



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

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

**TO:** The Urbana Historic Preservation Commission

**FROM:** Robert Myers, AICP, Planning Manager  
Rebecca Bird, Planning Intern

**DATE:** September 27, 2007

**SUBJECT:** 800 Block of West Main Street: Public hearing for a historic district application, Case No. HP-2007-D-01

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**Introduction**

Historic Preservation Case No. HP-2007-D-01 is an application by Daniel Folk to designate properties fronting on the 800 block of West Main Street as a local historic district. The proposed district includes 14 residential properties between Lincoln and Busey Avenues. The application includes signatures of consent from more than the minimum 25% of property owners in the affected area.

As discussed below, the Historic Preservation Commission, at their September 13, 2007 meeting, made a preliminary determination that the nomination meets the criteria necessary for designation. At the Commission's October 3, 2007 meeting, a public hearing will be held on the application. The hearing provides an opportunity to further review and evaluate this preliminary determination.

**Public Hearing**

The Historic Preservation Ordinance requires that the Commission hold a public hearing within 45 days of the preliminary determination. At the public hearing, the Commission is to:

1. Take testimony presented by the applicant, the owners, and any other parties who wish to be heard on the application,
2. Consider all written comments received by the Commission prior to or during the hearing,
3. Review and evaluate all submitted information according to the applicable criteria of Section XII-4.C.1, and
4. Identify all contributing and non-contributing buildings within the proposed historic district.

The attorney for Howard, Craig, and Joyce Wakeland, who own properties in the affected area, has asserted that he can question those testifying at the public hearing, based on recent Illinois case law. Following review by City Legal staff, it has been determined that those testifying can be questioned

within reason.

During the public hearing, the Commission may find that portions of the nomination do not meet the criteria necessary for designation, in which case such portions shall not be further processed. However, if this results in the contiguity of the district being interrupted, areas may be considered as separate districts. The Commission may recommend amending but not extending the boundaries of the proposed historic district.

### **Recommendation**

Within 60 days of the public hearing, the Historic Preservation Commission must make a recommendation to the City Council to:

1. Approve the nomination,
2. Approve the nomination with amended boundaries, or
3. Deny the nomination.

### **City Council**

If no protests to the proposed district are filed and the Council determines the proposed district should be approved, it will require a majority vote of the quorum. However, if a valid protest indicates opposition to the district, the City Council cannot approve the application without a two-thirds majority of Councilmembers then holding office (at least five votes). According to the ordinance, the City Council can approve or deny the nomination.

### **Protests**

For a written protest to be valid, the owners of at least 40% of the parcels within the proposed district must submit a written protest with the City Clerk by 5:00 pm on the Wednesday preceding City Council action on the application.

### **Current Building Activity**

The Historic Preservation Commission should be aware that the owner of 807½ West Main Street (circa 1904) applied for a demolition permit before the historic district application was received and was issued a permit. The building subsequently was demolished and therefore this property should be viewed as “noncontributing” to the proposed district. City staff views this as not substantially affecting the proposed district. The property owner on September 17, 2007 applied for a building permit to construct a single-family house on the same lot. Following the requirements of the Historic Preservation Ordinance (Section XII-8), the Historic Preservation Commission will review these building plans at their November 7, 2007 meeting, unless the proposed historic district would be denied or the property not included in an approved district.

The Commission should also be aware that the house at 808 W. Main has a pending project for porch repair/reconstruction. This property was brought to the City’s attention due to safety concerns about the front porch, and City staff is now following up on Property Maintenance Code violations. It is anticipated that this repair project will be carried out by a not-for-profit construction company with

assistance from the City of Urbana.

## Discussion

At the Historic Preservation Commission meeting on September 13, 2007, the Commission made a preliminary determination that the proposed historic district meets the following criteria (italicized) necessary for designation:

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

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state or community;*
- Association with an important person or event in national, state or local history;*
- Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity;*

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

As part of its consideration following the public hearing, the Historic Preservation Commission should review and evaluate this preliminary determination in light of all submitted information, both in terms of written communications and verbal comments. City staff agrees with this overall determination.

In terms of contributing and noncontributing properties, The Historic Preservation Ordinance (Section XII-2) provides the following definitions:

*Contributing:* A building, structure, site or object that adds to the historical associations, architectural qualities, or archaeological values for which a property is significant because it was present the period of significance, related to the documented significance of the property, and possesses integrity or is capable of yielding important information about the period. Although most commonly used in historic district designations, this term may also be used when a property is considered for landmark status which includes more than one resource, such as a house and a garage.

*Noncontributing:* A building, structure site or object which may be part of a landmark or district, but does not possess historic, architectural or archaeological significance or integrity per se; however, the relationship of these buildings, structures, site or objects to those that are contributing may be important to the preservation of the landmark or district. Inclusion of these properties within a historic district subjects these properties to those design review standards and guidelines applicable to noncontributing properties.

In conformance with these definitions, City staff recommends that the Historic Preservation Commission classify the primary structures of each property as follows:

**Contributing to a potential historic district:**

802 W. Main Street  
803 W. Main Street  
804 W. Main Street  
806 W. Main Street  
807 W. Main Street  
808 W. Main Street  
809 W. Main Street  
810 W. Main Street  
812 W. Main Street  
814 W. Main Street

**Noncontributing to a potential historic district:**

807½ W. Main Street  
811 W. Main Street  
813 W. Main Street  
816 W. Main Street

In terms of the proposed boundaries, the Historic Preservation Ordinance allows the Commission to "...amend, but not extend..." the limits following the public hearing. City staff noted at the September 13, 2007 meeting that 813 W. Main Street in particular should be considered detrimental to the proposed historic district. The applicant, City staff, and those providing input at that meeting all agreed that the structure is "noncontributing." City staff furthermore noted that it could be considered detrimental to the proposed district in terms of its design (multi-family building type, side-orientation, and parking in front of the building). City staff does not see the relationship of this building to contributing structures as important to the preservation of the district, as provided for in the definition of "noncontributing" (Section XII-2). For this reason, City staff recommends that 813 W. Main Street be excluded from the proposed district.

Additionally, in terms of considering amending the district, 816 W. Main Street should be considered. The applicant, City staff, and those providing input at the September 13<sup>th</sup> Historic Preservation Commission meeting likewise agree that this property is "noncontributing." This property can be considered detrimental to the proposed district, arguably in terms of its design (a ranch-style house, low-pitched roof, and an attached garage with its door oriented toward the street), but certainly because of loss of architectural integrity due to installation of vertical siding. City staff does not see the relationship of this building to contributing structures as important to the preservation of the district, as provided for in the definition of "noncontributing." For this reason, City staff recommends that 816 W. Main Street be excluded from the proposed district.

A third property to consider in terms of boundaries is 811 W. Main Street, a newly constructed house. Although this property is clearly noncontributing due to its age, as noted at the preliminary determination, City staff considers the design of this property as neutral rather than detrimental to the district. The structure has a single-family residential building form, vertically-proportioned windows, horizontal-style siding (albeit artificial), front entryways sheltered by porches, and no garage doors or

parking in the front. City staff recommends that 811 W. Main Street be included in the proposed district.

The fourth and last property to consider in terms of possibly amending the district boundaries is 807½ W. Main Street. Although this is a vacant lot and therefore a noncontributing property, it is located between two contributing properties. As such, City staff considers the property as "...important to the preservation of the landmark or district" (Section XII-2, Definitions) and recommends that 807½ W. Main Street be included in the proposed district.

## **Options**

In making a recommendation to City Council in Case No. HP2007-D-01, the Historic Preservation Commission may:

- a) Recommend that the application be approved; or
- b) Recommend that the application be approved with reduced boundaries; or
- c) Recommend that the application be denied.

The Commission's recommendation must be forwarded, along with a report summarizing the evidence presented at the hearing and setting forth findings, to the City Council. The City Council will then determine to approve or deny the application.

