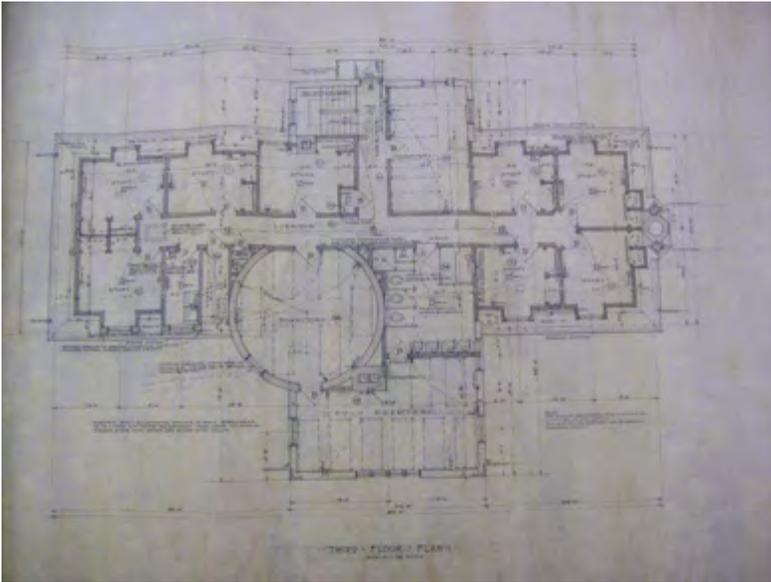
Main Facade (South Facade) Drawing by Royer, Danely & Smith Architects, 1928



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



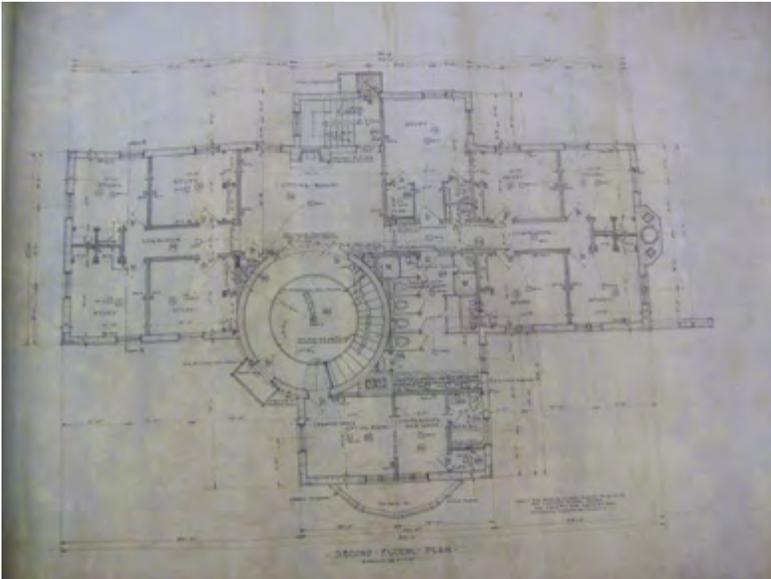
South Elevation - Royer, Danely, & Smith Architects, 1928



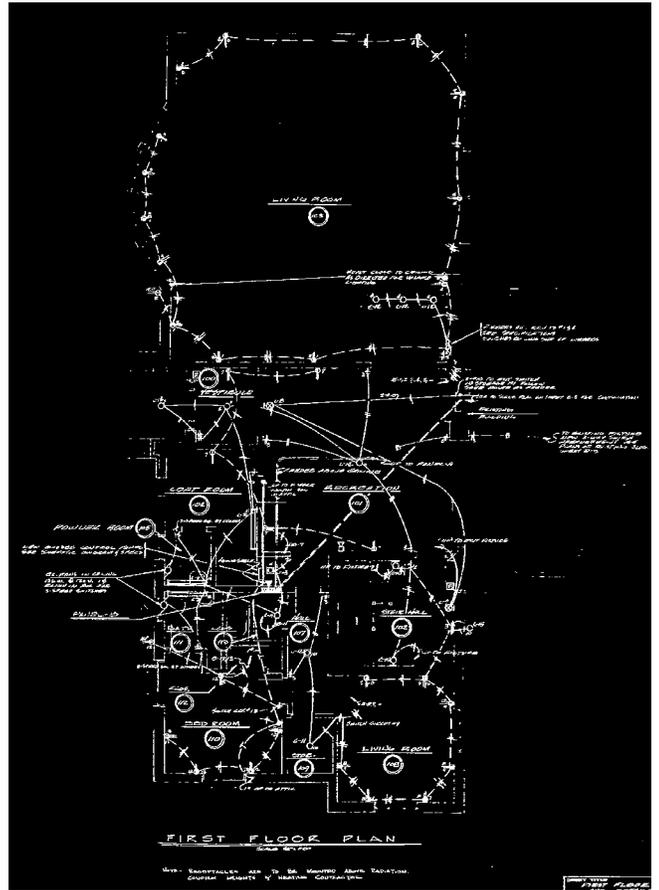
Third Floor Plan - Royer, Danely, & Smith Architects, 1928



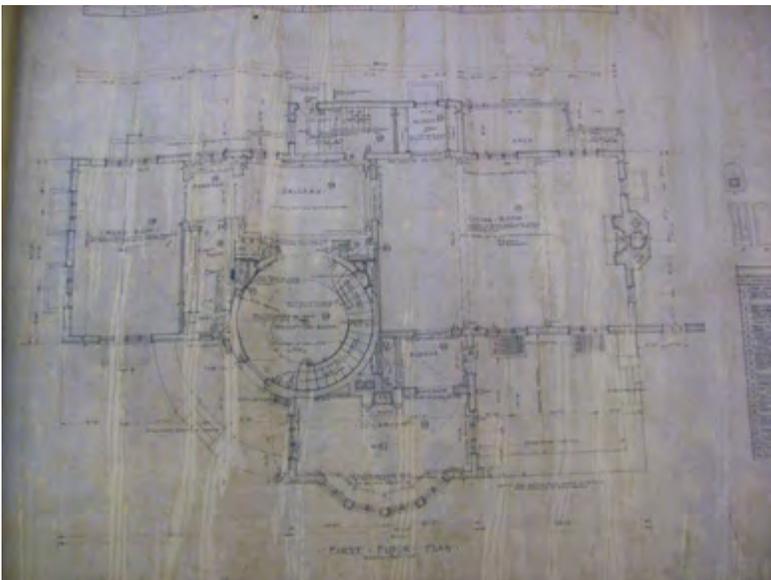
South Elevation - Royer, Danely, & Smith Architects, 1928



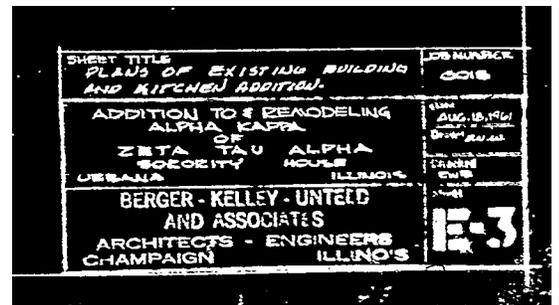
Second Floor Plan - Royer, Danely, & Smith Architects, 1928



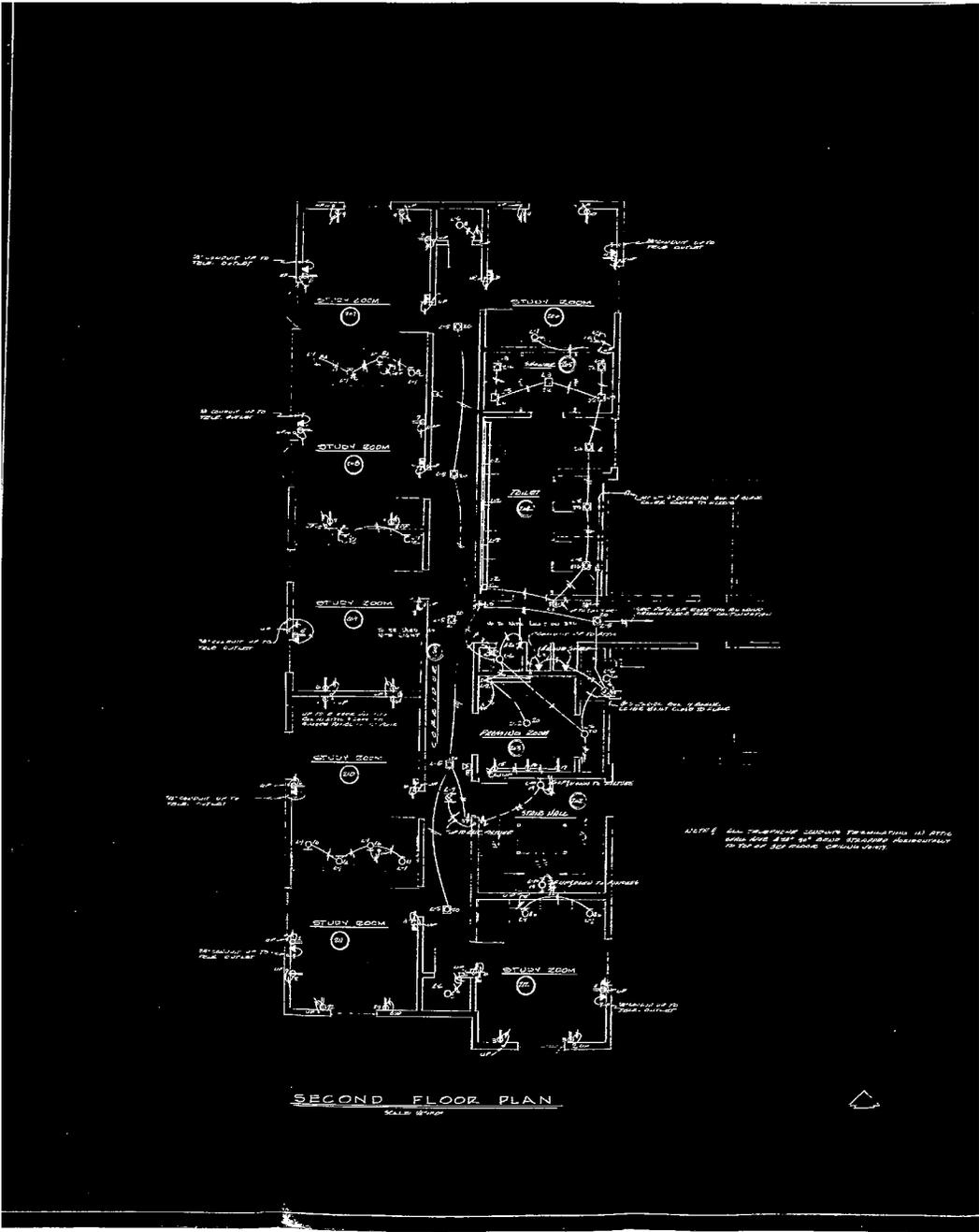
First Floor Plan - Berger-Kelley & Associates, 1961



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



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



Second Floor Plan - Berger-Kelley & Associates, 1961

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

May 27, 2013

To the Urbana Historic Preservation Commission,

As the applicant of the Zeta Tau Alpha Sorority House (1404 S. Lincoln Avenue) local historic landmark nomination, I sincerely apologize for not being in attendance at today's meeting. While writing the landmark application, I was a graduate student in the Master of Architecture program at the University of Illinois but I have since graduated and I am currently in Washington, D.C. working at the National Park Service on a HABS/HAER project. I do not want my absence at this meeting to be misconstrued as a lack of support for the nomination of the Zeta Tau Alpha Sorority House as a local historic landmark, so once again I apologize for my absence.

