



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Historic Preservation Commission

FROM: Rebecca Bird, Planner I

DATE: March 30, 2010

SUBJECT: 209 South Broadway Avenue (Urbana-Lincoln Hotel): Preliminary determination for a historic landmark application, Case No. HP 2010-L-01

Introduction

Historic Preservation Case No. HP 2010-L-01 is an application by Brian Adams to designate the property at 209 S. Broadway Ave (referred to as the Urbana-Lincoln Hotel) as a local historic landmark. Published taxpayer and parcel information indicate Marine Bank Springfield as the property owner.

The Historic Preservation Ordinance requires that the Commission make a preliminary determination as to whether the proposed landmark is eligible for designation. Should the Commission find that the property qualifies for designation as a local landmark by meeting one or more of the criteria set forth in Section XII-5.C of the Urbana Zoning Ordinance, a public hearing will follow within 45 days of the preliminary determination. In this case, the public hearing would be scheduled for May 5, 2010.

If the application is submitted by someone other than the property owner but the owner agrees to the landmark designation by means of a signed Registered Preference form, the Commission may approve or deny the application by a majority vote of the Commissioners then holding office. Otherwise, the Historic Preservation Commission shall recommend to the Urbana City Council whether to approve or deny said application by a majority of the Commissioners then holding office and the City Council will determine whether to so designate the property.

Should the application for designation as a local landmark be approved, the new owner(s) would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property.

Background

A group of prominent Urbana citizens formed a corporation in 1921 to build a new hotel in downtown Urbana. In 1922, the northeast corner of Broadway Avenue and Green Street was chosen as the location and prominent local architect Joseph Royer designed a Tudor Revival hotel for the site. Construction

began later that year and the new hotel, the Urbana-Lincoln Hotel, opened to the public in early 1924. The hotel was bought by James Jumer in 1976. In 1982, an addition was built on the north side of the original hotel. The addition included a ballroom, a swimming pool, conference rooms and nearly 70 guest rooms. In 1964, Lincoln Square Mall, the nation's second indoor shopping mall, was built adjacent to the hotel, enclosing the main entrance on the south façade. The mall and hotel were listed on the National Register of Historic Places in 2006.

In 2008, the City received an application to designate the Urbana-Lincoln Hotel as a local historic landmark (Case No. HP 08-L-01). The Historic Preservation Commission made a preliminary determination that the property qualifies for designation as a local landmark. Following a public hearing on May 7, 2008, the Historic Preservation Commission voted six ayes and zero nays to recommend to the Urbana City Council that the hotel be designated as a local historic landmark. On June 2, 2008, the Urbana City Council voted against designation (1-aye:4-nay).

Based on extensive research and documentation in terms of the criteria for designation, the applicant states that the Urbana-Lincoln Hotel:

- 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 associated with an important person or event in national, state, or local history;
- 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 and which retains a high degree of integrity;
- Is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area;
- Is identifiable as an established and familiar visual feature owing to its unique location or physical characteristics; and
- Has 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.

For detailed documentation on the property's history and significance, please refer to the attached application.

Discussion

The action necessary at the April 7th Historic Preservation Commission meeting is a preliminary determination as to whether the property is eligible for designation as a local historic landmark.

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 an analysis of whether the landmark fulfills the criteria.

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

The Urbana-Lincoln Hotel began as a local “booster” project. Since its inception, it has had significant value as part of the history of Urbana. Raymond Bial, in his chronicle of the social, cultural, and economic history of Urbana, “Urbana: a Pictorial History,” recognizes the opening of the hotel in 1924 as one of the highlights in Urbana history. He refers to the hotel building as an “Urbana landmark” and the restaurant at the Urbana-Lincoln Hotel as “the most elegant restaurant in town.” The hotel also has significant value as part of the architectural heritage of Urbana. The Urbana-Lincoln Hotel/Lincoln Square Mall is listed in the National Register of Historic Places based on its architectural and commercial significance. The building was designed by Joseph Royer, the most prestigious architect in Urbana between the late nineteenth and mid-twentieth centuries. The City of Urbana recently designated the Joseph W. Royer Arts and Architecture District to recognize his contributions to the city’s historic and architectural heritage. The Urbana-Lincoln Hotel is in the Tudor Revival style, built of dark brick and stucco, with half-timbering and stone detailing. It is a classic example of the period revival style buildings for which Royer is noted. It is the only remaining hotel in downtown Urbana and is the only commercial building downtown in the Tudor Revival style. The Urbana-Lincoln Hotel has been an important part of the community since the early twentieth century.

City staff finds that the Urbana-Lincoln Hotel has significant value as part of the architectural, civic, cultural, economic, political, and social heritage of the community.

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

The hotel was designed by Joseph W. Royer, a native of Urbana and a University of Illinois graduate in Civil Engineering. Royer, as Urbana’s City Engineer, designed the Champaign County Courthouse, which was completed the previous year and brought him immediate recognition. Further discussion about Joseph Royer can be found in the “Notable work of a master builder...” section below. The application states that the hotel is significant due to its symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana. Although there is no doubt of the importance of Lincoln to Urbana, Lincoln visited an earlier inn located on the same lot and not the 1923 Urbana-Lincoln Hotel. Lincoln is commemorated through the name of the hotel and the statue formerly located at the hotel.

City staff finds that the Urbana-Lincoln Hotel is associated with important people in national, state, and local history.

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

The 1923 hotel is an excellent example of the Tudor Revival architectural style. This architectural style is one of the period revival styles popular in the late 19th and early 20th centuries. This was a period when architects looked to the past for inspiration, borrowing freely from historic styles. Tudor Revival, popular from 1890-1940, is derived primarily from English Renaissance buildings of the 16th and 17th centuries. Buildings in this style emphasize steeply pitched side-gabled roofs, with the front façade dominated by one or more prominent cross gables, decorative half-timbering, tall narrow multi-pane

windows, and prominent chimneys. The Urbana-Lincoln Hotel is built of brick with stucco and decorative (i.e., not structural) half-timbering. The 1923 building has a steeply pitched side-gabled roof with a medieval tower-like projection on the southeast façade. It is representative of the distinguishing characteristics of the Tudor Revival architectural style.

The second part of Criterion c) deals with integrity. The original hotel, constructed in 1923, was built on an angle, with an irregular floor plan, a projecting center pavilion, and two large corner blocks. The hotel was built in the Tudor Revival architectural style, of a dark brick on the lower stories and stucco above. The hotel's detailing includes half-timbering, a deeply recessed arched entrance and loggia, stone elements, a steeply pitched roof with dormers, and medieval architectural details. The application mentions a 1982 addition to the north side of the hotel, but does not mention the 1964 construction of Lincoln Square Mall. Both of these additions have obscured some of the significant architectural details of the original 1923 hotel. The 1964 construction of Lincoln Square Mall enclosed the original entrance to the hotel within the Lincoln Square Mall and the hotel's entrance was moved to its west elevation off of the parking lot at Elm and Race streets, obscuring much of the south and southeast facades. The 1982 addition, constructed of stucco and half-timbering attempting to imitate the Tudor Revival style, covered much of the north, northeast, and northwest facades. While both of these additions have obscured views of the original structure, the 1923 hotel nonetheless retains sufficient integrity to convey a sense of time and place.

City staff finds that the Urbana-Lincoln Hotel is representative of the distinguishing characteristics of the Tudor Revival architectural style inherently valuable for the study of a period, style, craftsmanship, method of construction, and which retains sufficient integrity to convey a sense of time and place.

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

The hotel was designed by Joseph William Royer, Urbana's most prominent architect of the time. The section titled "Historical Significance" in the application contains a biography of Royer (page 6). Local buildings designed by Royer include: the Champaign County Courthouse, the Sheriff's Residence and the County Jail, the Urbana Flat Iron Building, the Urbana High School, the Urbana Free Library, the Champaign Country Club, the Urbana Post Office, Tiernan's Block, and the Cohen Building. The City of Urbana recently created the Joseph W. Royer Arts and Architecture District, to commemorate Royer's historic and architectural heritage (brochure attached). The district's architectural character is defined by Royer's masterfully designed buildings and includes many of those listed above. Moreover, two of the City's historic landmarks, the Freeman House and Tiernan's Block/Masonic Temple, 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.