## **Staff Recommendation**

Based on the application and analysis provided in this and the September 7, 2007 memoranda, but without benefit of public input to be provided at the October 3, 2007 public hearing, staff recommends the Historic Preservation Commission recommend that the City Council **APPROVE** the nomination **with the following findings and exclusions:**

1. Urbana's Zoning Ordinance has been enacted by the corporate authorities of the City of Urbana pursuant to its home rule powers as provided for in the Constitution of the State of Illinois, 1970, and in conformance with the Illinois Municipal Code;
2. Urbana's Historic Preservation Ordinance, as Article XII of the Urbana Zoning Ordinance, created the Historic Preservation Commission with the express purpose of, among other duties, advising the City Council on the designation of buildings, structures, sites or objects as local landmarks or historic districts;
3. The City of Urbana on August 13, 2007 received an application to designate the 800 block of West Main Street as a local historic district, said application being accompanied by the signatures of the owners of more than 25% of the properties in the proposed district, as required by Section XII-4.A.2 of the Zoning Ordinance;
4. Following a public hearing held on October 7, 2007, the Historic Preservation Commission

determined that the proposed district qualifies for designation as a local historic district based on criteria *a* and *c* of Section XII-4.C.1 of the Urbana Zoning Ordinance, specifically:

a) Containing a significant number of buildings, structures, sites or objects that meet the criteria for designation as individual local landmarks, being or having

- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state or community;
- Associated with an important person or event in national, state or local history;
- Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which retains a high degree of integrity;

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

5. That the following property addresses in the 800 block of W. Main Street and included in the application are identified as “contributing”: 802, 803, 804, 806, 807, 808, 809, 810, 812, and 814;
6. That the following property addresses in the 800 block of W. Main Street and included in the application are identified as “noncontributing”: 807½, 811, 813, 816; and
7. That 813 W. Main Street and 816 W. Main Street, being both noncontributing and architecturally detrimental to the proposed district, and not important to the preservation of the district, should therefore be excluded from the proposed historic district.

cc:

Daniel Folk  
807 W. Main Street  
Urbana, IL 61801

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

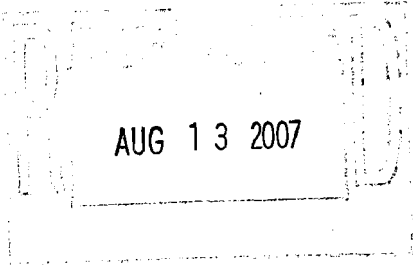
Attachments: Location Map  
Application for HP 2007-D-01, including photographs and maps  
Current property photographs  
September 7, 2007 staff memorandum to the Historic Preservation Commission  
Sept. 17, 2007 letter from Glen Stanko, Rawles O’Byrne Stanko Kepley & Jefferson  
Sept. 13, 2007 letter from Glen Stanko, Rawles O’Byrne Stanko Kepley & Jefferson

E-mail from Betsey Cronan to Robert Myers  
Fax from Phyllis and Joe Williams to the Urbana Historic Preservation Commission  
Phone call record from Naomi Jakobsson  
Fax from William and Joan Price to Elizabeth Tyler  
Historic District Voting Form, Joseph Williams, owner, 810 W. Main Street  
Historic District Voting Form, Randy Kangas, owner, 802 W. Main Street  
Historic District Voting Form, Ward & Bissonette Kangas, owners, 804 W. Main Street  
Historic District Voting Form, Joseph William, owner, 810 W. Main Street

**Application Form to Nominate a Historic District**



**HISTORIC PRESERVATION COMMISSION**  
City of Urbana  
Community Development Department  
Planning and Economic Development Division  
400 S. Vine Street  
Urbana, IL 61801  
Phone (217) 384-2440  
FAX (217) 384-2367



**NOMINATION FORM FOR HISTORIC DISTRICT DESIGNATION**

**FOR OFFICE USE ONLY:**

Date application submitted: 08/13/2007 Fee paid: N/A

Date application accepted: \_\_\_\_\_ Date legal notice published: \_\_\_\_\_

Date notice sent to owner(s) of parcels in proposed historic district: \_\_\_\_\_

**PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:**

West Main Street Residential Historic District  
1. Describe the boundaries of the proposed district:

Please see attached statement.

2. Does each site in the proposed district meet the definition for contributing? no

If not, what are the locations of sites that are not contributing (attach additional sheets as necessary)?

Please see attached list.

3. Attach a map showing the boundaries and location of the proposed historic district.

4. Indicate which of the following criteria apply to the district (check all that apply). Additionally, attach a statement that describes the district and its historic significance; list reasons why the district is eligible for nomination; and show how the proposed district conforms to the criteria for designation.



Contains a significant number of buildings, structures, sites or objects that meet the following criteria:

- 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

Contains a contiguous grouping of properties having a sense of cohesiveness expressed through a similarity of characteristic of style, period or method of construction.

Contains sufficient historical integrity to convey a sense of time and place.

5. The Commission may request additional detailed information and photographs.

6. Complete the attached charts.

Name and Address of person(s) proposing nomination:

NAME: DANIEL FOLK

ADDRESS: 207 W. main  
Urbana, IL 61801

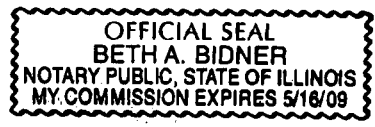
TELEPHONE: 217

SIGNATURE(S): [Signature]  
see attached

STATE OF ILLINOIS )  
                                  )     SS.  
CHAMPAIGN COUNTY )

Daniel Folk, being first duly sworn on oath, deposes and says, that he is the same person named in and who subscribed the above and foregoing petition, that he has read the same and knows the contents thereof, and that the matters and things set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to me the 10<sup>th</sup> day of August, year of 2007

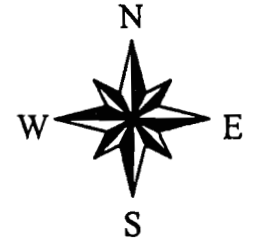


Beth A. Bidner  
Notary Public

Public's Address \_\_\_\_\_  
(If applicable)  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

\*\*\*\* Please note, for your convenience, this application may be notarized at the Department of Community Development Services. \*\*\*\*

# Proposed West Main Street Historic District - 2007





## Property Legal Descriptions

Parcel Index No.	Common Street Address	Legal Description
91-21-08-353-018	806 W Main St	The West 66 feet of Lot 13 of M.W. Busey's Heirs' Addition to the Town, now City of Urbana, as per plat recorded in Deed Record 8 at page 844, except the North 90 feet thereof, and also except a tract of land described as follows: The South 167.3 feet of a strip of land lying West of a straight line running North from an iron marker on the South property line of Lot 13 of M.W. Busey's Heirs' Addition to the City of Urbana, in Champaign County, Illinois, located approximately 3 1/2 feet East of the West edge of the concrete driveway lying along the West side of said Lot 13, thence continuing to an iron marker located approximately 90 feet South of the North property line of said Lot 13, and also except a tract of land described as follows: The North 48 feet of a strip of land lying West of a straight line running North from an iron marker on the South property line of Lot 13 of M.W. Busey's Heirs' Addition to the City of Urbana, in Champaign County, Illinois, located approximately 3 1/2 feet East of the West edge of the concrete driveway lying along the West side of
91-21-08-354-019	807 W Main St	The East Half of Lot 15 and the West Half of Lot 14 and the North 28 feet of the East 16 1/2 feet of Lot 20 and the North 27 feet of the West Half of Lot 21 all being a part of a Subdivision of the South part of the SW 1/4 of Section 8 T19N R9E of the Third P.M., and that portion of vacated alley running between and abutting the same, located in the City of Urbana, Champaign County, Illinois.
91-21-08-354-004	807½ W Main St	The West Half of Lot 15 and the East 16.5 feet of Lot 16 of a Subdivision of the South part of the SW 1/4 of Section 8 T19N R9E of the Third P.M., as per plat recorded in Deed Record "I" at Page 90, in Champaign County, Illinois, and the north half of the vacated alley lying south of and adjoining said property, situated in Champaign County, Illinois.
91-21-08-353-016	808 W Main St	Lot 10 of a Subdivision of Lot 20 of M.W. Busey's Heirs' Addition to Urbana, in Champaign County, Illinois. Together with all interest in a mutual driveway, as disclosed by recitals in Plat recorded October 17, 1992, in Book "D" of Plats at Page 240.
91-21-08-354-003	809 W Main St	The East 49.5 feet of Lot 16 of a Subdivision of the South part of the SW 1/4 of Section 8 T19N R9E of the Third P.M., as per plat recorded in Deed Record "I" at Page 90, in Champaign County, Illinois, and the north half of the vacated alley lying south of and adjoining said property, situated in Champaign County, Illinois.
91-21-08-353-015	810 W Main St	Lot 9 of a Subdivision of Lot 20 of M.W. Busey's Heirs' Addition to Urbana, as per plat recorded in Book "A" at Page 3, situated in Champaign County, Illinois.