I strongly believe that the Zeta Tau Alpha Sorority House meets and exceeds the local historic landmark designation criteria. As a Joseph Royer designed Greek house, the Zeta Tau Alpha house is part of a unique category of historic buildings in the city of Urbana. Royer designed only a handful of other Greek houses in the area and the charming French Eclectic architectural features of the Zeta Tau Alpha house are unique to only this house and the Alpha Rho Chi house in Champaign. The Zeta Tau Alpha house also played a major role in the development of student housing and the Greek way of life at the university by providing living spaces for young females to become friends and to foster academic achievement. The house was constructed on Lincoln Avenue in a cluster of other Greek houses which creates a unique context between the university and the residential neighborhood of west Urbana. If any of these large Greek houses are removed, it will alter the uniqueness of the neighborhood.

It is important that we celebrate the master craft of the architecture of our past, especially the architecture built at the hand of Joseph Royer in the lovely city of Urbana, with the hope that it will not be destroyed or left to decay, but instead will be utilized and protected for many years to come.

Thank you for taking the time to review my application for the nomination of the Zeta Tau Alpha Sorority house as an Urbana local historic landmark.

Sincerely,

Brianna Kraft

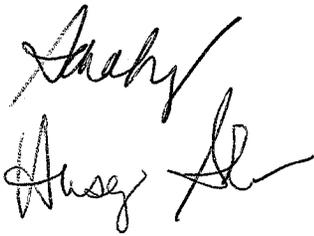
111 E Provost Street
Lena, IL 61048
815.541.7404
Krafty08@gmail.com

TO: HISTORICAL PLAN COMMISSION
FROM: SARAH MCEVOY AND HUSEYIN SEHITOGLU
805 W. Michigan Avenue
DATE: MAY 22, 2013
RE: HISTORIC LANDMARK APPLICATIONS

We are in favor of the HP-2013-L-02 application to designate 1207 South Busey Ave. as a Local Historic Landmark. We are unable to attend the June 5, 2013 meeting to voice our endorsement of this application, but please let the record show our enthusiasm for preserving this single family home in our beautiful neighborhood in the Lincoln Busey corridor.

If the ZIA home is also being considered in the same public hearing, please know that we also are in favor of that property being designated as a Local Historic Landmark.

Thank you very much.

The block contains two handwritten signatures in black ink. The first signature is 'Sarah' written in a cursive style. The second signature is 'Huseyin' followed by a stylized flourish, likely representing 'Sehitoğlu'.

May 31, 2013

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

Re: Landmark Nomination for 1404 South Lincoln Avenue, Urbana

Dear Ms. Novak:

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

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

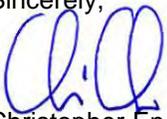
I have watched with great sadness as so many of the historic fraternities and sororities have been demolished over the last few years. The University of Illinois campus has one of the largest collections of historic greek letter societies anywhere in the world – a resource that should be treasured. The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

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

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

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

Sincerely,



Christopher Enck
880 N. Lake Shore Dr.
Apartment #6G
Chicago, Illinois
cjenck@gmail.com

June 5, 2013

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

Re: Zeta Tau Alpha Local Landmark Designation

Dear Ms. Novak:

I am a 2007 graduate of the Master of Architecture program at the University of Illinois with a focus in historic preservation and currently work in Chicago, Illinois where I am the Chair for the Historic Resources Committee of the American Institute of Architects Chicago Chapter. I am writing to express my support for the Landmark Designation for the Zeta Tau Alpha house at 1404 South Lincoln Avenue in Urbana.

While at the University of Illinois, I admired the variety and quality of the architecture of the historic fraternity and sorority houses. Their contribution to the architectural fabric of the community is indisputable and the houses that have been lost or replaced have left large voids in the historical context of the University and the community.

The French Eclectic architecture of the Zeta Tau Alpha house is of a high level of detail in the brickwork, chimneys, roof, windows and doors. The house is in largely original condition with most of its historic fabric still intact. While the west addition is newer than the original structure, the design and quality of the architecture is compatible with the 1928 portion.

The architectural significance and the importance that this house holds anchoring an key corner of the West Urbana neighborhood makes it worthy of landmark protection. I encourage the Historic Preservation Commission to vote in favor of making the Zeta Tau Alpha house a Local Landmark.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy Scovic', with a long horizontal flourish extending to the right.

Timothy Scovic
tscovic@gmail.com

From: [mister garza](#)
To: [Bird, Rebecca](#)
Subject: Case No. HP-2013-L-01: An Application to designate 1404 South Lincoln Avenue as a Local Historic Landmark
Date: Wednesday, June 05, 2013 2:50:44 PM

Dear Ms Bird,

I am unable to attend the tonight's meeting but I wanted to write on behalf of the Preservation and Conservation Association in order to strongly endorse the application to designate 1404 South Lincoln Avenue as a Local Historic Landmark. This is a fine structure, designed by Joseph Royer and prominently located on Lincoln Ave and I think, worthy of recognition.

We hope to have several PACA members there to speak in person, but I wanted to add this note in order to ensure that our official interest was entered into the record.

Thank you,

Thomas Garza
Executive Director
Preservation and Conservation Association

From: dkatzdow@life.illinois.edu
To: [Bird, Rebecca](#)
Subject: Designation of two local historic landmarks
Date: Tuesday, June 04, 2013 1:04:19 PM

Dear Rebecca,

I am unable to attend the Historic Preservation Committee meeting tomorrow night but with this email want to show support for two applications designating the following two properties as Local Historic landmarks:

1. 1207 South Busey Avenue, Reed-Sutton House, built with amazing Joliet Limestone, and designed by architect Edward G. Oldefest
2. The Zeta Tau Alpha Sorority House on Lincoln Avenue a Royer designed building, enchanting everyone who sees it.

As an owner of an important architecturally designed house myself, I believe that is imperative to preserve the single family home on Busey Avenue and the Sorority House on Lincoln listed above to maintain the architectural integrity of the Lincoln-Busey Corridor. Our neighborhood continues to attract families who want to live in and care for beautiful and historic homes. I believe that designating this home and the Sorority as a Local Historic landmarks will ensure our neighborhood continues to represent our architectural heritage.

Yours,

Deborah Katz-Downie
209 W Delaware Ave

From: [Esther Patt](#)
To: [Bird, Rebecca](#)
Subject: Historic Designation for 1404 S. Lincoln
Date: Sunday, June 02, 2013 6:25:02 PM

Dear Ms. Bird,

Please share this message with members of the Historic Preservation Commission and include this in the public record for the nomination of 1404 S. Lincoln.

Like most fraternities and sororities in Champaign and Urbana, the age and design of 1404 S. Lincoln certainly qualify the property for historic designation. In addition, the house was designed by Joseph Royer. Much effort has gone into preserving the public buildings in Urbana designed by this famous architect and I was delighted a few years ago that Royer's own home and the neighboring cottage were designated an historic district. We must preserve the Royer-designed properties in Urbana because they are central to our community's historical heritage.

I urge you to recommend to the City Council designation of 1404 S. Lincoln as an historic landmark.

Thank you,
Esther Patt
706 S. Coler Av
Urbana IL 61801
217-344-8394
estherpatt@hotmail.com

From: [Gale Walden](#)
To: [Bird, Rebecca](#)
Subject: historical designations
Date: Saturday, June 01, 2013 8:09:37 AM

I support both historical designations (the Sorority House) and the Reed-Sutton House. We have had far too many historical houses torn down compromising the unique nature of the neighborhood. In addition the residential neighbors seem to feel strongly about retaining the houses and that is something to pay attention to.

Thank you.

Gale Walden

From: [Tania Stori](#)
To: [Bird, Rebecca](#)
Subject: Historic Designations
Date: Wednesday, June 05, 2013 8:27:15 AM

Ms. Bird,

I am writing to express my support for giving historic designations to the following two properties:

Case No. HP-2013-L-01: An Application to designate 1404 South Lincoln Avenue (Zeta Tau Alpha Sorority House) as a Local Historic Landmark; Brianna Kraft, applicant.

Case No. HP-2013-L-02: An Application to designate 1207 South Busey Avenue (Reed-Sutton House) as a Local Historic Landmark; Elisa Laurini, applicant.

In both cases, historic designation will add lasting value to the west Urbana neighborhood and to Urbana in general. Thank you.

Tania Stori

807 S. Birch Street, Urbana

From: [Sarah Projansky](#)
To: [Bird, Rebecca](#)
Cc: [Kent Ono](#)
Subject: historic landmark applications: support
Date: Monday, June 03, 2013 12:34:49 PM

Dear Ms. Bird,

We are in favor of the application to designate **1207 South Busey Ave.** as a Local Historic Landmark. We are unable to attend the June 5, 2013 meeting to voice our endorsement of this application, but please let the record show our enthusiasm for preserving this single family home in the beautiful neighborhood in the Lincoln-Busey corridor.

We are in favor of the application to designate the **Zeta Tau Alpha Sorority House** as a Local Historic Landmark. We are unable to attend the June 5, 2013 meeting to voice our endorsement of this application, but please let the record show our enthusiasm for preserving this Royer landmark in the Lincoln-Busey corridor.