City staff finds that the Urbana-Lincoln Hotel is a notable work of a master architect whose individual genius has influenced the area.

e) Identifiable as an established and familiar visual feature in the community owing to its unique

location or physical characteristics.

The Urbana-Lincoln Hotel, built in the heart of downtown Urbana, has been a focal point for the community since the early 1920s. It is one of the few remaining historic commercial buildings south of Main Street in downtown Urbana, as much of the area was cleared to build the Lincoln Square Mall. Its physical characteristics are unique in the downtown area as it is the only commercial Tudor Revival style building. The building could be considered an icon in terms of being readily recognizable and its visual association with Urbana in general.

City staff finds that the Urbana-Lincoln Hotel is identifiable as an established and familiar visual feature in the community owing to its unique location and its physical characteristics.

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.

The Urbana-Lincoln Hotel does not qualify under criterion f) as the building 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.

The Urbana-Lincoln Hotel does not qualify under criterion g). City staff and the applicant are not aware of any archaeological significance of the area.

Summary of Findings

Recommended statements of findings based on the application and Staff analysis are as follows:

1. Article XII. of the *Urbana Zoning Ordinance* provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose to promote the educational, cultural, economic and general welfare of the community.
2. The City of Urbana on February 16, 2010 received a complete application to designate the property located at 209 South Broadway Avenue as a local landmark.
3. The property located at 209 South Broadway Avenue known as the Urbana-Lincoln Hotel was constructed in 1923 in the Tudor Revival architectural style.
4. The Urbana-Lincoln Hotel is significant as part of the architectural, civic, cultural, economic, political and social heritage of the community. The property is unique for Urbana because it is the only commercial example of the Tudor Revival architectural style in downtown Urbana. Being such a prominent building in the heart of the City, it has been considered architecturally significant throughout its history and its opening is considered a highlight in Urbana's history.

5. The Urbana-Lincoln Hotel is associated with an important person in local history in that Urbana's most prominent architect of the time, Joseph W. Royer, designed the hotel.
6. The Urbana-Lincoln Hotel is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, and craftsmanship and retains sufficient integrity. The property is an excellent example of the Tudor Revival architectural style and retains a high degree of integrity.
7. The Urbana-Lincoln Hotel is a notable work of a master designer and architect whose individual genius has influenced the area. The house was designed by Joseph William Royer, Urbana's most prominent architect at that time. Among other works in Urbana, Royer designed the Champaign County Courthouse, Flat Iron Building, Urbana High School, Urbana Free Library, the Freeman House, and the Urbana Post Office.
8. The Urbana-Lincoln Hotel is an identifiable and familiar visual feature in the community owing to its unique physical characteristics, including its steeply pitched gabled roofs and its decorative half-timbering, and its location in the heart of downtown Urbana.
9. The Urbana-Lincoln Hotel is not a particularly fine or unique example of a utilitarian structure.
10. The Urbana-Lincoln Hotel is not known to be located in an area that has yielded, or may be likely to yield, information important in history or prehistory.

Options

In making a preliminary determination in Case No. HP 2010-L-01, the Historic Preservation Commission may:

- 1) Find that the nomination does not meet the criteria for designation as a local landmark, in which case the application shall not be further considered; or
- 2) Find that the nomination does meet the criteria for designation as a local landmark, in which case the application will proceed to a public hearing.

Recommendation

Based on the application and analysis as set forth in the findings above, Staff recommends the Historic Preservation Commission find that the landmark nomination for 209 South Broadway Avenue **QUALIFIES** for designation as a local historic landmark based on criteria a, b, c, d, and e of Section XII-5.C of the *Urbana Zoning Ordinance* and articulate reasons for qualification.

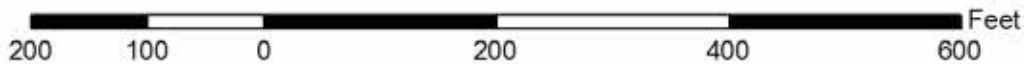
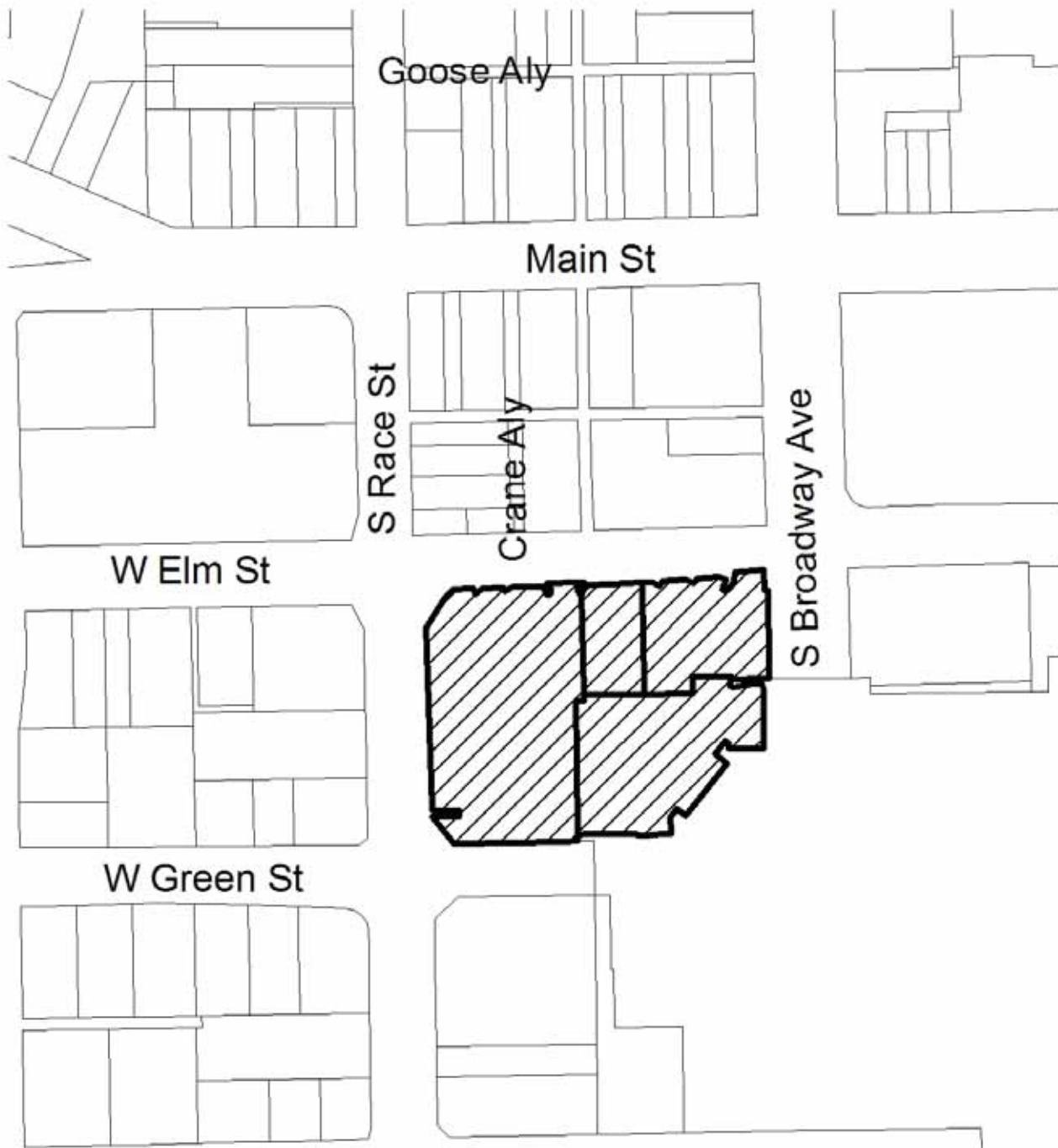
cc: Mike Gillespie, Marine Bank Springfield, 3120 Robbins Rd, Springfield, IL 62704
Dan Lanterman, Marine Bank Springfield, dlanterman@ibankmarine.com
Brian Adams, 412 W Elm St., Urbana, IL 61801