# Property Legal Descriptions

Parcel Index No.	Common Street Address	Legal Description
91-21-08-353-020	802 W Main St	Beginning at the Southeast corner of Lot 13 of M.W. Busey's Heirs' Addition to the Town, now City, of Urbana, thence North along the East line of said Lot 13, 170 feet, thence West 50 feet parallel with the North line of said Lot 13, thence South parallel with the East line of said Lot 159.71 feet to the South line of said Lot 13, thence Southeasterly along the South line of said Lot 13, 51.01 feet to the place of beginning, situated in Champaign County, Illinois.
91-21-08-354-020	803 W Main St	Lots 12, 13, and the East Half (E 1/2) of Lot 14 and the East Half (E 1/2) of Lot 21, except the South 95 feet of Lot 21, all in Master in Chancery's Subdivision of the South part of the SW 1/4 of Section 8 T19N R9E of the Third P.M., in Champaign County, Illinois.
91-21-08-353-019	804 W Main St	A part of Lot Thirteen (13) of M.W. Busey's Heirs Addition to the Town, now City, of Urbana, described as follows: Commencing at a point on the South line of said Lot, fifty-one and one hundredth feet Northwesterly of the Southeast corner of said Lot Thirteen (13), thence North on a line parallel with the East line of said Lot, a distance of two hundred twenty-five and seventy-one hundredths feet to a point fifty feet West of the East line of said Lot and one hundred ten feet South of the north line of said Lot, thence West along a line parallel with the North line of said Lot, a distance of seventy-nine and seventeen hundredths feet to a point sixty-six feet East of the West line of said Lot, a distance of two hundred ten and three hundredths feet to the South line of said Lot, a distance of seventy-seven and eighty-six hundredths feet to the place of beginning, in Champaign County, Illinois.

# Property Legal Descriptions

Parcel Index No	Common Street Address	Legal Description
91-21-08-354-002	811 W Main St	The East 63 feet of Lot 17 of a Subdivision of the South part of the SW 1/4 of Section 8 T19N R9E of the Third P.M., as per plat recorded in Deed Record "I" at Page 90, in Champaign County, Illinois, and the north half of the vacated alley lying south of and adjoining said property, situated in Champaign County, Illinois.
91-21-08-353-014	812 W Main St	Tract 1: Lot 8 of a Subdivision of Lot 20 of M.W. Busey's Heirs' Addition to Urbana, as per plat recorded in Book "A" at Page 3, situated in Champaign County, Illinois. Tract 2: Mutual Driveway Easement for the Benefit of Tract, as created by agreement between adjoining landowners creating drivement easement dated October 26, 1993, and recorded November 9, 1993 in Book 1965 at Page 713 as Document 93 R 32791 for mutual driveway over a strip of land 4 feet wide contiguous to and extending upon and along the entire West line of said Lot 9.
91-21-08-354-001	813 W Main St	Lot 1 and that part of Lot 2 lying East of Lincoln Avenue in Block 47; also, the North half of the vacated alley lying south of and adjoining the aforesaid Lot 1 and that part of Lot 2 lying East of Lincoln Avenue in Block 47 in the Seminary Addition to Urbana, as per plat recorded in Deed Record "Y" at Page 208, in Champaign County, Illinois; and the West 3 feet of Lot 17 of a Subdivision of the South part of the SW 1/4 of Section 8 T19N R9E of the Third P.M., as per plat recorded in Deed Record "I" at Page 90, except that part deeded to the City of Urbana for public street and sidewalk purposes as Document 770563 in Book 864 at Page 564, situated in the City of Urbana, in Champaign County, Illinois.
91-21-08-353-013	814 W Main St	Lot 7 of a Subdivision of Lot 20 of M.W. Busey's Heirs' Addition to Urbana, as per plat recorded in Plat Book "A" at Page 3, situated in Champaign County, Illinois.
91-21-08-353-004	816 W Main St	All of Lot 6 (except the North 50 feet thereof) of a Subdivision of Lot 20 of M.W. Busey's Heirs' Addition to the City of Urbana, and all that portion of the Bloomington Road or West Main Street in the City of Urbana, vacated by said City as lies South and adjoining said Lot 6, being a part of the W 1/2 of the SW 1/4 of Section 8, T19N R9E of the Third P.M., in Champaign County, Illinois.

**1. Describe the boundaries of the proposed district.**

All properties with frontage on West Main Street from Busey Avenue on the east to Lincoln Avenue on the west starting on the north side of West Main Street on the northwest corner of Main Street and Busey Avenue with the lot commonly known as 803 West Main Street, continuing west along West Main Street to Lincoln Avenue and including the lot at the southeast corner of West Main Street and Lincoln Avenue commonly referred to as 813 West Main Street and continuing east to Busey Avenue to the lot commonly referred to as 802 West Main Street. See the attached map.

**2. Does each site in the proposed district meet the definition for contributing?**

No.

**If not, what are the locations of sites that are not contributing.**

811 W. Main Street

813 W. Main Street

816 W. Main Street



**PARCEL LISTING**

**Note: The "last payer of general taxes" and "listing shown on last recorded deed" were found to be synonymous. No contract purchaser information was found.**

<i>Common Street Address</i>	<i>Last Payer of general taxes listed in Champaign County Supervisor of Assessments records, and Listing shown on last recorded deed directing where tax bill should be sent</i>	<i>Owner Address</i>
802 W. Main St.	Ward Kangas	804 West Main Street, Urbana, 61801
803 W. Main St.	Erik G. Jakobssen Sr.	803 West Main Street, Urbana, 61801
804 W. Main St.	Ward R/Bissonnette Kangas	804 West Main Street, Urbana, 61801
806 W. Main St.	William M. Price	806 West Main Street, Urbana, 61801
807 W. Main St.	Daniel H. Folk	807 West Main Street, Urbana, 61801
807 1/2 W. Main St.	Howard L. Wakeland	406 N. Lincoln Ave. St 2, Urbana, 61801
808 W Main St.	Judith Barracks	808 West Main Street, Urbana, 61801
809 W. Main St.	Howard L. Wakeland	406 N. Lincoln Ave. St 2 Urbana, 61801
810 W. Main St.	Joseph D. Williams	810 West Main Street, Urbana, 61801
811 W. Main St.	Howard Wakeland	406 N. Lincoln Ave. St 2 Urbana, 61801
812 W. Main St.	Carl Long	PO Box 2045 Champaign 61825
813 W. Main St.	Joyce Wakeland	406 N Lincoln Ave. St 2 Urbana, 61801
814 W. Main St.	Daniel H. Folk	807 West Main Street, Urbana, 61801
816 W. Main St.	Fernando Reyna Sr.	816 W. Main Street, Urbana, 61801

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## History

The history of West Main Street dates back to the earliest days of Urbana, and perhaps earlier. Buffalo and Native Americans had created trails long before any American settlers entered the area. According to J. O. Cunningham in his seminal "History of Champaign County," one such trail became an important route for settlers, as it led from Danville through the area close to present-day Urbana known as Big Grove, to Bloomington and Peoria (still known in the early part of the 19th century as "Fort Clark"). Cunningham writes, "This road, although surveyed and laid out as a legal road about 1834, by authority of an act of the Legislature, did not owe its origin to this legal action, for it was traveled many years before that date. It was known as the 'Fort Clark Road,' and led from the eastern part of the State in the neighborhood of Danville, to the Illinois River."<sup>1</sup> One settler, a man named Isaac Busey, strayed a distance from the Fort Clark Road and settled near the southern edge of Big Grove, on land his brother, Matthew W. Busey, had purchased in 1831. It is believed that Isaac Busey's cabin may have stood on the current site of the Landmark Apartments.