Sarah Projansky and Kent A. Ono
owners, 803 W. Michigan Ave.

From: [Chris Berti](#)
To: [Bird, Rebecca](#)
Subject: historis landmark status of 1407 S. Lincoln Ave and 1207 S. Busey
Date: Tuesday, June 04, 2013 10:23:33 AM

To Whom It May Concern,

I write in support of of 1407 S. Lincoln Ave and 1207 S. Busey for consideration as Historic Landmark status.

Both residences are of important, historic significance to their neighborhoods as well as the city of Urbana. Preserving homes such as these in their location enhances not only the neighborhood quality, but affirms Urbana's rich history. Landmark status is tangible evidence of our community's commitment to historic preservation as advertised on the Historic Urbana signs around our city.

Thank you with your help and support with this matter.

Sincerely,

Chris Berti

Professor of Art
Parkland College

411 West Nevada St.
Urbana, Illinois
61801

From: [katie](#)
To: [Bird, Rebecca](#)
Subject: historic designations May 6th
Date: Sunday, June 02, 2013 9:05:06 AM

I am in favor of the landmarking of the two properties which will be on the agenda on June 5th.

1207 S. Busey is a unique example of an architectural style which is not well represented in Urbana. The fact that only two families lived in the house, and that artifacts which were retained by these families, have provided an interesting history of the house and of the Reed and Sutton families, adds to the importance of this property.

The Tau-Alpha sorority house should certainly be given landmark status. It is important to preserve as many examples as possible of the work of Joseph Royer. It is a beautiful structure and has sadly not been occupied for a number of years now. The building has suffered from weather related degradation, in addition to physical damage from vandals. This puts it at risk of demolition if an investor should wish to develop that property for other uses.

Both of these properties are in the fragile Lincoln-Busey corridor. Landmarking of these properties would contribute to the efforts to preserve this historic residential neighborhood.

Kate Hunter
510 W. Oregon St.
Urbana, IL 61801

TO: HISTORICAL PLAN COMMISSION
FROM: SARAH MCEVOY AND HUSEYIN SEHITOGLU
805 W. Michigan Avenue
DATE: MAY 22, 2013
RE: HISTORIC LANDMARK APPLICATIONS

We are in favor of the HP-2013-L-02 application to designate 1207 South Busey Ave. as a Local Historic Landmark. We are unable to attend the June 5, 2013 meeting to voice our endorsement of this application, but please let the record show our enthusiasm for preserving this single family home in our beautiful neighborhood in the Lincoln Busey corridor.

If the ZIA home is also being considered in the same public hearing, please know that we also are in favor of that property being designated as a Local Historic Landmark.

Thank you very much.




From: [Friedman, Stanley](#)
To: [Bird, Rebecca](#)
Subject: Zeta Tau Alpha Sorority House
Date: Sunday, June 02, 2013 5:40:18 PM

I have already sent you a strong plea on behalf of the Sutton house. To be able to support a Royer house, as well, is a privilege. Please include me among those who, having some history in Urbana, would like to include the ZTA house. Let us not lose our perspective when it comes to our past.

From: [Stuart Martin](#)
To: [Bird, Rebecca](#)
Cc: [wuna](#)
Subject: Zeta Tau Alpha Sorority House - Historic Landmark hearing
Date: Sunday, June 02, 2013 9:36:29 AM

Dear Rebecca Bird,

I am Stuart Martin, of 302 W. Washington St., Urbana. I write to inform you of my support for the designation of the Joseph Royer designed Zeta Tau Alpha Sorority House at 1404 S. Lincoln Avenue for Local Historic Landmark status.

Awareness and preservation of our architectural heritage reflects how we as a community value our past...and ourselves. Joseph Royer's contribution to that heritage has been profound in its diversity, complexity, and broad aesthetic appeal. We would do well to honor this and similar situations with our appreciation, respect, and commitment.

Thank you,

Stuart Martin

From: [Peggy Patten](#)
To: [Bird, Rebecca](#)
Cc: sdossett1@yahoo.com; eastcoastsgri@aol.com; trent.shepard@gmail.com; ksmith@sbarctx.com; "Novak, Alice E"
Subject: support for two applications to be considered by Historic Preservation Commission
Date: Monday, June 03, 2013 4:10:14 PM

Hello Rebecca,

I understand that the Historic Preservation Commission will consider two applications at its June 3 meeting. I cannot be in attendance at Wednesday's meeting but would like to express my support for the two applications. Each has characteristics which underscore their need for historic preservation.

The Reed Sutton House at 1207 S. Busey has historic integrity, was designed by a well-regarded architect, Edward Oldefest, and is a well-known and distinguished West Urbana landmark. It is situated directly behind 801 W. Indiana, which was recently declared a local historic landmark and also won the 2013 PACA Residential Heritage Award.

The Zeta Tau Alpha Sorority House at 1404 S. Lincoln Avenue also has significant architectural and artistic value and was designed by Urbana's prominent local architect Joseph William Royer.

Please consider my support for the Reed Sutton House and Zeta Tau Alpha Sorority applications for Historic Landmark status.

Thank you.
Peggy Patten
609 W. Indiana, Urbana

Cc: Historic Preservation Commission Board Members

From: [Anthony Eng](#)
To: [Bird, Rebecca](#)
Subject: YES to Zeta Tau Alpha Sorority House as Local Historic landmark
Date: Monday, June 03, 2013 3:54:52 PM

To Members of the Historic Preservation Committee,

Regarding the request to designate Zeta Tau Alpha Sorority House as a Local Historic landmark, we are in favor of the application. Although we will not be able to attend the June 5, 2013 HPC meeting to discuss the application, we would like the record to show our approval of this request. This property would be a wonderful addition to our already distinguished Historic District due to its unique French Chateausque style of design by the famous architect Joseph William Royer.

Respectfully,
Anthony and Mary Eng
803 W. Indiana Ave.
Urbana, IL 61801

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

Submitted to the Historic Preservation Commission for Consideration
at the June 5, 2013 Public Hearing

Case No. HP 2013-L-01

Introduction

The Zeta Tau Alpha (ZTA) sorority house, located at 1404 S. Lincoln Avenue, has been nominated as an Urbana Landmark by Brianna Kraft. ZTA Fraternity Housing Corporation, as owner of the building in question, objects to the proposed designation. First, the Commission should recommend that the application be denied because it is insufficient. The application relies on statements unsupported by actual evidence and does not make an adequate claim that this building meets the criteria for historic landmark status. Second, and perhaps more importantly, the application should be denied because the requested designation would undermine, rather than promote, the stated purpose of such designations, namely “[s]tabilizing and improving the property value of Urbana's landmarks and historic areas” and “[p]romoting restoration and rehabilitation by encouraging investment in historic resources.” (Urbana Zoning Ordinance, Section XII-1(3) and (4).) Finally, as a matter of policy, the application should be denied for failure of the nominator to adequately pursue said designation, assuming she fails to appear at the public hearing, as indicated by her letter dated May 27, 2013.

The Application is Insufficient

The application submitted by Ms. Kraft relies heavily upon unsupported allegations. Though ZTA recognizes that the Commission is not bound by strict rules of evidence, the Urbana Zoning Ordinance makes it clear that it is incumbent on the petitioner to prove his or her case. (See Section XII-5(D)(1) “It is the responsibility of the nominator(s) to provide evidence of suitability for historic landmark status as well as documentation of such evidence.”) As such, the application does not provide a convincing argument as to why the ZTA sorority house meets any of the criteria for conferring historic landmark status. While there are seven possible reasons for conferring this status, the applicant has only made arguments that the house meets the following four criteria:

1. 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;
2. Notable work of a master builder, designers, architect or artist whose individual genius has influenced an area;
3. Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state, or community; and

4. Identifiable as an established and familiar visual location or physical characteristics.

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

Architectural Significance

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

The interior of the house displays an even more significant departure from the original design. The additions mentioned above have created new living spaces, and the interior has undergone several reconfigurations through the years to accommodate the changing needs of the house's residents. Therefore, the interior of the house no longer matches the description reproduced on page 4 of the application and cannot be considered to retain any the integrity of the original design.

Joseph William Royer

The application contends that the ZTA house should be designated a historic landmark because it was designed by Joseph William Royer. It argues that the house's architectural details are “representative of Royer's signature architectural style.” However, according to an article published in the Daily Illini on March 18, 1928 – the year in which the house was built – describing the plans for the house, a Mr. Smith of Royer and Danley designed the house – not Joseph Royer himself. (See Exhibit A.) Indeed, one of the sources cited by Ms. Kraft in her application notes that Zeta Tau Alpha’s 1929 Themis article (Exhibit B) fails to mention the architect and notes that the identity of the architect “appears to be lost to history.”¹ Thus, there is at a minimum, a question regarding the true architect of the building. The application itself does not provide any clear authority to support its contention that

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

Royer was the architect, as the plans attached to the application merely indicate that the building was designed by someone at Royer's firm, which is not enough to support designation under the ordinance.

Even if the house was, in fact, designed by Royer, the application does not make a convincing case that the house is "representative of [his] signature style." The application notes that the house was built in the French Eclectic style, and cites to several other examples of Royer's work in the area which each seem to draw from a different architectural style (the application cites the Richardsonian Romanesque architecture of the Champaign County Courthouse, the Gothic Revival architecture of the Unitarian Universalist Church, the Jacobean architecture of the Urbana High School, the Classic Revival architecture of the Masonic Temple, the Urbana Free Library, and the Cohen Building, the Art Deco architecture of Leal Elementary School, and the Tudor Revival architecture of the Knowlton and Bennett Building, in addition to various architectural styles present in Royer's residential designs). Given his wide variety of inspirations, it would be equally accurate to say that any of these other buildings, which draw on other architectural styles and movements, represent Royer's "signature" style. As the application itself makes clear, instead of a clearly defined aesthetic, Royer drew on a different architectural movement each time he set out to design a building. The only binding characteristic cited by the application is that each of the cited Royer buildings are designed in a "period revival" fashion. This characteristic arguably applies to any number of Urbana buildings and homes, and should not be considered in and of itself enough to warrant historic landmark designation.

Further, Zeta Tau Alpha, as the application notes, has been the sole owner of the house, and it was designed specifically for ZTA's use and according to the organization's wishes. The particular aesthetics of the house are consistent with the castle imagery and royal references throughout ZTA lore. (See Exhibit B, discussing the "castle" built for the ZTA chapter.) While the original "castle" is discussed in both the News Gazette and the Themis articles discussing the 1963 addition, neither bothers to mention the architect. (See Exhibits C and D, respectively.) This is further indication that the style of the original house was not noteworthy as a particularly representative example of the signature style of a local master builder, but rather as particularly reflective of the owners and Fraternity lore. For the reasons outlined above, therefore, the application fails to adequately support its contention that the house is a particularly important representation of the style and work of Joseph Royer.