Attachments:

- Exhibit A: Location Map
- Exhibit B: Aerial Map
- Exhibit C: Photographs of Urbana-Lincoln Hotel
- Exhibit D: Application including photographs and maps
- Exhibit E: Royer Brochure

Location Map

EXHIBIT "A"

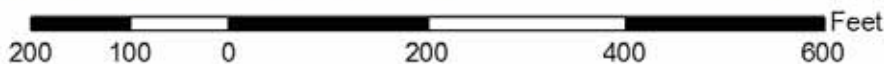
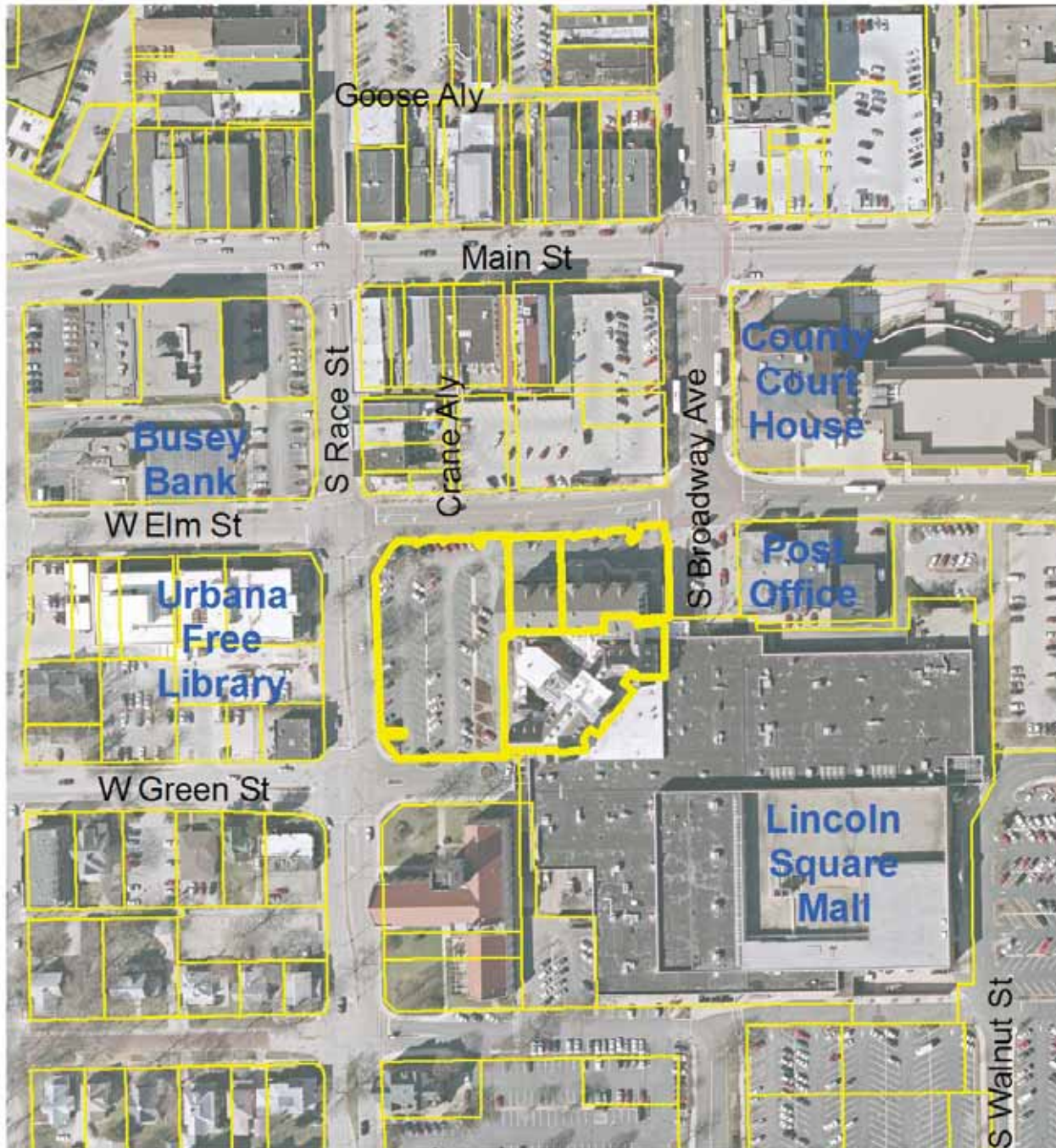


HPC Case: HP-2010-L-01
Subject: Historic Lincoln Hotel,
Local Landmark Designation Application
Location: 209 S. Broadway
Zoning District: B-4
Petitioner: Brian Adams

 Subject Properties

Aerial Map

EXHIBIT "B"



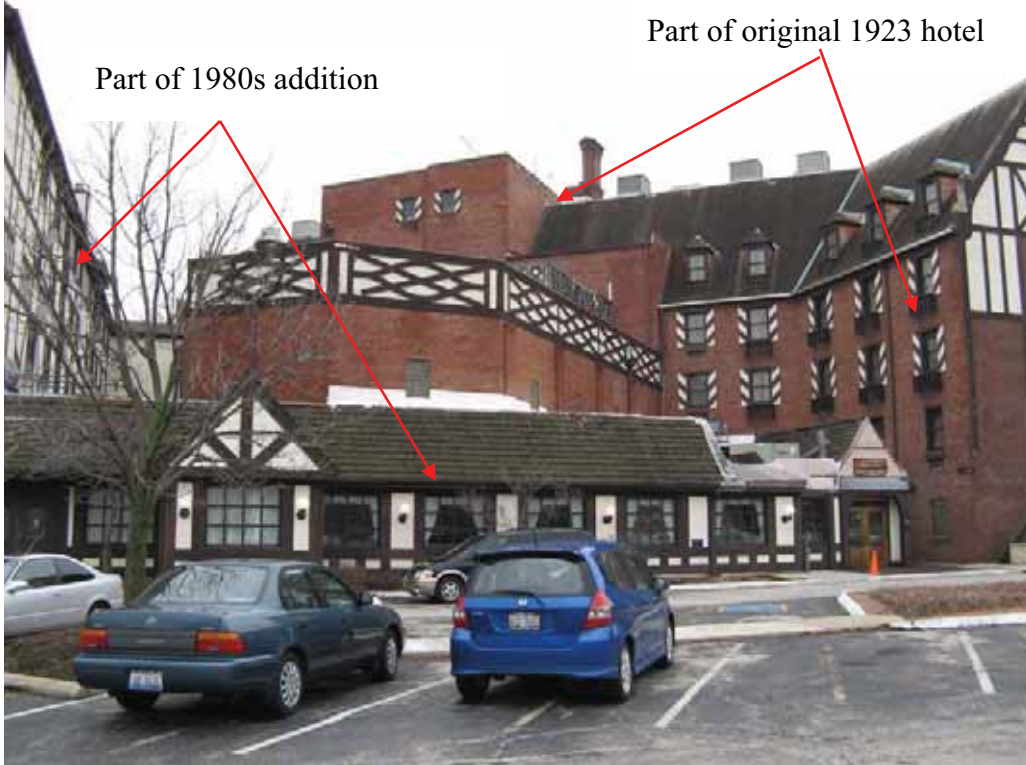
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 Subject Properties

Prepared 3/30/2010 by Community Development Services - rl

Exhibit C: Photographs of the Urbana-Lincoln Hotel, 209 S. Broadway Ave

1. West Façade



Main entrance to the hotel.