Champaign County was created from the western part of Vermilion County in 1834, and its county seat, Urbana, was sited at the southern end of Big Grove, due in no small part to the lobbying of residents of that particular area, including Isaac Busey. The new county seat led to great changes in the road system of east central Illinois. J. O. Cunningham writes:

Subsequently that part of the travel destined for places south of the creek and grove, sought out a shorter trail and crossed the creek at Strong's Ford, where the State road now crosses the creek by the iron bridge, eight miles east of Urbana,

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<sup>1</sup> J.O. Cunningham, *A History of Champaign County*, 661.

from which crossing it reached the Big Grove at Fielder's—later Roe's—at which point the road divided, one line passing to the Brownfield neighborhood, on the north side, while the other line passed to the Busey neighborhood, on the south side of the Big Grove. Years afterwards, and about the year 1834, when the county-seat had been established at the south side (now Urbana), the trail running from Bartley's Ford direct to Matthew Busey's, and on to Urbana, was adopted and legally laid out, as a necessity....

Stories of the opposition to this diversion of the travel from the north side of the Grove to the new settlements on the south side, are still told by old residents. Local jealousies and prejudices were strong in those times, as well as in later periods. At the crossing of the Salt Fork on this road was erected, about 1836, the first bridge which spanned one of the streams of the county. It was afterwards carried away by the high water of the creek.

This road was continued on to Bloomington upon a route afterwards chosen for a railroad which parallels the wagon road the whole distance, being at no place between St. Joseph and Bloomington, many rods distant from the railroad. Along this early road the villages of Mahomet, Mt. Pleasant (now Farmer City), and Le Roy sprang up to meet local demands, and over its easy grades for many years flowed the western fleets of prairie schooners, transferred from the Fort Clark road which was totally abandoned as a public road. No portion of this latter road survives the change, while its younger rival—in places changed from a diagonal road to contiguous section lines—still exists as a highway across the eastern counties of the State. Portions of this road are still in existence as diagonal streets in the towns through which it runs, notably West Main Street, Urbana, and Bloomington Avenue, Champaign.<sup>2</sup>

According to Cunningham's account, therefore, West Main Street actually predates Urbana.

Another account adds a different dimension to the story surrounding the origin of West Main Street as a Native American trail. The August 8, 1934, *Evening Courier* of Urbana, states:

Main street branches off to the right from the main artery, strikes an angle to the left at Coler avenue, and still another to the left at Lincoln Avenue. Strangers often wonder at the jagged route it takes. The reason is that the street is a 'natural' and never was laid out in the usual manner. It originally was an Indian trail leading from the Tippecanoe battlefield in Indiana to Fort Creve Coeur on the Illinois river. The aboriginal tourists made the twists in avoiding buffalo wallows that became swamps in hot weather.

Whatever its origin, what we know today as West Main Street was on the map by the early 1830s.

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<sup>2</sup> Cunningham.

When Urbana was laid out in the early 1830s, the portion of the Danville-to-Bloomington road that passed through the center of the town was rechristened "Main Street." Outside this central area, however, the road was known for many years as Bloomington Road. As Urbana grew, and more and more houses were constructed along the "Bloomington Road," however, the street probably was more and more often called "Main Street"—and with the eventual renumbering of streets, "West Main Street." Officially, however, West Main Street was Bloomington Road until 1925, when the Urbana City Council adopted an ordinance to change the name on all city and county maps and records.

Early development along West Main Street is difficult to track. Several sources help cast light on this period: the Alexander Bowman map of Urbana from 1858, the Bird's Eye View of the City of Urbana from 1869, and records of the platting and subdivision of the land along West Main Street. Bowman's 1858 map shows the entire area now covered by the historic district nomination. Streets did not extend into the north side of West Main Street; north of Main, a group of buildings comprising Boyden's Plow and Wagon Factory is located approximately on the present-day 400 block. North of the factory, a grove of trees is illustrated—this is perhaps the southern fringe of Big Grove. Two other buildings are shown on the current site of the Landmark Apartments at 502 W. Main; the larger of the two buildings, to the west, is shown amid a small grove of trees. Based on stories associated with the Samuel T. Busey mansion originally located at 502 W. Main, this building may have been Isaac Busey's cabin. On the south side of the street, only the Southern Part of the SW ¼ of Section 8 (comprising 601-813 W. Main, and other lots to the south) had been platted by this time. Three buildings are shown here, at the present-day locations of 209 N. Coler, 707 W. Main, and 809 W. Main. The building on the lot now known as 209 N. Coler is identified on the map as belonging to T. S. Hubbard, who may have been the Hubbard listed as one of the proprietors of the Doane House hotel, illustrated as one of the city's notable buildings on the margin of map.

By 1869, when the Bird's Eye View of the City of Urbana was issued, a few more buildings are shown along West Main Street. North of what may still have been the plow and wagon factory is a railroad depot of the Indianapolis, Bloomington, and Western Railroad, located south of University Avenue on present-day McCullough Street. All the other buildings shown on the Bowman map are present, joined by what appears to be the house still standing at 606 W. Main, as well as two houses with outbuildings along the south side of the 600 block. A house very similar to "Black Matt" Busey's house is visible on the correct site, which may indicate that it is older than other records suggest. A small house is also shown on the current site of St. Patrick's Church.

The land now proposed for inclusion in the West Main Street historic district originally was just one small portion of the land throughout Champaign County granted to Matthew W. Busey by the U.S. Government in 1831. All the land along the future West Main Street appears to have remained in his possession until his death in 1852. As part of the settlement of the estate, the Southern Part of the SW ¼ of Section 8—the present day odd address range from 601 to 811 W. Main—was platted in 1853 and sold off, lot by lot. The Seminary Addition, which covers a large area of west Urbana (including the University of Illinois), was platted in 1861; it reaches across Lincoln Avenue to include one lot, at 813 W. Main St. In 1867, the various heirs of Matthew W. Busey transferred title of much of the land along West Main to his son, Samuel T. Busey. As

part of that arrangement, he filed a plat for some of the land—today's 602 to 806 W. Main Street—as Col. M. W. Busey's Heirs' Addition to Urbana later in 1867. Another parcel of land transferred from the Busey heirs to Samuel T. Busey in 1867 was what became Col. S. T. Busey's Third Addition to Urbana in 1870.

The year 1871 was a busy one for real estate transactions along West Main Street. Lot A, a triangular parcel today comprising 311 through 419 W. Main, was sold by ten Busey heirs to George W. Call. In addition, today's southern 500 block was sold by fifteen heirs of Matthew W. Busey to Clark W. Griggs. The next year, Clark W. Griggs sold the northern 400 block to C. W. Smith, who proceeded to have the land platted. In 1873, Lot A (311-419 W. Main) was platted, as was the C.W. Griggs Addition. Lot 20 of the Col. M. W. Busey's Heirs' Addition was platted in 1875. The last significant plattings along West Main Street were the replats of Lot A in 1889 and 1908.