Historical Significance

The application highlights an unauthorized telling of the history of the Zeta Tau Alpha Chapter at the University of Illinois, arguing that the Chapter's history at the school, along with the house's prominence in the Greek system qualify it for historic landmark designation. Similarly, the City Staff has recommended that this Commission find that the house "has significant value as part of the architectural, cultural, educational, and social heritage of the community due to as an [sic] outstanding example of the role that Greek life has historically played on the University of Illinois campus, which is recognized as having the largest university Greek system of any American university." (Memorandum from Rebecca Bird, page 4.) However, it is unclear which characteristics of this particular house and this particular sorority make it such an "outstanding example." The argument, as described, could be made about any sorority or fraternity house in Champaign or Urbana. Surely the fact that a house is built and/or used as a fraternity or sorority cannot automatically qualify it for historic landmark

designation.

Additionally, ZTA contends that the best way to honor its history on the Urbana campus and ZTA's contribution to the Greek system at the University is to make the ZTA house habitable again and to facilitate the organization's intentions to reopen a chapter on the University of Illinois campus. As further discussed below, the additional burdens that arise from historic landmark designation would frustrate, rather than facilitate, such efforts.

Identifiable Qualities of the House

In its argument that the house should be designated a historic landmark based on the fourth criterion, "identifiable as an established and familiar visual location or physical characteristic," the application simply notes that the house is on a corner and centrally located among other Greek houses and across from University residence halls. While these are accurate statements, they fail to distinguish the ZTA house from any of the other Greek houses it mentions, and reverts to summarizing its prior arguments under the other criteria for support. While the house is certainly not an average-looking single family residence, it is simply one of many Greek houses that boasts an interesting facade and architectural style.

For the reasons outlined above, the application has failed to present sufficient evidence that the ZTA house meets any of the criteria for designation as a historic landmark and, therefore, should be denied. However, even if the house does meet one or more of the above criteria for designation as a historic landmark, the Commission should recommend that the City Council deny the application because the costs of such a designation would far outweigh the benefits, as discussed below.

Foreseeable Costs to the Requested Designation

In this case, a designation as a historic landmark would frustrate the stated purposes of Article XII of the Urbana Zoning Ordinance. Section XII-1 of the Ordinance indicates that the purpose of the Article is to "promote the educational, cultural, economic and general welfare of the community," in part by "[s]tabilizing and improving the property value of Urbana's landmarks and historic areas," and "[p]romoting restoration and rehabilitation by encouraging investment in historic resources."

As the application correctly states, the University of Illinois Chapter of Zeta Tau Alpha was initiated at the University in 1921 and had a strong and admirable presence on the University campus for many years. In part due to the cost of maintaining the vast house for a declining membership (a decline which was, in turn, partially attributable to the increasing reluctance of members to live in the aging house), the Chapter closed in 1993. Nonetheless, the organization has continued to pursue reopening on the Urbana campus and returning to its stately home. In order to do so, however, the house is in need of significant repairs. Most notably for this purpose, the house will need significant replacement or repair of its roof, due to aging materials and the current patchwork of roof materials used on various areas of the house. The original slate tiles, however, are not readily available in large quantities. Further, as noted in the application, though there are several different styles of window throughout the house, many are single pane thick casement windows. These windows not only offer poor insulation, contributing to the high cost of heating the large house, but are hazardous, as they open

outward and could pose a risk of falling to someone attempting to close an open window. Further, the house is not air conditioned, and these windows are not compatible with the installation of a screen for warm-weather ventilation of the house. Therefore, for the safety and comfort of any future residents, many of the windows must be replaced.

ZTA takes pride in its house and has real incentives to maintain the building. The organization has sentimental ties to the building that motivate it to preserve, to the greatest extent possible, the original character and architecture of the house. When its tenant, the local Theta Chi Chapter, began vandalizing the interior, ZTA terminated its lease due to its belief that the interior would have continued to deteriorate with their continued tenancy, even though this decision resulted in a loss of income to the organization. However, to successfully recruit and maintain new residents to the building, ZTA must be able to modernize the building to account for the changing needs and desires of its membership and/or (in the interim before recolonization) new tenants. The restrictions attendant to a historic landmark designation would make it harder and more expensive for ZTA to make the renovations necessary to restore the building to a functional condition so that it can house local chapter upon its return to the University campus. Indeed, maintenance plans have already been delayed due to the instant proceedings. Given the particular circumstances that gave rise to ZTA's departure from campus, it is uncertain that the organization will be able to support this additional cost.

Additionally, in order for the house to continue to serve in its capacity as a sorority house, the organization must be able to attract new members. ZTA must be able to adapt the home to make it desirable and functional for students if it is going to compete with other sororities for new members. In fact, as mentioned above, the lack of modern amenities contributed in large part to ZTA members desiring to live in the house. A historic landmark designation will slow the organization's ability to address these needs and desires and will therefore place it at a disadvantage in comparison to the other Greek organizations present at the University. As a Greek house, the ZTA house must also comply with the requirements of the University's Certified Housing Standards if it wishes to provide housing for students. It is likely that upgrades and modifications will be necessary for the house to comply with these requirements, and the implementation of such changes would likely be delayed and/or obstructed by a historic landmark designation.

Finally, if the cost and time requirements of necessary renovations become prohibitive due to a historic landmark designation and the corresponding additional approvals that would be required, the organization could be forced to sell the house. In this case, a historic landmark designation will have contributed to the need to sell and will then necessarily restrict the market of potential buyers for the property, as there will be significant restrictions and additional time and expense involved in making renovations. The market value of the property will, accordingly, be depressed.

For all of the above reasons, a historic landmark designation in this particular case would, instead of stabilizing and improving the property value of the house, introduce significant uncertainty into its future use and undoubtedly lower the property value, as a house that cannot be readily adapted to the needs of its residents is not valuable to any owner. Additionally, the restoration and rehabilitation of the house would become more costly and time-consuming and, therefore, such designation would not promote the important goal of investment in the house. For these reasons, the Commission should

recommend that the application in question be denied.

Denial as a Matter of Policy

Finally, even if the application were to be found sufficient in and of itself, it should be denied for policy reasons. In this instance, it appears that the application at issue was used as a tool of instruction for architectural students at the University. While ZTA supports the educational mission of the University, it is unwise from a policy perspective to approve or even consider such applications when the applicant is no longer sufficiently invested in the process to be able to follow through with attending the public hearings and presenting evidence. The Commission's bylaws state that the nominator/petitioner should present all evidence at the initial phase of the public hearing and gives the opponents the opportunity to question the petitioner in a "cross-examination" style inquiry. Without the appearance of the petitioner, the objectors are deprived of this opportunity. Further, when a petitioner introduces such an application, he or she puts a burden on the property owner, as the owner is subject to limitations on maintenance or renovation work during the pendency of the application, at a minimum. The petitioner also requests that the Commission and the City Staff take time and energy to address the issue. While in some cases, this is a necessary process, it is only equitable to require the petitioner to adequately support her application and follow through with presenting evidence and appearing at the hearing in order to address further questions. When, as here, the petitioner fails to so follow through, the application should be denied.

Conclusion

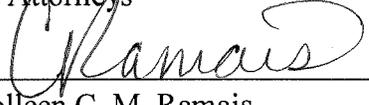
Zeta Tau Alpha Fraternity Housing Corporation, as owner of the Zeta Tau Alpha Sorority House, objects to the application submitted by Brianna Kraft for historic landmark designation of the House. For the reasons outlined above, Zeta Tau Alpha Fraternity requests that the Commission recommend denial of the application.

Respectfully submitted,

Zeta Tau Alpha Fraternity Housing Corporation, Owner

By: Meyer Capel, A Professional Corporation
Its Attorneys

By: _____


Colleen C. M. Ramais

THE DAILY ILLINOIS

Phi Kappa Tau House To Have Study Rooms

WORK TO START ON Z. T. A. HOUSE

Sorority House On Lincoln Avenue To Be Northern French Style

Plans have been made to open operations on the new Zeta Tau Alpha house, to be located at Vermont and Lincoln avenue, Urbana. Mr. Smith of Royer and Danely designed the house to be of a northern French style of architecture and to provide studying accommodations for 36 girls.

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

Reception Hall Planned

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

According to the present plans, the fifteen study rooms are on the third floor and two on the second floor.

First floor will consist of a living room and a bathroom. The walls of this floor will be finished in palm plaster, tinted.

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

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

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

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

To Be Semi-Fire Proof

The house will be of semi-fireproof construction and will have an enclosed fireescape in the rear that may also be used as a service stairway. A waste paper chute will extend from the third floor to the basement. Provisions have been made to install two telephones on each floor and to provide for three conversation alcoves directly adjacent to the living room. The French windows which

of the dining room will open on a sunken garden.

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

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

OFFICIAL SEES GREATER CHAMPAIGN IN FUTURE

(Continued from Page Thirteen)

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

Alpha Kappa Lambda

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

The latest permit for building activities in Champaign was issued last week to Delta Delta Delta sorority, endorsing the erection of a new home at 508 East Chalmers street. The house, which is expected to be completed by September 5, will cost approximately \$60,000.

Alpha Gamma Rho fraternity, now located in their new home at 1111 South First street, invested over \$70,000 in the enterprise which

was begun last March and was finished last August 15.

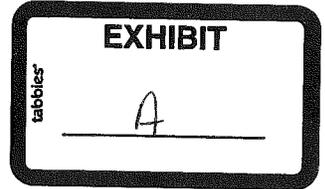
The Alpha Rho Chi fraternity house, under construction at 1110 South First street, will be completed by June 1, according to present estimates. The cost is estimated at \$75,000.

FARMERS NOT AFFECTED BY COMPENSATION ACT

SPRINGFIELD, Mar. 10.—(AP)—Farmers do not come within the scope of the workmen's compensation act, Attorney General Oscar E. Carlstrom has ruled. His opinion was in answer to a query from the state department of agriculture. Responsibility or liability for an injury to one working for a farmer would be the same as in common law and the damage would be determined by the circumstances surrounding the accident, the attorney general advised.