Another view of west façade

2. North Façade



North façade, nearly entirely 1980s addition



Part of original 1923 hotel

Another view of north façade, with some of the 1923 building visible

3. East Façade



East façade, 1964 Lincoln Square Mall entrance with original 1923 hotel visible above



Close up of original 1923 building, east façade

4. South Façade



Original main entrance to hotel below

South façade, 1923 hotel, visible above 1964 Lincoln Square Mall addition



Another view of south façade



Another view of south facade



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 _____ Case No. _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. Location 209 South Broadway Avenue
2. PIN # of Location 92-21-17-212-003, -001, -012, -017
3. Name of Applicant/Petitioner(s) Brian Adams Phone 217-367-1339
 Address 412 W. Elm St., Urbana, IL 61801
(street/city) (state) (zip)
4. Property interest of Applicant(s) _____
5. Name of Owner(s) Marine Bank Springfield Phone 217-726-0600
 Address 3050 West Wabash, Springfield, IL 62704
(street/city) (state) (zip)

DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description Cunningham Twp. W¹/₂ NE¹/₄ Section 17,
T.19N, R.9E. Zoned B-4 Central Business
Property has four tax I.D.#'s : 92-21-17-212-003,
92-21-17-212-001; 92-21-17-212-012; 92-21-17-212-12
Legal description at County Recorder's office is 14
pages long (Document # 2001R18213)

WHEREFORE, petitioner prays that this petition be heard by the Urbana Historic Preservation Commission and the Application for Historic Landmark Designation be granted.

Respectfully submitted this 15th day of February, 2010.

Brian Adams

Signature of Applicant

STATE OF ILLINOIS }
 }
CHAMPAIGN COUNTY }

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

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

SEAL

Signature of Applicant _____

Petitioner's Attorney (if applicable) _____

Address _____

Telephone _____

6. Date of Construction of Structure 1923
7. Attach a map showing the boundaries and location of the property proposed for nomination.
8. Attach photographs showing the important structures or features of the property or structure
9. 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

Urbana-Lincoln Hotel

The Urbana-Lincoln Hotel, 209 South Broadway Avenue, is being nominated as an Urbana Landmark under the following criteria. It has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state, or community; it is associated with an important person or event in national, state, or local history; it 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 and which retains a high degree of integrity; it is a notable work of a master builder, designer, architect, or artist whose individual genius has influenced an area; it is identifiable as an established and familiar visual location or physical characteristics; and its 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.

In November 1921 a corporation was formed to construct a new hotel in Urbana, with Mrs. Mary E. Busey, noted Urbana philanthropist and wife of Samuel T. Busey, serving as board of directors of the hotel company. Commencement of construction was delayed for several reasons, including problems surrounding the site of the proposed building. Stockholders suggested a location that was owned by several parties, including one lot that was owned by eight heirs, four of whom resided out of state and one who could not be located. Title to the desired lots in some cases had to be cleared in court.

In the spring of 1922, it was finally announced that the hotel would be built at the northwest corner of Green and Market (now Broadway) streets, on two lots owned by E.S. Swigart ("the W.H. Larry and Thomas Ogden property"). The lots were purchased for \$25,000, and constituted an area of over a quarter city block (171 feet on Green Street, 138 feet on Market Street). Also in early 1922, it was announced that Urbana architect Joseph W. Royer would design the hotel. At this time, it was anticipated construction would begin on June 1, 1922.

In September 1922 it was announced that the A.W. Stoolman Company of Champaign had won the contract to build the new hotel. Seven companies submitted bids, which were opened and read in the office of architect Joseph W. Royer on September 15, 1922. Separate bids were submitted for electric, plumbing, and heating work. The plumbing and heating contract was awarded to the Onarga Plumbing and Heating Company, while the contract for electric wiring was won by the Ideal Electric Company of Champaign. Based on these contracts, the anticipated cost of the building was \$257,019. It was announced at this time that the hotel would have 100 rooms and that

Architect Royer has not overlooked the needs of a university community and the new hotel will have a ballroom and dining hall suitable for accommodation of University social functions...

The building permit for the hotel was issued on October 4, 1922. In November 1922 it was announced that the new hotel would be managed by Charles Renner of Mishawaka, Indiana, "...a Frenchman by birth". Renner was

...an expert chef and will give special attention to setting a high standard of dining room service. A pastry shop will also be run in connection with the hotel on the ground floor...

Chef Renner had been employed by the Biltmore Hotel in Kansas City and the Coronado Hotel in San Diego. He also was head steward and operated hotels for the Harvey restaurant chain along the Santa Fe line and in Albuquerque, New Mexico. Prior to his hiring in Urbana, Renner managed the Hotel Mishawaka in Mishawaka, Indiana. He planned to run a café, beauty parlor, barbershop, several shops, and delicatessen in the hotel, which was expected to open in September 1923.

By late January 1923, construction had reached the second floor, and it was anticipated that the roof would be finished by the end of February 1923. At this time, negotiations for the interior furnishings of the hotel were ready to begin. It was further announced at this time that...

In design the hotel is of the English Inn type. The lower part of the building is of brick and will be topped with gable construction of half timber and stucco. The roof will be of slate. The hotel will have accommodations of 100 rooms, each with a bath. The ground floor plan calls for a large lobby, dining room and grill room with a ball room adjoining the lobby.

In late June 1923 it was reported that completion of the hotel would be delayed due to labor problems, and would probably not open until late September of that year. By early summer 1923, work on the doors, windows, and interior decoration had begun.

In late August 1923, the *Urbana Daily Courier* presented a long article about naming the new hotel, and included a ballot for readers to complete and submit with suggestions. Several names had been suggested, and most agreed that the name should at least include "Urbana":

It is the contention of those wanting "Urbana" included in the name that the hotel was built to advertise the town. It is a community enterprise and therefore a monument to Urbana's public spirit...The name "Lincoln" has many enthusiastic supporters, the point being that Abraham Lincoln, when practicing law in Urbana, stopped at the old inn on the site of the present hotel building. By linking the new building with Lincoln's life while in this vicinity, there would be an ever present local reminder that the martyred president was one time one of us. A compromise has been suggested between those who want the name "Urbana" included and those who wish the building to be a reminder of Lincoln by proposing the name "Urbana-Lincoln". The proposal has met with considerable favor.

Other suggested names included "The Shakespeare", "The Illini", "Big Grove", "Principia Hotel", "Metropolitan", "Idelmoor", "The Grand", "Hotel Orlando", "Urbana Beatitude", "Busey Inn", "Hotel Urbanity", "The Monarch", "The Roosevelt", "Gray Gables", "The Palace", "Urbana Arms", "The Marquette", "The Harding", "Hotel Panama", "Urbana Bourgouois", "Elite", "A l Anglaise", "New Englander", "Hotel Jefferson", the "Ostrich", "Urbana-Stratford", "Superior", "Commercial or Inn", "Titanic", "Honey Dew", "Hotel Adelpia", "The Eleanor", "Belvidere", "Supreme", "The New American", "Home Lyke", "Uni-Urbana", "The Urbana Tavern", "Illinois Grand Hotel", and "The Atlantic Hotel" .

The most common names suggested for the hotel included “Lincoln” in the name (e.g. “Lincoln”, “The Lincoln”, “Lincoln Hotel”, “Lincoln Inn”, “Urbana-Lincoln”). Another popular suggestion was “The Illini”.

On October 14, 1923 it was announced that the new *Urbana-Lincoln Hotel* would be initiated on Homecoming Day, November 15, by Mrs. S.T. Busey. It was reported that 50 cots had been set up in a dormitory on the fourth floor for homecoming guests in order to accommodate 200 guests total. It was also reported that...

The hotel is a four story, fireproof building built with reinforced steel construction. The style of architecture is Old English throughout. The Old English idea is carried out by the heavy beamed ceilings, the paneled walls, the interior and exterior electric fixtures, the furniture and the four large fireplaces on the first floor...The front entrance leads into a large lobby, with the ballroom directly in front, sun parlor to the left, and dining room to the right. A feature of the sun parlor is a large fireplace, extending across the entire north end of the room. Ninety people can be accommodated in the dining room and 80 more in the grill room, which adjoins the dining room to the right. The grill room has a large fireplace and a mezzanine floor...The ballroom, which is the largest in the Twin Cities, 45 by 70 feet, is decorated in the Old English style. The lower part of the walls are paneled, and the upper part is rough plastered. At the west end of the room is a large fireplace, with wall seats on both sides of it. The ceiling is beamed... The woodwork and furniture is old walnut throughout. The dining room furniture is walnut, and the chairs have red leather seats. Practically all the painting is a gray tan, in a parchment finish.