## Important Residents

### Isaac Busey

One of the earliest settlers of Champaign County, and a major force (with his nephew) Matthew W. Busey) behind the establishment of the county seat in Urbana. He also assisted in the initial plat of city of Urbana and served as one of the county's first commissioners. His daughter, Malinda Busey, was the first bride married in Champaign County, on July 25, 1833.<sup>3</sup> Isaac Busey was born in Rowan Co., North Carolina, in 1769 and died in Champaign in 1834.

### Matthew W. Busey

Col. Matthew W. Busey was born in Shelby County, Kentucky, on May 15, 1798. His family moved to Washington County, Indiana, while he was still a boy. There he apprenticed a brick mason and learned the trade. His rank of Colonel was earned in the state militia of Indiana, "a position of much prominence," according to J. O. Cunningham. Busey traveled to what is now Champaign County in 1832 and received title to a great deal of land from the federal government, but he did not move his family to Champaign County from Indiana until 1836.<sup>4</sup> He was active (along with his brother Isaac and others) in locating the county seat at Urbana, and a stable owned by Col. Busey was used in 1833 as the county's first court. Later, after moving to Champaign County, Col. Busey "built the first sawmill, the first county jail (for \$870), and the first brick courthouse (at a cost of \$4.00 per thousand bricks 'in the wall')." <sup>5</sup> He was also elected to two terms in the Illinois General Assembly beginning in 1840, where he worked to bring the railroad to Champaign County.<sup>6</sup> The route eventually chosen by Illinois Central Railroad, over two routes through Urbana and one through Homer, was located two miles west of Urbana—what became Champaign. Busey also served as county assessor and probate judge.<sup>7</sup> He died in Urbana on December 13, 1852.

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<sup>3</sup> Raymond Bial, *Urbana: A Pictorial History*.

<sup>4</sup> Cunningham.

<sup>5</sup> Bial.

<sup>6</sup> Cunningham.

<sup>7</sup> Bial.

### Samuel T. Busey

One of eight children of Matthew W. and Elizabeth Busey, Samuel T. Busey was born in Greencastle, Indiana, in 1835. He worked as a merchant in Urbana beginning in 1856, but sold his business interests in 1862 in order to join the Union army. He fought in many Civil War battles, and was wounded leading an attack on Fort Blakeley in Alabama. For his bravery and leadership, he was granted the rank of Brevet Brigadier General after his discharge in 1865. He returned to Urbana and became a farmer. Gen. Busey, his brother Simeon H. Busey, and Dr. W. R. Earhart opened Busey Brothers and Company Bank on January 13, 1868. According to records, the fledgling bank took in \$9,555.60 in deposits on its first day—nearly matching the \$11,000 the three founders had invested. Upon his retirement in 1888, Gen. Busey sold his interest in the bank to his nephews Matthew and George W. Busey.

Busey served five terms as mayor of Urbana, from 1880-1889. He was also elected to Congress as a Democrat, beating the incumbent, Joseph Cannon, Republican of Danville (and later the famous Speaker of the House).

Gen. Busey married Mary E. Bowen of Delphi, Indiana, on Dec. 25, 1877.

### Mary E. Busey

Mary E. Busey was an outstanding citizen of Urbana in her own right. Born in Delphi, Indiana, on June 21, 1854, Mrs. Busey graduated from Vassar College in New York. She was a trustee of the University for 23 years, beginning in 1904;<sup>8</sup> during this time, she successfully lobbied to build the first women's dormitory, which was named Busey Hall in her honor. Mary Busey also played a significant part in the establishment of the Urbana-Lincoln Hotel. She is also responsible for the Urbana Free Library, having donated \$35,000 for its construction in memory of her husband, Samuel T. Busey.<sup>9</sup>

### Clark W. Griggs

Clark Griggs was an important figure in the history of Urbana, primarily for his role in bringing the University to the city. As a member of the State House of Representatives from 1866-68, he served as chair of the Committee on Agriculture and Mechanical Arts, where he successfully lobbied his colleagues to locate the Illinois Industrial University—later renamed the University of Illinois—in Urbana. Griggs also served as mayor of Urbana in 1866-67, founded the Urbana Gas and Light Company in 1867,<sup>10</sup> and was the namesake of Griggs Hotel.<sup>11</sup> Later, he became president of the Indianapolis, Bloomington, and Western Railway Company. In this capacity, he developed plans for the routing of a railway through southern Pennsylvania; though the rail line was never built, the route later was used for the Pennsylvania Turnpike.<sup>12</sup>

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<sup>8</sup> Bial; Cunningham.

<sup>9</sup> Bial.

<sup>10</sup> Bial 27.

<sup>11</sup> Bial 39.

<sup>12</sup> Patricia L. Miller, Nomination of the Griggs House to the National Register of Historic Places, 1978.

### Jairus Sheldon

Jarius Corydon Sheldon was born in Clarence, New York, on Nov. 2, 1827. His father died when he was a year old, and his mother married H.W. Cunningham when he was two. (Sheldon's half-brother was J.O. Cunningham, a long-time county judge, author of *A History of Champaign County*, and namesake of Cunningham Avenue and Cunningham Children's Home in Urbana. Sheldon lived in Ohio and Indiana prior to arriving in Champaign County at age 26. Having studied law for a year in Ohio, Sheldon continued his law studies in the office of Gen. Coler; after he was admitted to the bar he practiced law first as the partner of Gen. Coler and later Francis G. Jaques. Sheldon also served as mayor of Urbana and a state senator.

## PROPERTIES

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### **802 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This is a one-story house with Cape Cod elements, constructed circa 1939-1942. The house, which is set back quite far from the street, has a side gabled roof covered in asphalt shingles; walls are clad in artificial siding. The front façade consists of a 6/6 double-hung sash to the far left; to the right, the entry door has a Classical Revival surround and is flanked by 6/6 double-hung sash on either side. Two 6/6 double-hung sash are located on the street side of the small recessed wing to the east. To the rear of the lot, just behind the house, is a gable roofed garage clad in artificial siding; it was built in 1992.

This house was first owned and occupied by Chester and Mary Derrough. Chester Derrough was an assistant at the University of Illinois.

### **804 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value, Important Person, Architecture

This house is known historically as "Black" Matt Busey's House. The 2 ½ story Italianate house in brick on a stone foundation was built circa 1878-1879, though a house very similar in appearance appears on the Bird's Eye View of the City of Urbana of 1869. The roof is hipped, and covered in asphalt shingles; a one-story hip-roofed cupola rises out of the center of the roof



of the main portion of the house. The house is L-shaped and five bays wide; the projecting, western part of the L contains three bays and the eastern part contains two bays. Each bay contains a segmentally arched 2/2 double-hung window on the first and second floors, except for the first floor of the third bay, which contains double entrance doors with segmentally arched glass transom above. All the windows on the front façade feature working wooden shutters. A shed-roofed porch extends across the three rightmost bays of the house, supported by wooden piers with delicate decorative brackets between, forming round arches for an arcading effect; the porch steps back in the fourth bay, to follow the outline of the house. In the attic story, each bay contains shaped frieze windows; paired brackets divide the bays at the cornice.

Matthew Elbridge Busey, the nephew of Matthew W. Busey, was born in Shelby County, Kentucky, on April 17, 1829. "Black Matt" Busey—who earned his nickname due to his dark complexion, which helped distinguish him from the other Matthew Buseys in the county—was a farmer. On March 9, 1854, he married Sarah Ann Cloyd in Champaign County. He purchased Lot 13 of the Col. M. W. Busey's Heirs' Addition to Urbana from his brother Samuel T. Busey in 1868 for \$1,600. One of "Black Matt" Busey's daughters, Laura, was the wife of an Illinois Supreme Court Justice, William Fulton, and one of his granddaughters was the wife of well-known journalist James Reston.