MILAJON VISIT MUSEUM

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





THE NORMAN FRENCH YETA HOUSE AT THE UNIVERSITY OF ILLINOIS

Alpha Kappa's

CASTLE IN SPAIN

Come True



Garnette Hoist, President of the University of Illinois chapter, when the new home was built.

ALPHA KAPPA'S air castle left the world of unrealized things when, in the fall of 1928, she moved into her palatial new home at 808 Vermont Street, Urbana, Illinois. It was her castle in Spain come true, but as she sagely reminds everyone: "Advancement was made only as her resources permitted, and it was not without years of planning, economizing and hard work that the dream of a new home was realized." Yet the fact remains that seven years after installation Alpha Kappa courage, spirit, and resourcefulness achieved a home of which any chapter in the fraternity could be consummately proud.

The location, in the new district for women's fraternities at the University of Illinois, is a fortunate setting for so imposing a house. Seven other women's organizations have already built there, and others are planning to do so within the next few years.

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

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

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

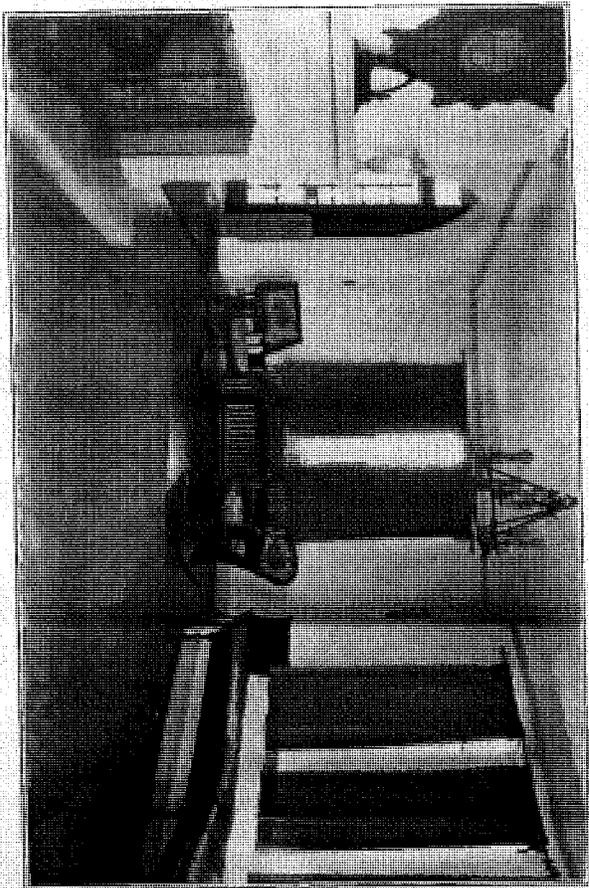
On the first floor is a circular reception hall, large living room, solarium, gallery and music room. The circular reception hall is the inside of the tower and around it, from the basement to the second floor, winds an artistic wrought-iron stairway; all

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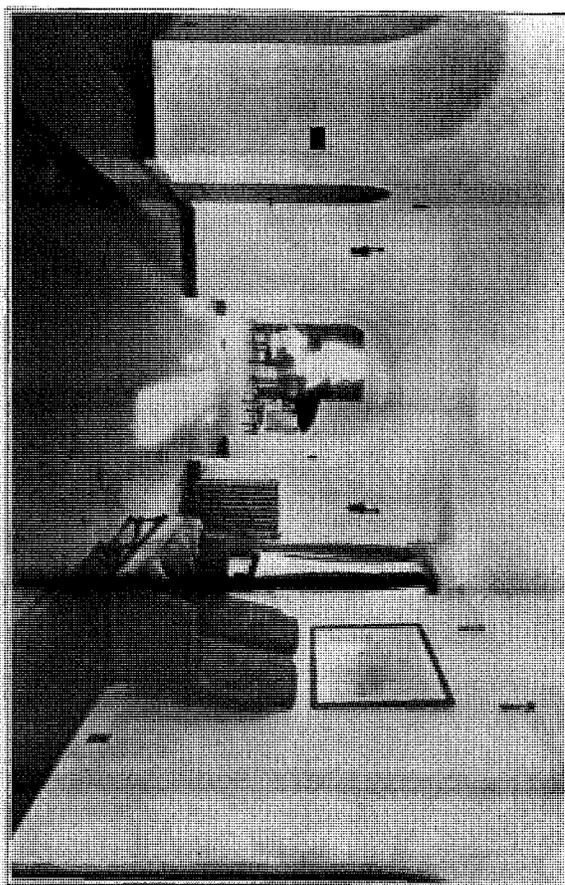
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Interior Views of

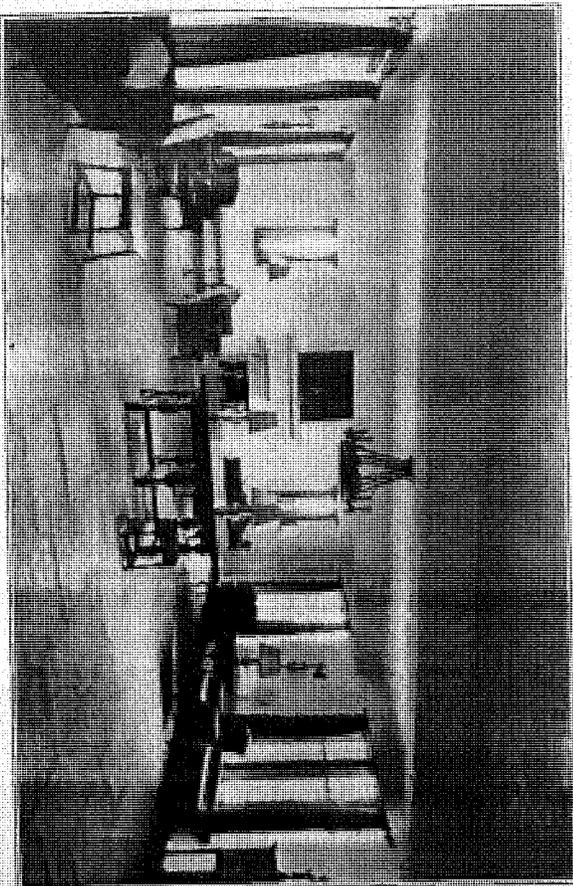


A CORNER OF THE SOLARIUM

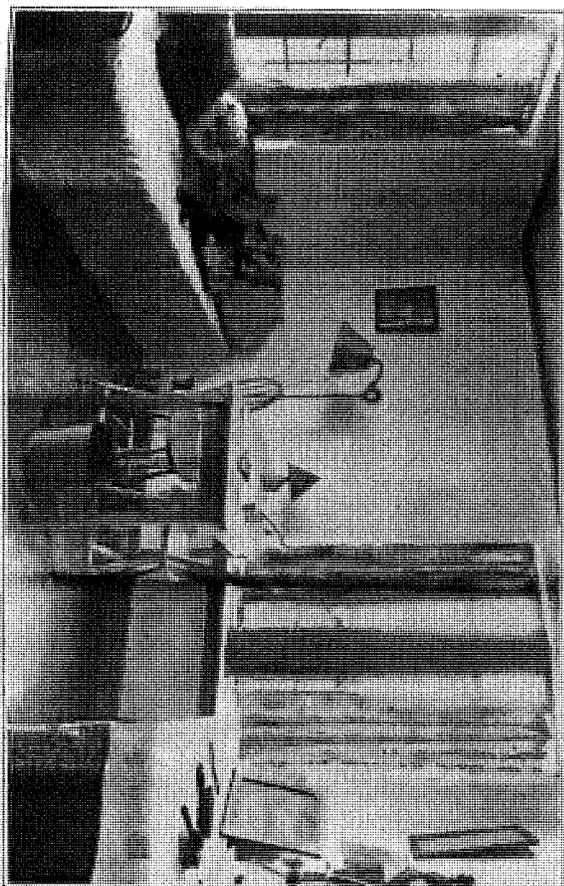
Alpha Kappa's New Home



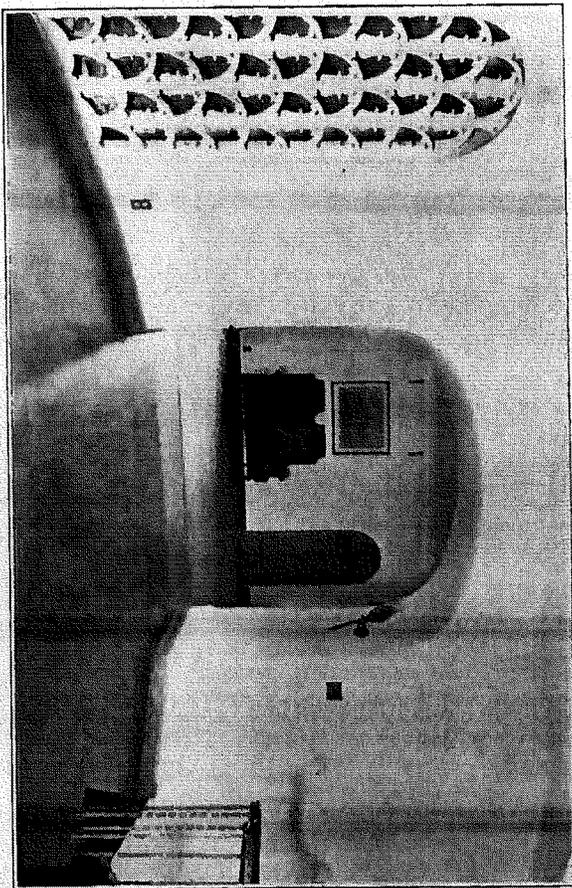
LOOKING TOWARD THE MUSIC ROOM



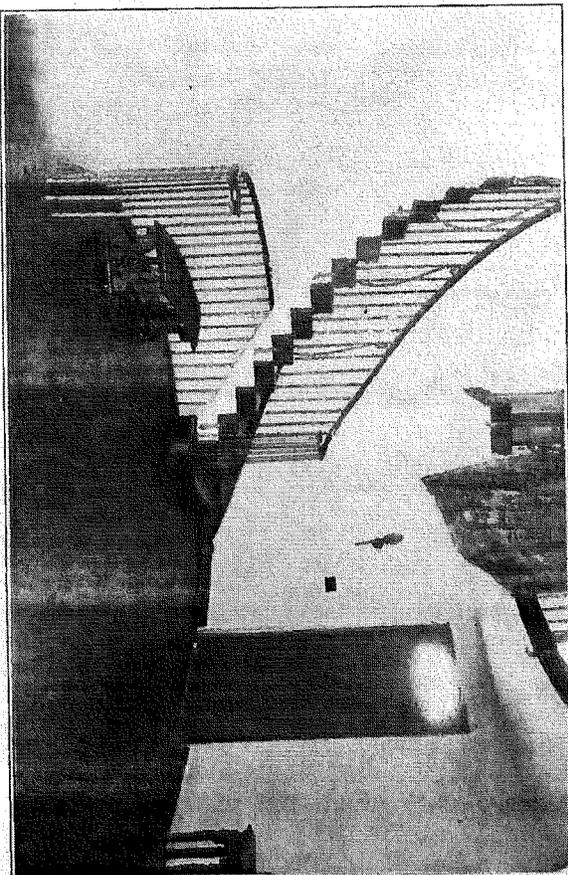
THE DRAWING ROOM



A TYPICAL STUDY ROOM



THE RECEPTION HALL AND GALLERY



THE RECEPTION HALL

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

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

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

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

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

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

Spaciousness, Gracious Setting

NEW ADDITION MOLDED INTO OLD BUILDING

By FRANK MYERS

News-Gazette University Editor

Alpha Kappa chapter of Zeta Tau Alpha, fraternity for women, at the University of Illinois, officially opens the new three-story addition to the chapter house at 1404 S. Lincoln, with an open house between 2 and 5 p.m. Sunday.