The new hotel was formally presented to the Urbana association of commerce on January 30, 1924. A speech was made by A.T. Burrows, president of the hotel company, and Chancy L. Finfrock, president of the Urbana association of commerce, accepted the building. A banquet was held in the hotel at 6:15, and at 9:30 a grand march of the ball was held. An open house was held for public inspection of the new hotel on this day.

Extensive interior modifications were made in 1937-1938, and the hotel was bought by the Urbana-Lincoln Hotel Company in 1944. At this time, rooms were enlarged and private baths were installed. Some rooms also received new plumbing and tile work. In 1948 a tea garden patio was made in front of the hotel. In 1954 the Urbana-Lincoln Hotel Company was dissolved, and in 1965 the hotel was sold to Carson, Pirie, Scott, and Company.

In 1976, the hotel was bought by James Jumer, president of Jumer’s Castle Lodge of West Peoria, from Carson, Pirie, Scott, and Company. Carson, Pirie, Scott and Company, then owners of the hotel, had previously held a “liquidation sale” that stripped the hotel of all its original interior fixtures, and had planned on several occasions to raze the building. The hotel was renovated and re-opened by Jumer in 1977. In 1982 work commenced on a three million dollar expansion on the north side of the original hotel. This addition, which opened in the spring of 1983, included 69 guest rooms, a ballroom, an indoor swimming pool, saunas, a whirlpool, a game room, executive suites, junior suites, and informal conference rooms.

On 8 September 2006 the Urbana Lincoln Hotel and adjacent Lincoln Square Mall were listed on the National Register of Historic Places (NRHP). Currently, the main entrance is located on the

west side of the hotel, on South Race Street. The original entrance, which faces southeast, is incorporated into Lincoln Square Village.

Historical Significance

The City of Urbana was surveyed and platted in September 1833. It was situated at the south end of Big Grove, near the confluence of the Boneyard and Saline creeks. The original city plan consisted of four north-south streets intersected by four east-west streets. Today this area constitutes the city's downtown. Population growth and economic development remained slow during the 1830's and 1840's due to poor transportation systems. Urbanization intensified when the railroad arrived in the 1850's. The Illinois Central Railroad connected the area with Chicago in 1854, resulting in an economic and population explosion in Champaign County. Between 1850 and 1860, population in the county increased from 2,645 to 14,629. Pioneer farmers were replaced by land speculators, merchants, intellectuals (lawyers, doctors, and teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories which had been established. The early population derived primarily from the south (e.g. Kentucky) was augmented by immigrants from the northeast (New York, Massachusetts, Pennsylvania, Ohio, etc). Foreign-born immigrants, primarily of Irish and German origin, also began to arrive, and with their presence the religious composition of the county changed. The former exclusive dominance of Protestant and Baptist denominations was balanced by the formation of Catholic and Jewish congregations. A variety of factories sprung up overnight, many of them associated with the burgeoning construction industry and agricultural production. These included brick and tile factories, sawmills, a sash and door factory, foundry and machine shop, plow and wagon factory, as well as a woolen factory and flouring mills, among others.

Between about 1850-60 the Main Street of the Original Town of Urbana became a hub of activity, lined with a variety of retail stores, saloons, law and real estate offices, banks, and other places of business and recreation. The City of Urbana was incorporated on February 14, 1855, and in 1867 was chosen as the site of for the Illinois Industrial University (University of Illinois) through the efforts of Clark Robinson Griggs. Also in 1867, the first railroad to actually pass through Urbana, the Danville-Urbana-Bloomington-Pekin Railroad (later the I.B. & W), was chartered, again by C.R. Griggs. Economic development slowed in the 1870's. Major developments in the latter half of the 19th century included: the large-scale draining of swampy prairies surrounding the city, resulting in the dominance of grain production at the expense of cattle breeding; the establishment of a gas lighting system; paving of streets; establishment of an electric rail line; construction of hospitals; and the continued expansion of retail businesses. In 1871, the same year as the infamous Chicago fire, the heart of Urbana was extensively damaged by fire. This resulted in a shift towards brick construction in downtown to reduce the impact of fires.

The first quarter of the 20th century witnessed a building boom in downtown Urbana. Notable structures dating to this period are the Champaign County Courthouse (1900-1901), the Stephens Building (1902-1903), the Sheriff's Residence and Jail (1905), the Flat Iron Building (1906), the Race Street (Royer) Post Office (1906), the Illinois Theatre (1907-1908), the Federal Building/Post Office (1914-1915), and the Samuel T. Busey Memorial Library (1917-1918). By the time the Urbana-Lincoln Hotel was constructed, Urbana was a well-established urban center

and county seat in east-central Illinois, and the hotel was one of the last large commercial buildings to be constructed in downtown Urbana in the early 20th century. Following the horrors of WW I, the period between about 1920 and 1930 was a time of satisfaction and prosperity in Urbana and the United States, and the Urbana-Lincoln Hotel represents a monument to this period of optimism. While the Crash of 1929 resulted in widespread economic disaster and suffering throughout the country, Urbana benefited from the presence of the University of Illinois, secured through the dedicated work of Clark Robinson Griggs in the 1860s. While the citizens of Urbana undoubtedly suffered through the economic challenges of the Great Depression, the presence of the University of Illinois within the city certainly represented a source of spiritual, as well as economic, support. As discussed above, the Urbana-Lincoln Hotel, designed by Urbana architect Joseph W. Royer, represented a physical link with the university community during a period of economic hardship, and likely helped the community endure the hardships of the period. Further, the hotel was a source of civic pride, ...“a community enterprise and therefore a monument to Urbana’s public spirit”.

In addition, the Urbana-Lincoln Hotel is significant in its symbolic link to Abraham Lincoln’s tenure as a lawyer in Urbana. As discussed above, the hotel was originally named after Lincoln who...

...stopped at the old inn on the site of the present hotel building. By linking the new building with Lincoln’s life while in this vicinity, there would be an ever present local reminder that the martyred president was one time one of us.

The hotel was constructed on a lot formerly occupied by the Union Hotel, also known as “Kerr’s Tavern”, which is depicted on the 1858 Bowman Map of Urbana and was razed in April 1900. This was the “old inn” frequented by Lincoln and others conducting work at the nearby courthouse, located immediately north. In 1923, the Daily Illini reported that: “Social life in the early days centered about Kerr’s tavern, which 25 years ago (i.e.1898) stood on the site of the new Urbana hotel”. The Union Hotel was established by Archibald M. Kerr, and was also known as “Kerr’s Tavern” and “Baldy’s Tavern”. It was a low, 1 and ½ story frame structure with no porches, faced east, with a well and pump in the front yard and cistern and horse barn in the back yard. According to one of the Kerr descendants, “...the Tavern was noted for its hospitality and excellent food...” and that “...Abraham Lincoln had a friendly intimacy...” with the entire Kerr family. Further, “...it is said that Lincoln never arrived at or left the Kerr tavern without saying good-bye to each member of the family, and in many other ways expressed the goodness in his heart for them”. There are several stories relating to Lincoln’s time spent at the Union Hotel and his interactions with the Kerr family. While Royer’s Urbana-Lincoln Hotel is not a direct, physical link with Abraham Lincoln’s presence in Urbana, its location, name and function preserves a less tangible yet evocative link with the former president’s tenure as a lawyer in Urbana during the 1850’s. Likewise, Lorado Taft’s sculpture of “Lincoln the Lawyer”, now in Carle Park, was originally placed in front of the hotel in 1927 to preserve this connection. Such links are especially significant now as we prepare to celebrate Lincoln’s 200th birthday.