#### **806 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value, Important Person

This is the David Busey house, constructed in 1900. The house has influences from the Queen Anne, Gothic Revival, and Shingle styles. It has a brick foundation. The asphalt-covered roof is side gabled and covered in asphalt shingles; there are two gabled wall dormers, one of which is very large (it is actually the continuation of a front gable pavilion extending through the porch roof). The house is clad in clapboard, except for square butt shingles which fill the gables and clad the smaller roof dormer. The front slope of the roof comes down past the house to form a full-length porch; it is supported by wooden columns and lined by a simple balustrade, with a centered pediment. The first story consists of a large fixed sash window, the single light entrance door, and a 1/1 double-hung sash. The second story consists of triple 1/1 double-hung windows surmounted by a simple wooden scrolled pediment, under a pointed arch formed by a recess in the façade of the larger gable. The gable is adorned with simple wood brackets. The smaller gable has a similar arrangement, with a pointed arch recess below which are paired casement windows with a simple wooden scrolled pediment above. Two low solid walls project from the wall of the dormer as side walls for a balconette. A three-car garage is located to the rear of the lot. It has a hip roof, artificial siding, and a single garage door and pedestrian door.

David Busey, a farmer, was a son of "Black Matt" Busey, who lived next door at 804 W. Main St. The lot was formed from part of Lot 13 of the Col. M. W. Busey's Heirs' Addition, which was owned by "Black Matt" Busey. David Busey lived next door with his parents until this house was completed. His wife was Martha Estella Nash; her parents, H. J. and Antoinette Nash, lived in a house on the site of 705 W. Main (replaced by the current house) around the turn of the 20th century.

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There is a shared driveway of patterned concrete between 806 and 808 W. Main Street.

**808 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This house, built in 1904, was influenced by the Dutch Colonial Revival Style. Two stories tall, with a side-facing asphalt shingle gambrel roof with flared ends and a boxed cornice, it is clad in artificial siding and sits on a brick foundation. The first story is dominated by a full width porch; the low-pitched hip roof is supported by fluted square posts with capitals, which sit atop brick pedestals. The pedestals rise from the ground and are capped with limestone; along the porch between the pedestals are simple balustrades. The roof line of the porch peaks in the center to form a pediment. A window is located on the left behind the porch, with a bay window in the center, and a door with sidelights. On the second story are two gabled wall dormers, each with flared ends, a boxed cornice, and a 12/1 double-hung sash.

This house was built by John R. Smith, owner of Smith's Ice and Packing Co. (the packing refers to pork packing) in Urbana.

**810 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This is a Dormer Front Bungalow, built circa 1920. It is 1½ stories tall, with a brick foundation and side gabled roof covered in asphalt shingles, which extends down to form a wide overhang and roof for the small corner porch. The front of the first story is clad in brick, with artificial siding on the sides and the roof dormer. To the left of the porch are a row of seven 3/1 double-hung sash with a continuous concrete sill; the porch contains the entrance door. The roof dormer above has a gabled roof and contains a row of four 3/1 double-hung sash. A two-car garage, built between 1923 and 1945 (according to Sanborn maps), sits on the rear of the property; it has a hip roof and modern overhead doors.

This house first appears on the Sanborn map of 1923.

There is a shared driveway in patterned concrete, lined with curbs, between 810 and 812 W. Main Street.

**812 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This 1½-story house, built circa 1904, was influenced by Tudor Revival architecture. The house features a front gable roof covered in asphalt shingles, the eastern slope of which extends farther than the west slope in order to cover a one-story wing; the eaves of the main roof are flared. The overhanging roof is supported by small triangular knee braces. The house sits on a brick foundation and is clad in artificial siding. The roof has long shed dormers on either side. The

front façade features three 1/1 double-hung windows, an entrance door surmounted by a simple pedimented hood, and a second entrance door (located on the side wing) on the first story, with a row of four 9/1 windows beneath the gable on the second story. To the rear of the lot is a 1½-story front gabled, two-car garage. The eaves are flared to match the main house, and the gable is wood shingled and features a small vertical window. The garage was built between 1923 and 1945, according to Sanborn maps.

The house was first occupied by George P. and Clara Bliss, who lived here from 1904 until 1919. George Bliss was the president of the Abstract Co. of Champaign County. The house was converted into a duplex ca. 1987.

#### **814 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

The body of this house has no style, though it does have a Colonial Revival-influenced porch. The house, built circa 1904, is two stories, though the rear portion has been modified and is now three stories. The foundation is brick. Walls are clad in square butt shingles, with parts of the addition clad in artificial siding. A porch extends most of the width of the façade; its hip roof with small central pediment is supported by full-height columns. A large front gable dominates the façade, and extends from its peak to the side walls of the house. Within the gable on the second story are paired 1/1 double-hung sash with a pedimented window hood. The roof was most likely side gabled, originally, though the later modifications have created a shed roof above the tallest portion to the rear; the roof is covered by asphalt shingles

The house first appears in the 1904 city directory; Charles Bongart, a savings department manager at Busey Bank, was named as occupant. He lived there until 1909. From 1910 to 1929, the house was owned by the Postlewaite family.

#### **816 W. Main**

Non-Contributing Due to Age

This is a one-story ranch house circa 1951. It has a concrete block foundation and is clad in vertical wood siding. The roof is side gabled with a low pitch, covered in asphalt shingles; there are several skylights. Most of the windows feature a fixed upper sash with lower moveable awning or hopper window. A garage is attached to the east of the house.

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## 803 W. Main

### Contributing

Qualifying Criteria: Significant Heritage Value, Important Person, Architecture

This is "Piety Hill," also known as the Sheldon House. It is a two-story Arts and Crafts style house built in 1904. The overhanging roof is hipped and covered by asphalt shingles; one modern skylight is visible. There are two chimneys, one at either end of the house. The foundation is brick. Walls are clad in square butt shingles, though the upper half of the second story is clad in stucco panels with wood detailing. The façade is symmetrical, like a Georgian Revival house: on the first story, paired 6/6 double-hung sash with blind stucco transoms and "half-timbering" are located on either side of the doorway, which features an 8-light door with half-length sidelights and a full width divided transom; above is a hip-roofed hood supported by wooden knee braces. On the second story, a 6/6 double-hung sash is centered above the outermost of the paired windows below. Centered on the second story is a 6/6 double-hung window with two small double-hung sash to either side; the small windows are all 2/2, except for the rightmost, which is 1/1 (it appears to be a replacement). To the east, a shed-roofed porch is supported by wooden posts; the ends of the roof are filled with stucco and half-timbered insets. A terrace runs the width of the façade and side porch; it is faced with brick, and its low wall has a concrete coping. Attached to the rear of the house is a historic 1½ car garage, facing Busey Ave. It has a gable roof and a pedestrian door to the north of the garage door.

Though this house dates to 1904, an even earlier house on the property also has historic significance. That building, and Italianate Side Hall house now located at 201 N. Busey Ave., dates at least to 1873. It was the home of State Senator Jairus Corydon Sheldon and his wife, Eunice Mead Sheldon. Sen. Sheldon moved to Urbana in 1853; he was an attorney who often associated with Abraham Lincoln. Sheldon served two terms in the General Assembly and a four-year term in the Senate, beginning in 1872. During his legislative service, Sheldon was a strong supporter of the University, helping to fund construction of its first new building.

In 1904, the earlier house was moved to the N. Coler Street site and the present house built by the Sheldons. The 1906 city directory lists Mrs. Sheldon as the occupant, suggesting that Sen. Sheldon died ca. 1905. Mrs. Sheldon shared the house with her daughter and son-in-law, Mr. and Mrs. Olin Browder. Browder was a University law professor and served as Urbana mayor from 1913-17. The Browders lived in a separate apartment within the house, which had a street address of 205 N. Busey Ave. The apartment could be accessed through the foyer and family dining room.