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

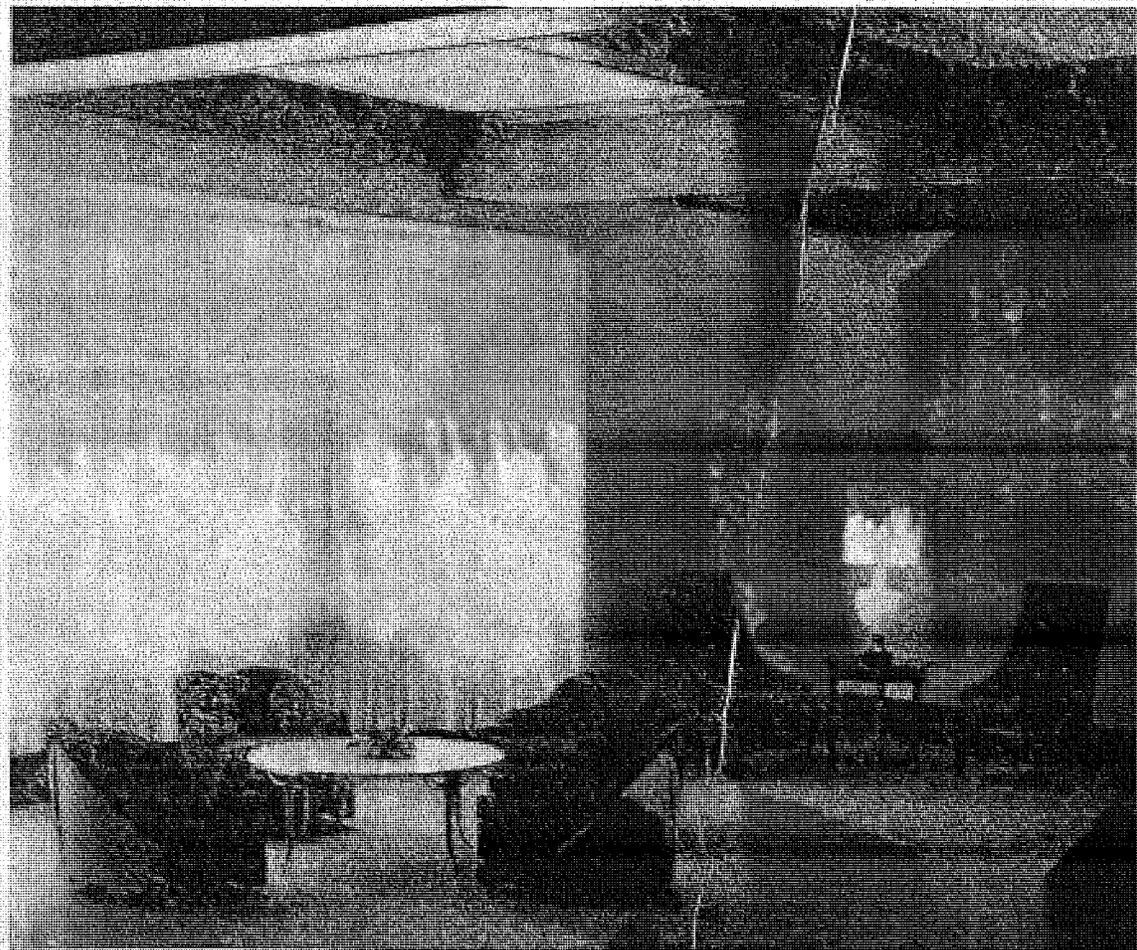
Many new details needed in this current age of young women attending a large university are provided in the new addition. The former structure has been molded into the new, in an appropriate manner, not only in use but in the decorative scheme. Considerable thought and work has gone into planning and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

Walls are decorator white, with the Zeta Tau Alpha colors of steel gray and turquoise blue used in such as the formal lounge, where the carpet is gray, and the furnishings in blue, ranging from the turquoise to deep purple accents. Lamps and drapes carry out the color scheme. Drapes match the walls.

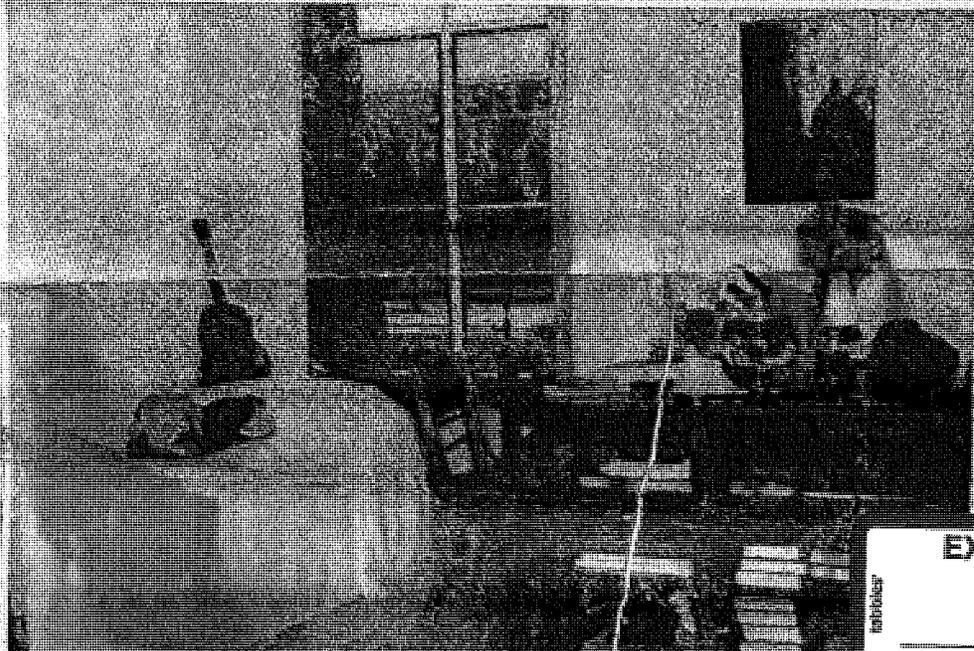
In the dining room, the drapes follow the Zeta Tau Alpha colors, with the flower, the violet, used in the design, such details add to the elegance of the new furnishings.

On the second and third floors, the new study rooms, one with dressers with white tops and wardrobes. The walls are different in each room with aqua, blue, purple or blue being used. The new third bath, both on the second and third floors, add that on the third floor.

There are 53 undergraduates living in the house. In addition there are five living glass, and others living outside the chapter house. The capacity has been increased from 44. The three story addition to the



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



SIX PER
ISSUED
REMODE

The building is remodeling — with the past week being the past week being Building Department. Kaufman's Inc. received a permit the second floor. Remodeling cost \$100,000.

EXHIBIT
C

more, the new entry rooms have built-in dressers with white tops, and wardrobes. The walls are different in each room with aqua, pink, yellow, or blue being used. They also tiled bathroom on the second floor, and that on the third floor, as well.

There are 83 undergraduates living in the house. In addition there are five town girls, and others living outside the chapter house. The capacity has been increased from 40.

The three-story addition to the west provides major areas including a formal lounge, house director's three-room suite, and reception hall on the first floor, and seven study rooms, a press-ing room, a linen room and bathroom on each of the second and third floors.

Zeta Tau Alpha's chapter house was built in 1928. It is of French Norman architecture, of brick and stone. A characteristic of the interior was the winding wrought iron staircase and arched entrances between rooms on the main floor which have been retained.

The original house provided for 40 members. In this same room space the Zetas now have 29 members, as the three and four-girl rooms were reduced to one and two-girl rooms, and some two-girl rooms to one-girl rooms, making it possible for the members to have more space in their rooms.

What formerly was the formal living room is the new dining room. Off of this is the former music room, now a guest and committee dining room and library. It is possible for members who are entertaining parents over the weekend to entertain them at meals in this room, or for members to have committee meetings during meal hours, away from the general dining area.

The informal lounge which is entered off at the new addition, has been redecorated in black and white furnishings with gold accents.

Basement areas also have been converted into new uses, such as the former dining room becoming the new chapter room; the former chapter room, the storage room; and the former kitchen, a laundry.

A new kitchen was built to the northeast corner of the house on the main floor. It is stainless steel equipped. Tables are so located that walk-through service is convenient. Also there is a pantry area, where members may get snacks or coffee after meal hours. The kitchen



News-Gazette photo by Jerry Wambler
TWO-GIRL ROOM IN NEW ADDITION
 ... roomy and attractive

WALLPAPER IS CAPABLE OF HOME DRAMA

New wallpaper designs are bringing drama into the home. And not the Tennessee Williams or soap opera variety.

Foyers, halls, dining and living rooms — even the bathroom — can be made as exciting as a Broadway play.

A leading wallpaper manufacturer believes the average homemaker can get her own stage — and overwhelm the critics — by paying heed to this advice:

Let your foyer set the tone for your entire house, formal or informal. This is an excellent area in which to use wallpaper. One of the new pre-pasted wall-papers will permit you to

an can be locked from the dining and snack areas.