Given the lack of historic structures in Urbana directly associated with Abraham Lincoln, the Urbana-Lincoln Hotel represents one of the closest, if not only, tangible links between the city and the memory of Lincoln and his life here. To reiterate, the people of Urbana have historically

recognized this connection, as the following examples indicate. The Urbana Daily Courier's "contest" to name the new hotel indicated that "Lincoln" was a popular choice, and was a way of commemorating the former president's presence in the city. Through a gift from Judge J.O. Cunningham, noted sculptor Lorado Taft was commissioned to produce a sculpture of "Lincoln the Lawyer" which was originally placed in front of the hotel's entrance. In 1925, the Urbana Association of Commerce, in cooperation with the University of Illinois, commissioned noted Chicago artist Elizabeth T. Holsman to produce a bronze tablet inscribed with Lincoln's Gettysburg address which was unveiled at the hotel. These events, together with The hotel, together with Lincoln Square Mall, was listed on the National Register of Historic Places in September 2006, acknowledging its historical significance on a national level.

Joseph W. Royer

Joseph William Royer, Urbana's most prominent architect, designed the Urbana Lincoln Hotel in 1922. Royer was born in Urbana in 1873, the son of John D. and Mary Royer. He graduated from the University of Illinois in 1895 with a degree in civil engineering and worked as Urbana's city engineer from 1898 to 1906 during which time he designed the 1901 Champaign County Courthouse; he also was responsible for the Sherriff's Residence and County Jail, constructed in 1905. The firm of Royer and Brown was formed about 1905. At other times the firm was known as Royer and Smith; Royer, Danely, and Smith; and Royer and Davis. Well known local buildings designed by Royer include: Urbana High School (1914), Urbana Christian Church (1910), Urbana Free Library (1918), Alpha Rho Chi Chapter House (1927), Champaign Country Club (circa 1895), Urbana Flat Iron Building (1906), Urbana Country Club (1922), and the campus Baptist Church (1915).

Royer was a master of period revival architectural styles for both public and residential buildings. His own home (1905) was built in a Mission Style with Arts and Crafts influence, while his neighboring mother-in-law house was built (1923) in a picturesque rendition of the English Revival architectural style. The Urbana Lincoln Hotel is an excellent example of the Tudor Revival style, while his earlier (1901) Champaign County Courthouse was designed in the Romanesque Revival style. Tudor Revival was used for the Snyder House (1916) in Arcola, but a Mediterranean style was chosen for the Charles Bailey House (1926) in Champaign. The Unitarian Universalist Church (1913) in Urbana shows Royer's mastery of the Gothic Revival style. The Freeman House (1902-1903) at 504 West Elm Street, is an excellent example of the Classical Revival style, and is the only residential building in this style in the City of Urbana. Royer also designed a number of local fraternities: Alpha Rho Chi (1928), Arts and Crafts and French Eclectic; Alpha Xi Delta (Busey House, 1914), Tudor Revival; Sigma Pi (1920), Georgian Revival; and Chi Psi (1921), French Revival.

Context

The Urbana Lincoln Hotel is located in the heart of downtown Urbana, an area that has been the civic and commercial center of the city since its establishment. It is the only remaining hotel in downtown Urbana, and is the only commercial building in downtown built in the Tudor Revival style. It is one of only a few commercial/civic structures dating to the early 20th century remaining south of Main Street. Many 19th and early-20th century structures in this area were

razed to make way for Lincoln Square Mall in the 1960's, and the Urbana-Lincoln Hotel preserves a small portion of the southern edge of the historic late-19th/early-20th century business center of the city.

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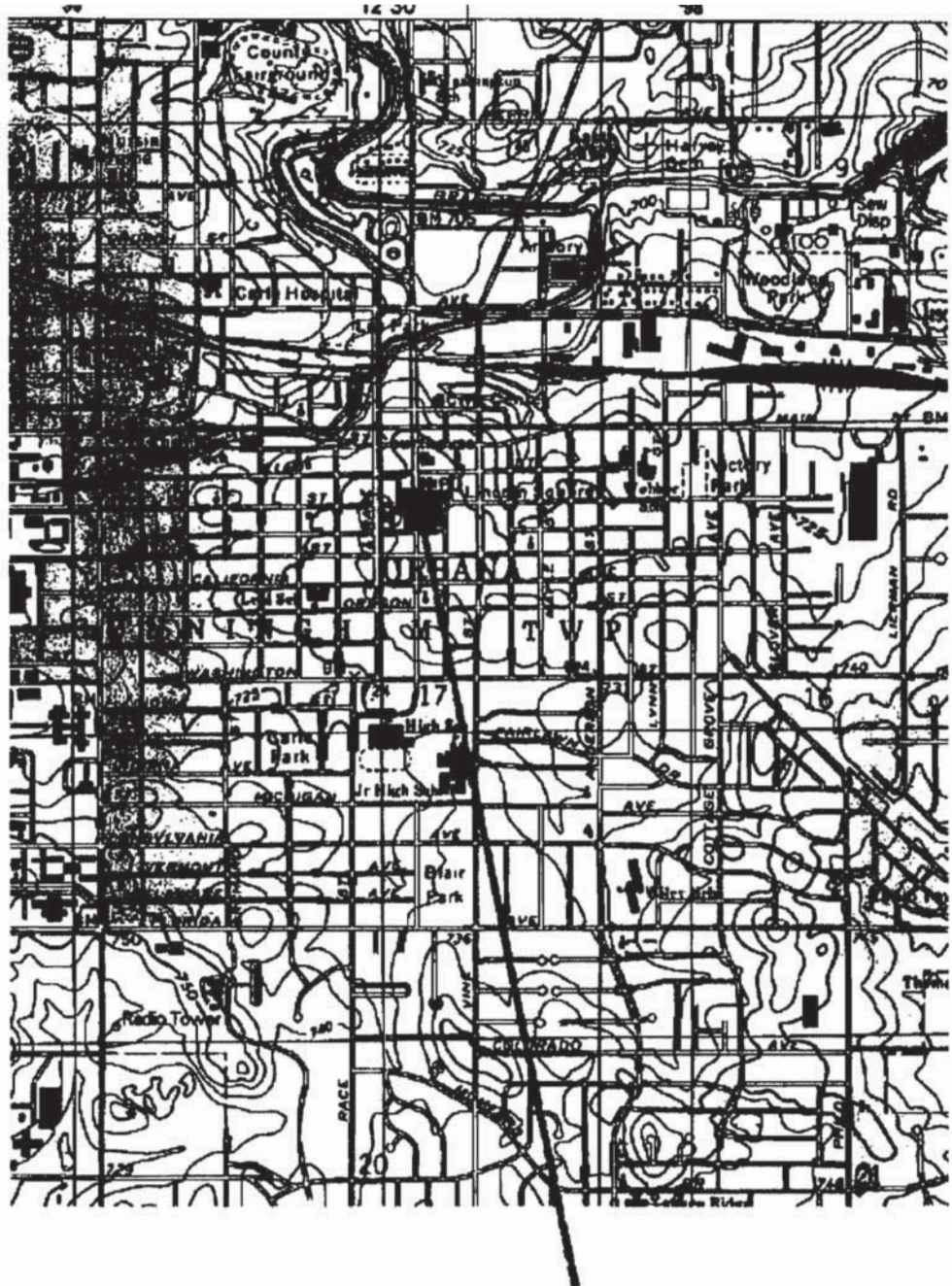
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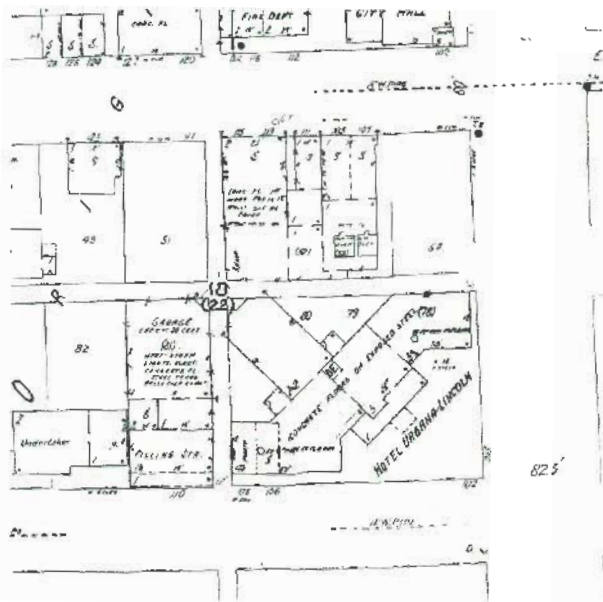
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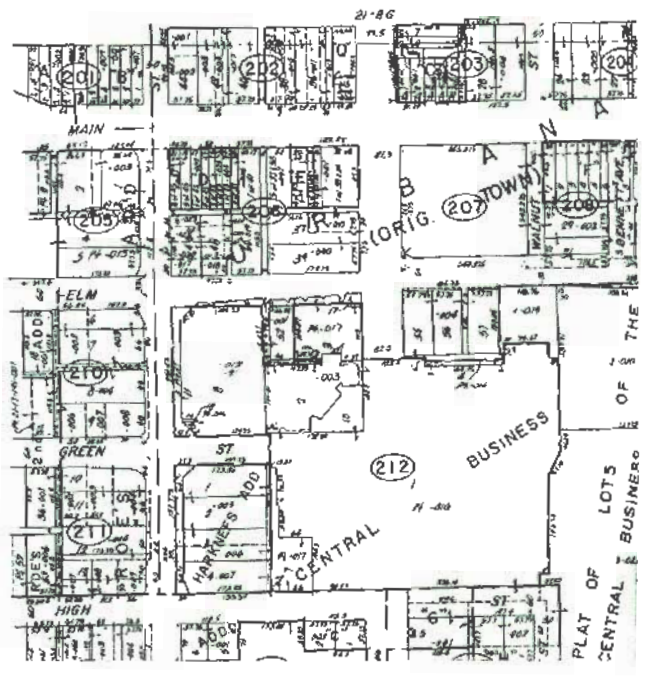
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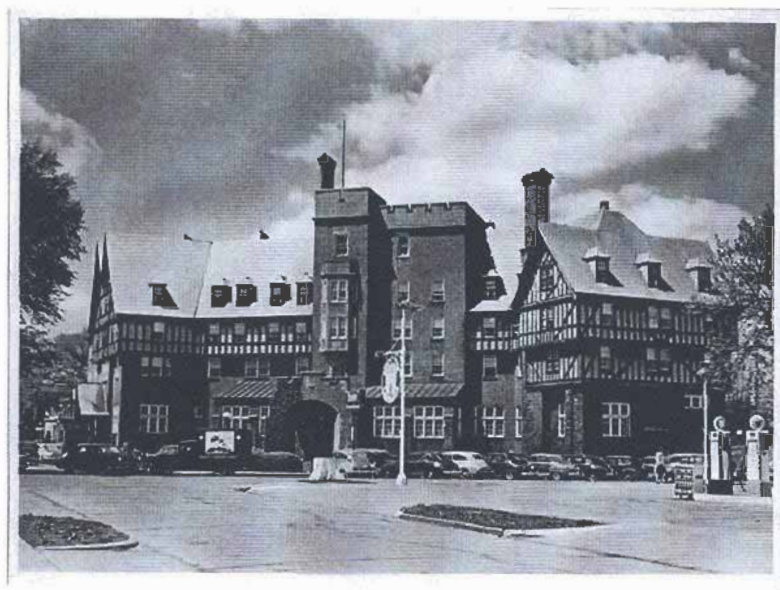
Location of Urbana-Lincoln Hotel and Lincoln Square Village in Urbana.