The house's name, "Piety Hill," has several possible sources. One story suggests that Sen. Sheldon was the anonymous donor who gave \$1,000 to St. Patrick's Church in exchange for the church not installing a bell in its tower; whoever this mysterious person was, he did not wish to

be awakened on Sunday mornings. The name may also have to do with the one-time occupant of the house's apartment, Rev. Charles B. Taylor, whose wife Nellie was one of the Sheldons' daughters.

According to Sanborn maps, a front terrace was added to the house between 1915 and 1923. However, later Sanborns indicate that the terrace was demolished between 1945 and 1969. The age of the existing terrace remains unclear, however, as the Sanborn maps may not accurately reflect changes to the terrace.

### **807 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value, Architecture

This is the Mast House, a T Plan house with Stick, Shingle, and Queen Anne elements, built in 1894. The two-story house sits on a brick foundation, is clad in clapboard and wooden shingles, and its cross gabled roof is covered in asphalt shingles. The first story is dominated by a porch which wraps the front gable pavilion back to the east wing. The stairs are located at the chamfered northeast corner of the porch, which is surmounted by a pediment. The roof of the porch is hipped, supported by simple columns and lined by a simple balustrade. The entrance door is located on the street face of the east wing, while a large fixed sash window with leaded glass transom is centered on the front wing. The slightly projecting west wing also has a replacement casement window on its street side. On the second story, there is a 1/1 double-hung sash above the front door; paired 1/1 double-hung sash centered on the front wing, and a 1/1 sash on the west wing. The gable features a small horizontal window. Walls are clad in clapboard, though the gable is filled with shaped shingles which form rows of circles. A two-car garage with a steeply pitched hip roof covered in asphalt shingles and vertical wood siding sits on the rear of the lot. A garage appears on Sanborn maps as early as 1915. A brick sidewalk runs along the street in front of the house.

Farmers Henry and Ida Mast built this house and lived here (deaths?) until 1961.

### **807½ W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

This is a one-story Pyramidal Cottage, with a truncated hip roof covered in asphalt shingles. The foundation is brick, which has been concrete parged; walls are clad in artificial siding. A nearly full-length enclosed porch dominates the front façade, with six 1/1 double-hung sash grouped into a 1-2-2-1 pattern. The porch is accessed by concrete stairs leading to a door on the side. A brick sidewalk is located in front of the house.

This house has been home mostly to short-term residents during its lifetime, with the longest residency only at four years.

**809 W. Main**

Contributing

Qualifying Criteria: Significant Heritage Value

Records indicated that this house was built ca. 1905, though a structure very similar in shape and design appears on the 1869 Bird's Eye View of the City of Urbana. It is a modified I House, with asbestos siding and a foundation with a lower portion of 2-4 visible courses of brick and an upper portion of rock-faced cut stone. The roof is side gabled and covered in asphalt shingles. The first story features a nearly full-width porch, with a hip roof supported by full-height Doric columns. Two large 1/1 double-hung sash are located on either side of the entrance door. On the second story are two 1/1 double-hung sash. A gabled roof dormer contains a squarish 1/1 double-hung sash.

A brick sidewalk runs in front of the house.

Records relating to this house date to approximately 1890, when the property was sold by Thomas Paisley to James Love. James Love sold it to John Love circa 1905, when the house may have been built. The longest occupancy was by Frank Leach, who is listed in city directories as living here from 1915 to 1946; from 1915 to 1932, T.C. Luther is also listed as a resident. The other long-term occupant was Rosey Lusetta, who resided here from 1955 to 1975.

The first city directory listing in 1904 for this house names Daniel E. and Pearl L. Birdzell as residents. Daniel Birdzell was in real estate.

**811 W. Main**

Non-Contributing

This vacant lot was once the site of a 2½ story Gabled Ell house with Queen Anne influences, built in 1889. It featured a full-width porch supported by paired piers. The house was demolished in 1995.

**813 W. Main**

Non-Contributing

This site was formerly occupied by a two-story house dating back to at least 1909, according to Sanborn maps. The house was demolished sometime after 1969.