On the second floor of the original house, the house director's suite and former bathroom now is the green, five suite composed of a two two-girl study and sleeping rooms with private bath, reserved for house

change mood quickly and conveniently, since they are so easy to hang. One English couple chose a pattern of travel posters and foreign dishes from Great Britain, France, Italy, etc., in their foyer which immediately communicated their theme.

Be creative in choosing patterns. You don't have to hang bedroom papers in bedrooms or use hall patterns in halls. Be different. Try a garden print in the kitchen, a rich damask

in your master bedroom. Try wallpaper on the ceiling, especially if they are beginning to try a bit. A vivid pattern on the ceiling in an otherwise masculine room can do wonders... besides sparking conversation.

One decorator loves to use butterflies in showers and pantries in the pantry. It is fun to experiment and your wallpaper dealer will be glad to assist you in making an interesting choice.

remodeling - ing the past - paign Builda partment.

Kaufman's ceived a perm the second to accordance wi ted to the dep Estimated cost was listed as \$ 100,000. He later Hansas that in removing and add part Prairie at an \$1,500.

Simon and B Springfield, reced to install partition in the office the mated cost of \$ 2,000. Grinn and Walk Co. received a model a kitchen at a cost of about \$500. DeLong received drop the ceiling on panelling at an \$ Springfield, at a \$500. C. B. Simpson ceived a permit to commercial busine Third at a cost c

WATERPROOF I
 Dripping un melted snow are if your home entrance tile sealed and galvanized. of course, is to have floor surfaced with kind and water can off in seconds with cloth.

KITCHEN OLD? CASH SHORT?

25

STARK
 WITH THE
New
Hotpoint
BUILT-IN OVEN

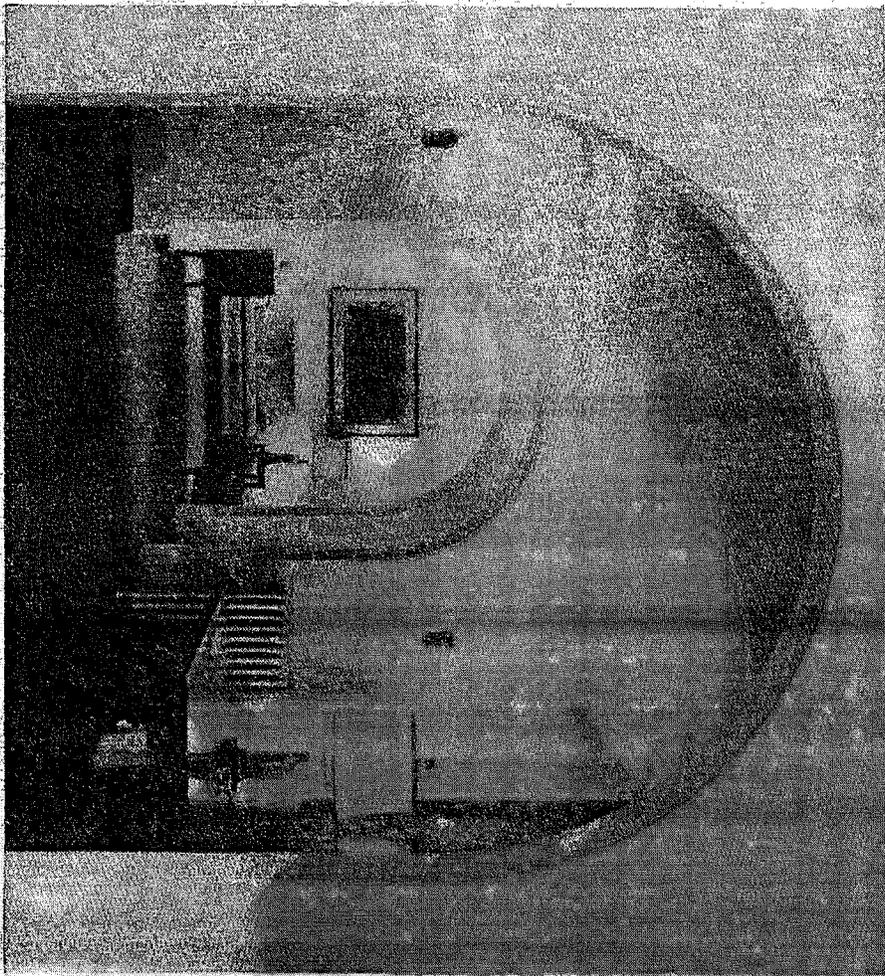
- Glass Door — holds 20 lb. heavy
- Eye-Level Control — no more bending or reaching
- Porcelain Oven Windows — see how oven's doing without leaning over
- Lift-off Oven Door — makes cleaning

MAG

DEL

YOU CAN BU
 HOME

(Please turn to page 38, col. 4)



ARCHED ENTRANCES CHARACTERISTIC OF EARLIER PLANS . . . reception hall leads into informal lounge

NEW ADDITION MOLDED INTO OLD BUILDING

(Continued from page 34)

The project planning began when Mrs. James Walker was president of Alpha Kappa of lounge during quiet hours and as Zeta Tau Alpha House Corp. a relaxation lounge at other Mrs. Walker Johnson was appointed. On the third floor the pointed by Mrs. Walker's building former bathroom was converted into a two-girl study room, and part of the dormitory into a study lounge for those members who do not have a study desk in their room, and who sleep in the remaining portions of the dormitory.

Zeta Tau Alpha continues with plans for the future, which will include remodeling, returning and modernizing the old study rooms; and modernizing the building's pantry in the basement for officers' work and storage areas and typing room.

Mrs. Paul Dauten, Mrs. Thomas O'Beirne, Mrs. Richard Jones, Mrs. Joseph Phillips and Mrs. George White. Mrs. Paul R. Pass, Denver, Colo., national house advisory board chairman; Mrs. H. Winton Jenkins, national secretary-treasurer; and Mrs. Elliott Chapman, national president, worked closely with the local group in an advisory capacity.

Ground was broken Oct. 1, 1961. The chapter house was occupied September 1962. Berger-Kelley-Unteed and Associates were the architects, and Barber and Deatley, general contractors. Downtown Electric and Iltini Plumbing and Heating had contracts, and L. S. Ayers, Indianapolis, Ind., did the decorating.



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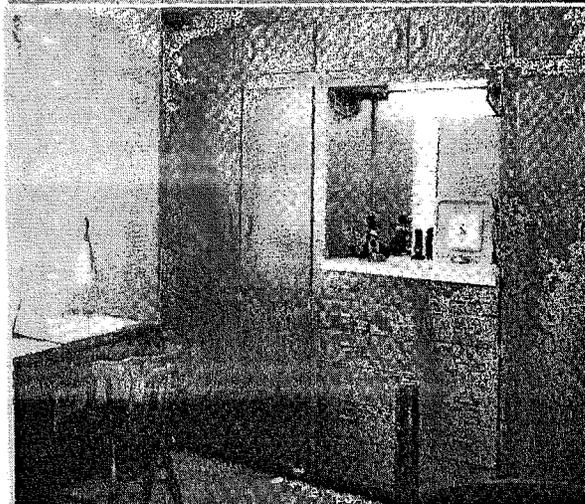
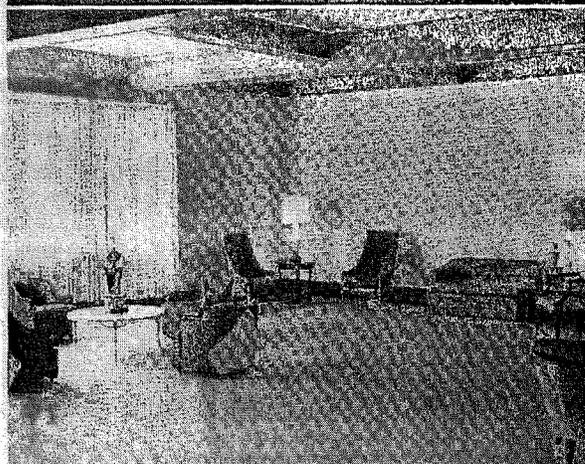
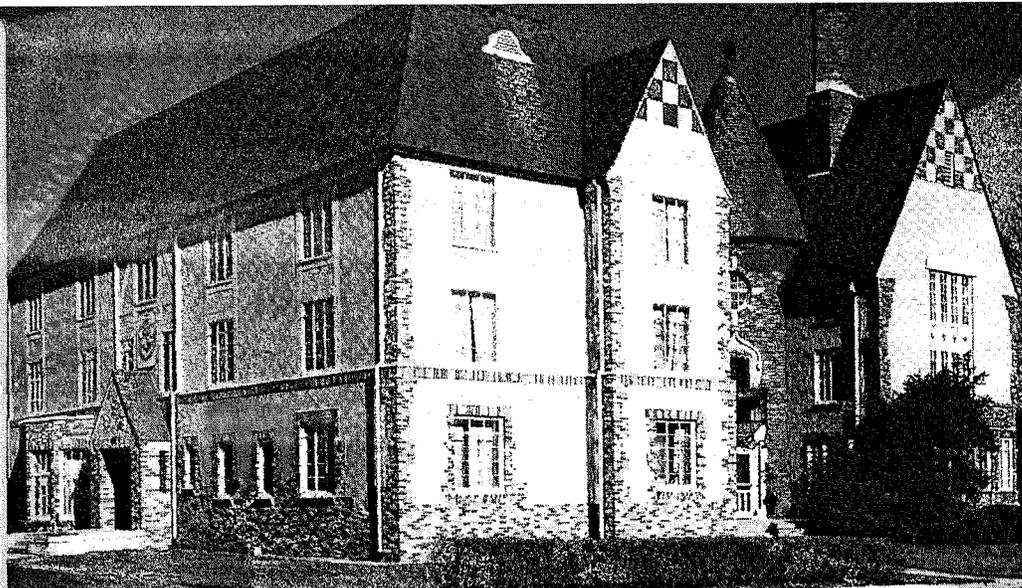
Champaign's Newest
PARK

... .
Ideally located just
new St. Matthews
the North by Broa
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Sanitary Sewers
Storm Drain

Illinois

ALPHA KAPPA Zeta Tau Alpha House 1404 South Lincoln University of Illinois Urbana, Illinois



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

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

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

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

The original living room is now a spacious

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

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

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

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

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

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

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

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

Formal Living Room

Built-in Wardrobe and Vanity, Study Rooms

Dining Room

Vista from Dining Room to Informal Lounge



House picture by
Wormbier.