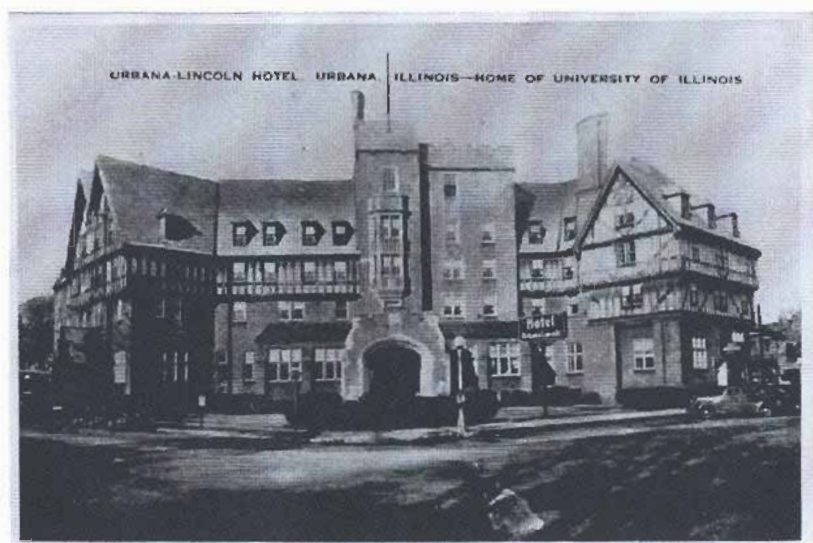
Urbana-Lincoln Hotel depicted on Sanborn Fire Insurance Map, 1923



Urbana-Lincoln Hotel and Lincoln Square Mall depicted on 2005 Urbana zoning map



Early 20th century views of the Urbana-Lincoln Hotel (southeast façade)



Current views of the Urbana-Lincoln Hotel



Southeast façade



Detail, southeast facade



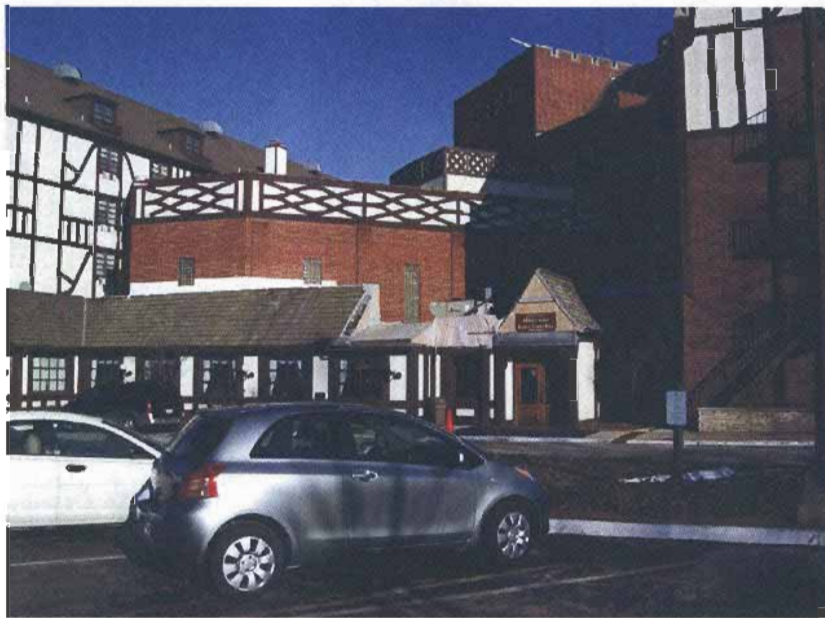
Detail, southeast façade



Northwest façade



Current west entrance



Current west entrance (detail)



Original entrance, southeast façade (now within Lincoln Square Village)



1980s addition, west facade

CELEBRATING THE DESIGN GENIUS OF URBANA ARCHITECT JOSEPH W. ROYER



The Mary Lloyd House, 210 South Grove Street, East Urbana



JOSEPH WILLIAM ROYER (1873-1954)

A native of Urbana, Joseph W. Royer was the city's premier architect between the late 19th and mid-20th century. Born in 1873, he graduated from the University of Illinois in 1895, with a degree in civil engineering. In 1898 he became city engineer of Urbana and remained in that position until 1906. Following his employment as Urbana's city engineer, Royer established his own architectural firm in about 1906. His office was located in the Flatiron Building on Main Street, which he designed in 1905. The building burned down in 1948, destroying Royer's architectural plans of a lifetime.

Royer's earliest, known building designs in Urbana date from 1898. The Lloyd House in East Urbana is an example of these early designs. His earliest known public building in Urbana is the Champaign County Court-house, which he designed in 1900, at the age of twenty-seven. This project brought him instant local fame and prestige, and launched him on a locally highly successful career. Royer and his firm also designed a large number of buildings outside of Urbana; they were particularly well-known for their period revival high schools and county courthouses across the state.