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803

**803 W Main St**



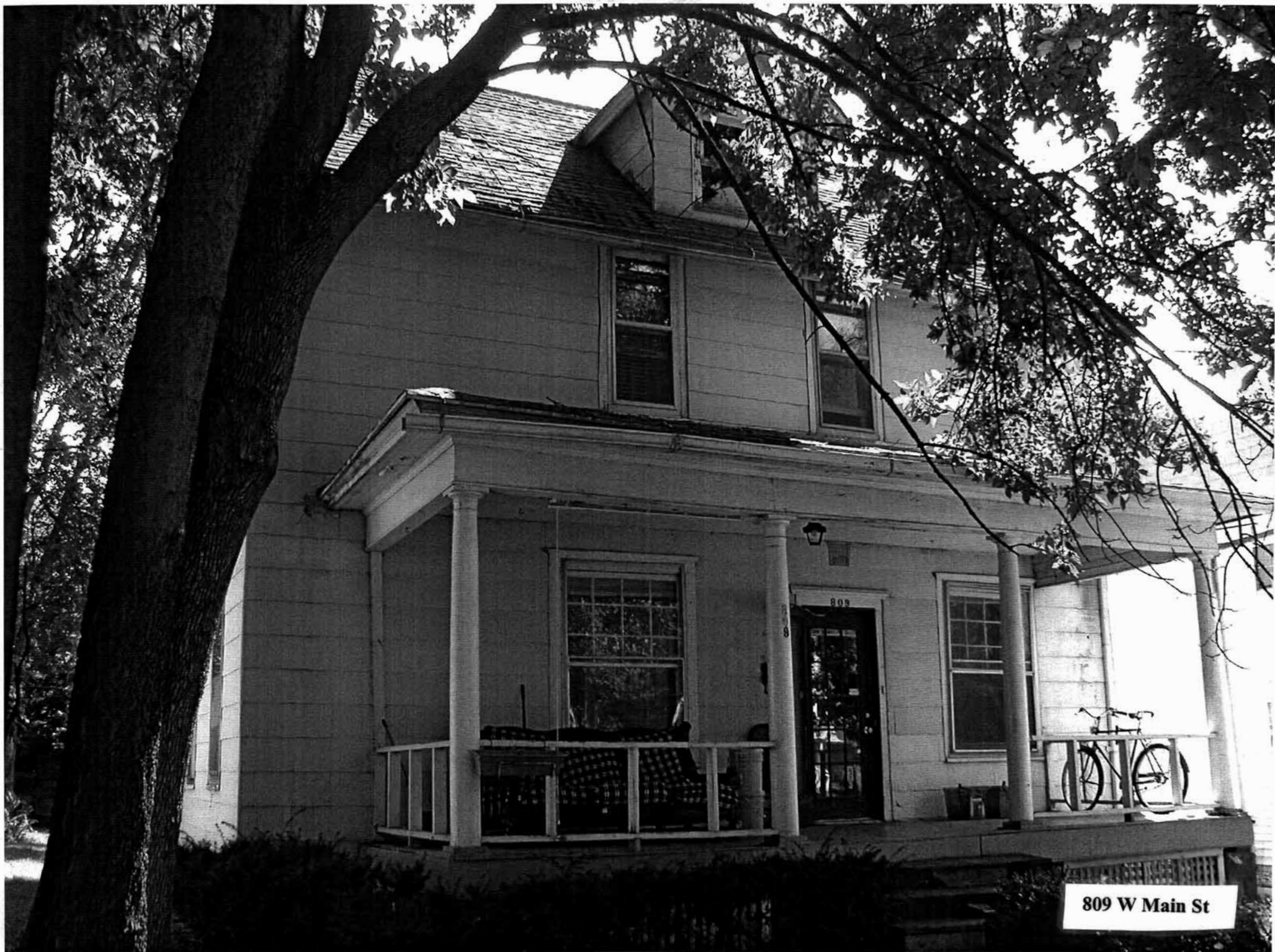


807 W Main St



807 1/2 W Main St





809

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809 W Main St

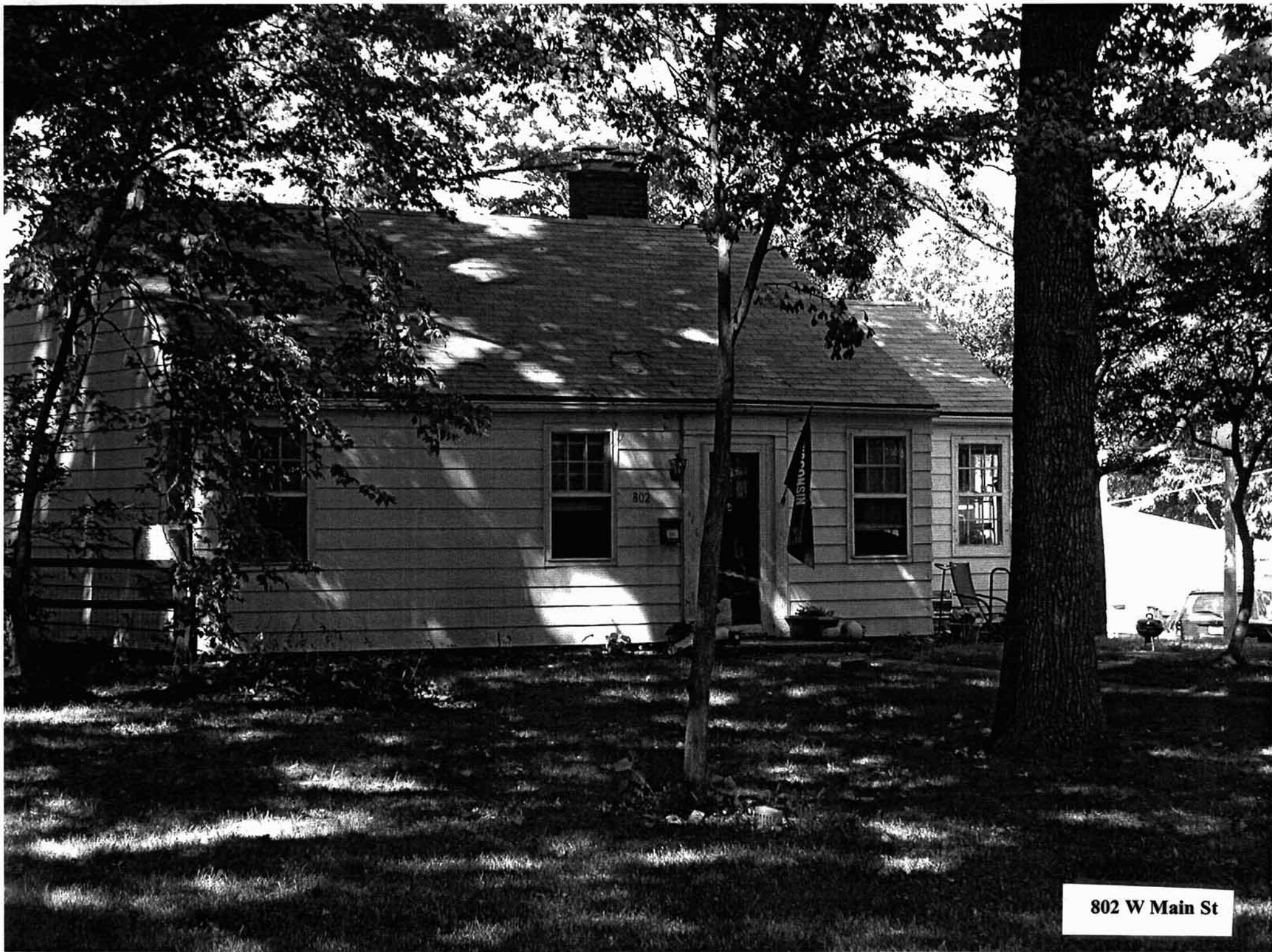


811 W Main St





813 W Main St



802 W Main St





804 W Main St



804 W Main St





806 W Main St



808 W Main St





810 W Main St

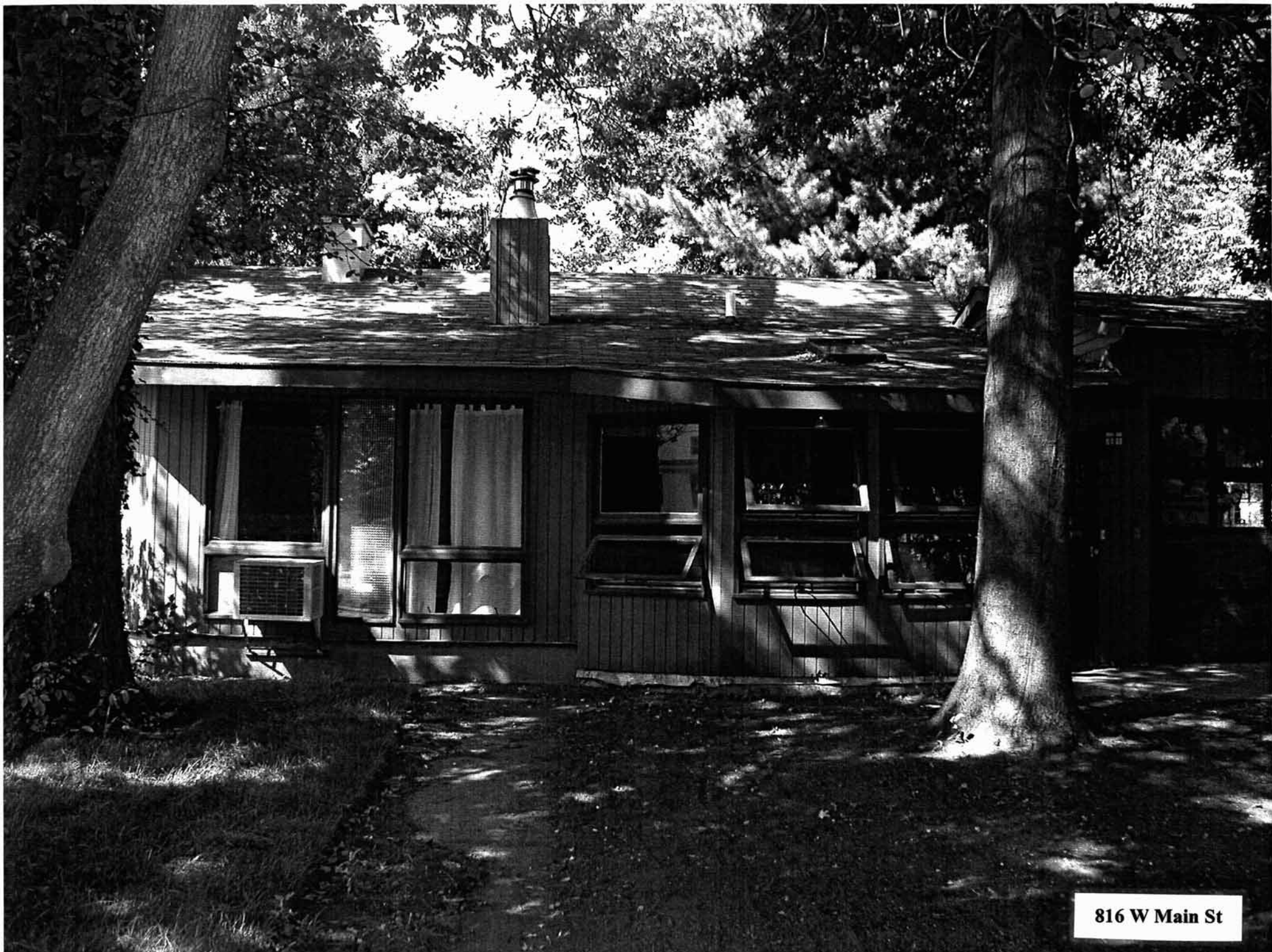


812 W Main St





814 W Main St



816 W Main St