EXHIBIT

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

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

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

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

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

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

MILDRED SPITLER JOHNSON

MINUTES OF A REGULAR MEETING

HISTORIC PRESERVATION COMMISSION

DRAFT

DATE: June 5, 2013

TIME: 7:00 p.m.

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

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

STAFF PRESENT: Robert Myers, Planning Division Manager; Rebecca Bird, Planner II; Sukiya J. Reid, Recording Secretary

OTHERS PRESENT: Brian Adams, Bryan Bloom, Pam Bloom, Marie Bohl, Kathleen Brinkmann, Mary Ann Bunyan, Garrett Burger, Richard Cahill, Caroline Coulston, Peter Coulston, Brian Diers, Judy Diers, Rob Gill, Carl Gunter, Elsa Gunter, Jon Hall, Kate Hunter, Louise Kuhny, David Krehbiel, Linda Lorenz, Becky Mead, Matt Metcalf, David Monk, Robert Nemeth, Sarah Nemeth, Henry Novak, Colleen Ramais, Dennis Roberts, Betsy Smith, Anne Tamulaitis, Nicholas Temperley, David Thies, Richard Watkins, Elaine Wagner, Chris Wilcock

NEW PUBLIC HEARING

Chair Novak stated that she would be abstaining from the two landmark application cases because she had a conflict of interest. The applicants prepared the applications as part of a historic preservation class she taught at the University of Illinois. Ms. Novak then turned the Chair over to Vice-Chair Kim Smith and left the dais.

- **Case No. HP-2013-L-01: An Application to designate 1404 South Lincoln Avenue (Zeta Tau Alpha Sorority House) as a Local Historic Landmark; Brianna Kraft, applicant.**

Ms. Smith introduced this case. She first summarized how a public hearing is conducted under the bylaws and reviewed the procedures and order of the public hearing. Anyone wishing to speak should understand that they may be questioned by the property owner or applicant. The Commission is to consider the criteria that are in the historic preservation ordinance. The Commission's authority in this case was to recommend approval or denial of the application to the City Council. She then asked for City staff's report on this case.

Ms. Bird then presented the staff report to the Commission, outlining staff's findings regarding the case. Based on the findings provided, and without the benefit of considering additional evidence that might be presented at the public hearing, City staff recommended that the Historic Preservation Commission find that the landmark nomination for 1404 South Lincoln Avenue conforms with criteria a), c), d), and e) in Section XII-5.C of the Urbana Zoning Ordinance and approve the application with the Summary of Findings recommended in the memo. Ms. Bird then referred to the written communication received from the Zeta Tau Alpha Fraternities stating their objection to the Zeta Tau Alpha Sorority house nomination for Historic Landmark Status. She then read aloud the names of those in support of the designation who had submitted written communications, but were not able to attend the meeting.

Ms. Smith asked if there were any questions from the Commission for Ms. Bird. There were none.

Ms. Smith stated that the petitioner would normally have a chance to speak at that time, but with the petitioner not in attendance, she continued.

Ms. Smith then asked if the owner or owner's representative, was present and wished to address questions to the Commission or City staff at this time. They indicated that they did not.

Ms. Smith asked if any proponents of the case wished to address the Commission.

Brian Adams, 410 W. Elm St, Urbana spoke in support of the landmark designation. He expressed his appreciation that buildings in the neighborhood were being nominated as local landmarks. He urged the Commission to support this nomination as well. Mr. Shepard asked Mr. Adams if he had information that proved that Joseph Royer himself was the architect for this house. Mr. Adams stated that besides the blueprints that were recently found listing the name of Mr. Royer's firm on them; he did not have any additional details.

Richard Cahill, 307 S. Orchard St, Urbana, spoke in support of the landmark designation, sharing his admiration of the building. He commented on the blueprints of this building that were found and encouraged the Commission to approve the application.

Louise Kuhny, 801 W. Indiana, Urbana, spoke in support of the landmark designation, and stressed the importance that the City uphold its commitment of the Lincoln-Busey Corridor Plan and keep the neighborhood preserved.

Ms. Smith asked if there was anyone else who wished to speak as a proponent of the case. There were none.

Ms. Smith asked if the owner or owner's representative had any questions for the proponents. There were none.

Ms. Smith asked if there were any opponents who wished to speak.

Colleen Ramais, Meyer Capel Law Firm, and representing Zeta Tau Alpha; and Ann Tamulaitis, Director of the Board of the Fraternity Housing Corporation which owns the property; addressed the

Commission. Ms. Ramais stated that for the record, the owner wished to state their objection to the application for landmark designation for three primary reasons: insufficiency of the application itself, increased financial burden as a consequence of the designation, and that not only would granting approval in the absence of the applicant be inadvisable, but it would also be unwise from a policy perspective to designate a property a local landmark when the owner does not consent to the designation. They submitted to Commissioners a packet of materials, including a newspaper article published at the time of construction noting that the building had actually been designed by Joseph Royer's business partner, Mr. Smith. Ms. Ramais reviewed each of the criteria supported by Staff in the memo and stated reasons why each criterion had not been supported. Ms. Tamulaitis then addressed the Commission and spoke on her personal history with the house as a former resident there while attending the University of Illinois. She then spoke on the mission of the Fraternity Housing Corporation to provide safe, secure, and competitive housing for their chapters. Ms. Tamulaitis also commented on the basic exterior maintenance and upkeep of the property that is performed regularly. She asked the Commission if they had any questions.

Ms. Smith asked City Staff if there had ever been an instance where the applicant was not present at the time of meeting. Ms. Bird stated that there had not been an instance of such since she had been employed at the City of Urbana. She stated that in terms of questions to clarify anything in the application, Ms. Novak was present and might be able to answer any questions. Ms. Tamulaitis stated that she noted that a lot of the emphasis in the application had been on Joseph Royer's contribution to the house. She wondered if any of the proponents opinions would change if in fact Mr. Smith, as opposed to Mr. Royer designed the house. Comments and questions from the Commission were addressed.

Ms. Smith asked if there were any other opponents who wished to speak.

Elsa Gunter, 801 W. Vermont, Urbana, spoke in opposition of the landmark designation due to the reasons addressed by the owner and owner representative. She also stated that the building was currently a nuisance in the neighborhood due to illegal activity, illegal entry, and its vacant state. Ms. Gunter stated that the building would continue to be nuisance longer if restricted by designation.

Ms. Smith asked if there were any other opponents who wished to speak. There were none.

She then asked if there was anyone who was neither for nor against the designation who wished to speak.

Brian Diers, 807 W. Vermont, Urbana, addressed the Commission. He stated that he was not sure if the house should be designated or not. Mr. Diers expressed that he loves old historic houses, but understood the additional burden it could cause to the owner if it were landmarked. He stated that he was concerned that the building would continue to deteriorate if left vacant.

Caroline Coulston, 710 W. Indiana, Urbana, addressed the Commission. She stated that with regard to the added expense being claimed by the owners if the building were to be landmarked, they had failed to do any renovations to date even without the restrictions of designation. Ms. Coulston wondered if they planned to allow the building to become dilapidated and later demolish it.

Ms. Smith asked if there were any additional comments.

Ms. Tamulaitis responded to the last comment made in regards to the vacant state of the building. She explained that the Sorority Chapter would not be able to recolonize the building until the University of Illinois invited them back to campus.

Ms. Bird clarified the zoning of the property of the house in response to a comment made earlier. She stated that it is zoned R-7 (University Residential) which primarily allows boarding houses, rooming houses, and dormitories.

Ms. Smith asked if the Commission had any questions. There were none. She then opened up discussion from the Commission.

Mr. Dossett referred to criteria d) in regards to how much is known about Royer's participation in the design of the building. He stated that he felt that Royer did not have to be literally drawing on blueprints in order to exert his influence on the design and special attributes of the building. Mr. Dossett pointed out that not all Tiffany lamps are designed by Louis Comfort Tiffany himself, but by his firm. Mr. Dossett asked how the rest of the Commission felt about that.

Ms. Smith stated that she works for a small architecture firm and one of the benefits of working at a small firm is that everyone gets to work on the projects. She stated that they may have been the case at Royer's firm in regards to the design of 1404 South Lincoln Avenue.

Mr. Shepard stated that he was not terribly concerned that another architect in the same firm's name is more associated with the house than Joseph Royer's. He also referred to criteria e) and commented on his personal experience and admiration of the house while on the University of Illinois campus. Mr. Shepard stated that it is a stunning house with amazing physical characteristics.

Mr. Dossett referred to criteria a) in terms of the building's contribution to early campus housing and the impact of Greek Letter Societies. He felt that the building evokes iconography.

Ms. Smith stated that the house has great examples of the French Eclectic architectural style such as the round tower, tall/steeply pitched roof, chimney, stucco, and upper casement windows. She also stated that the 1963 addition is massive, but through materials, the roofline, and tying in the horizontal banding of the materials a good job was done to preserve the historic style.

Ms. Pagliuso stated that she felt the house meets the criteria that are in the application. She thinks it's a gorgeous house and a great example of architecture.

Following discussion, Mr. Dossett made a motion that in Case No. HP-2013-L-01, the Historic Preservation Commission find that the application received April 8, 2013 for 1404 South Lincoln Avenue (Zeta Tau Alpha Sorority House) conforms with criteria a), c), d), and e) of Section XII-5.C of the Urbana Zoning Ordinance as a local historic landmark with the following findings:

- *Criteria a)* is integral to the cultural characteristics of the community due to its being an outstanding example of early campus housing and of the impact of the Greek Letter Communities at the University of Illinois; and
- *Criteria c)* is highly representative of the French Eclectic Architectural Style and valuable for its study, as well as retaining a high degree of integrity; and
- *Criteria d)* is a notable work of master architect Joseph Royer; and
- *Criteria e)* is a prominent feature of the community owing to its many unique features and visibility from the University of Illinois campus and Lincoln Avenue.

Mr. Shepard seconded the motion.

With no further discussion, Ms. Smith called for a roll call vote. Roll was taken and the votes were as follows:

Mr. Dossett- yes
Ms. Pagliuso- yes
Mr. Seyler- yes
Mr. Shepard- yes
Ms. Smith- yes
Ms. Stolz- yes

With all Commissioners in favor, the motion carried unanimously. Ms. Smith closed the public hearing for HP-2013-L-01.

Ms. Bird stated that this case was scheduled to go before the City Council on June 17, 2013 at 7:00 p.m.