Joseph Royer lived out his long life as a member of a very creative family. His wife, Adelaide Danely, a graduate of Northwestern University, Chicago, was a poet/writer and interior designer. She cooperated with him in this capacity on several of his projects. She is well known as the author of the *Fairy Book*, a children's book featuring her mother's cottage (designed by Royer) and the surrounding gardens as the dwelling and playing places of fairies. The book was illustrated by her sister, Nell Danely Brooker Mayhew, a nationally known painter. Adelaide's brother, Arthur, who lived next door to the Royers, was also an architect, and worked for years as Royer's partner.

Text by Iona Matkowszki · Design by Dennis Roberts



THE JOSEPH W. ROYER ARTS AND ARCHITECTURE DISTRICT

The Joseph W. Royer Arts and Architecture District is the first district of the city of Urbana dedicated to the arts and the celebration of the city's historic and architectural heritage. The district coincides with the oldest part of Urbana—its historic downtown and the immediately adjacent residential neighborhoods—and it contains the greatest concentration of historically and architecturally significant buildings in town. The district was named after Urbana architect Joseph W. Royer in recognition of his exceptional contributions to the city's architectural heritage.

The district's architectural character is defined by Royer's masterfully designed buildings. He prepared plans for a total of eighteen buildings within the district. Among these are five major public buildings—the Champaign County Courthouse, the Sheriff's Residence and Jail, the Urbana Free Library, the former Post Office on Race Street, and the Illinois Theatre. Royer also designed five business buildings—the Urbana Lincoln Hotel, and the Cohen, Knowlton & Bennett, Flatiron, and Fox buildings, as well as new facades for three existing downtown buildings—the Tiernan, Knights of Pythias, and Eu-being buildings. In the adjacent residential neighborhoods he designed the Gus Freeman and Mary Lloyd residences, and three churches—Canaan Baptist Church (the former Christian Church), the Unitarian Universalist Church, and the First Presbyterian Church of Urbana.

Royer not only designed buildings in this area, he also lived here. After his marriage in 1902, he and his wife resided first on W. Green Street, followed by 218 W. Main Street (where Royer also had an office) and 604 W. Elm Street. Their permanent home at 801 W. Oregon Street and his mother-in-law's cottage next to it—both designed by Royer—are designated an Urbana Historic District.

In addition to the buildings designed by Royer, the district also contains most of Urbana's designated landmark buildings outside the university campus area, as well as several buildings designed by other noted Urbana architects. Most important among these are Rudolph Z. Gill, a contemporary of Royer, and Nathan C. Ricker, the founder and first head of the Architecture Department at the University of Illinois, and reportedly the first person in the nation to receive a degree in architecture.

THE

JOSEPH W. ROYER ARTS AND ARCHITECTURE DISTRICT

In the Heart of Old Urbana



The Gus Freeman House, 504 West Elm Street, West Urbana

EXPLORE THE HEART OF HISTORIC URBANA



1. Freeman House, 1902-03
504 West Elm Street
This elegant two-story Classical Revival style residence was built for Gus Freeman, early Urbana railroad engineer and later founder and owner of the Princess, one of the city's earliest movie theaters. His wife, Alice Jane Busey, was the daughter of Simeon H. Busey, co-founder of Busey Bank, and granddaughter of Matthew W. Busey, early Urbana pioneer and one of the city's founders. The building was designated local historic landmark in June 2007.

brick columns and arches; its foundation was of Bedford (Indiana) limestone, and it had a tile roof. The building was demolished in 2000 for the expansion of the County Courthouse.



14. Lloyd House, 1898
210 South Grove Street
This Queen Anne style cottage is the earliest known building designed by Royer in Urbana. The house was built by Mary Lloyd, former wife of George A. Lloyd, railroad worker, and daughter of Alexander Spence, pioneer Urbana businessman. In the 1990s the Lloyd House functioned as an artists' colony occupied by University of Illinois graduate students. Urbana's School for Designing a Society and the Performers' Workshop Ensemble were established by the colony's residents at this location.

2. Canaan Baptist Church, 1909-10
402 West Main Street
Originally built as the second sanctuary of the Christian Church, this building has been home to Canaan Baptist Church since 1978. Built of concrete blocks locally manufactured by the Somers Brothers, the church is one of Urbana's earliest all concrete structures, including the exterior details and ornaments. The building has ninety-six windows, all of leaded stained glass, except the basement windows.



6. Knights of Pythias Building, 1903
212 West Main Street
In the spring of 1903, Royer was commissioned to design a new front for the Knights of Pythias Building, to be built of pressed brick and supported by the "latest steel front." The updating also included extending the front to the line of adjacent buildings, and the installation of plate glass windows and ventilated doors on the lower level. In recent years the facade has been extensively modernized.



3. Illinois Theatre (Opera House)
312 West Springfield Avenue
(Destroyed by fire)
This four-story brick structure was built by a group of Urbana stockholders on land donated by the Flatiron Building Association. Construction began in early June 1907, and the new theater was formally opened on March 3, 1908. Local and nationally known artists such as Enrico Caruso, Al Jolson, Jimmy Lind, and Sarah Bernhard performed in the theater. From 1923 the building was owned by the Zenith Amusement Company, a Ku Klux Klan organization, which used it primarily for Klan activities. On April 3, 1927, the theater burned down. The walls survived, and the "Tuscan" Apartments were built in the burnt out shell.



4. Flatiron Building, 1905-06
301 West Main Street (Destroyed by fire)
Except for the number of stories, this four-story brick building was the counterpart of its namesake in New York City, a 21-story skyscraper, then the world's tallest building, designed by Chicago architect Daniel Burnham in 1902. Construction of the Urbana building required infilling and draining the so-called "Flatiron swamp" and re-routing the Boneyard Creek. The building site was staked out on March 1, 1906 by Royer, and by August, occupants were moving in. The building originally housed the Flatiron Department Store on the first two floors and in the basement, Royer's architecture offices and law offices were on the third floor, and the Elk Lodge on the top floor. The building burned down on March 11, 1948.



5. Fox Building, 1898
220 West Main Street
This single story brick building is the oldest known business building designed by Royer in Urbana. The building was commissioned by Samuel C. Fox, funeral home owner and two-time Urbana mayor (1899-1901, 1905-07) to house his funeral business.



Joseph W. Royer Arts and Architecture District

10. Tiernan Building, 1914
115 West Main Street
The white glazed terra-cotta facade of this building was designed by Royer in 1914. The facade was superimposed on the Italianate style front of a three-story brick building built in 1871 by Frank Tiernan, Urbana businessman and founding member of the Urbana Public Library. The building originally housed Tiernan's grocery store on the first floor, and Tiernan's Hall, an early opera house on the third floor. The first reading room of the Urbana Public Library was also located in this building (1873-76). In 1889, the building was bought by the Masons who used the third floor as their lodge and converted the second floor to a banquet hall. The building was designated a local landmark in February 2000.



11. Eubeling Building, 1901
116 West Main Street
In 1901 Royer was commissioned to redesign the store front of N.A. Riley's shoe store located in the Eubeling Building. The remodeling included "an up-to-date front and a handsome show window." This two-story Italianate brick building was built in the 1860s by Alexander Eubeling, pioneer shoe maker and merchant, to house his business. After his retirement the shoe store was managed by his son Frederick E. Eubeling, who was also active in Urbana politics. In 1893, he sold the shoe store to Nimian A. Riley.



12. Champaign County Courthouse, 1900-01
101 East Main Street
The present courthouse, built on the original central city square of Urbana, is the city's fifth courthouse at this location. Construction began on May 1, 1900, with dedication on August 25, 1901. Built of red sandstone and mottled red bricks, the building has a tile roof, and a front clock tower facing Main Street. Both the exterior and the interior were built in the Romanesque Revival style, with marble floors and wainscoting and elaborate frescoes in the interior spaces. The tower's spire and belfry were repeatedly hit by lightning over the years, resulting in their removal and the present belfry-like tower. The recent addition on the east side of the building was completed in 2001-02.



13. Sheriff's Residence and Jail, 1905
201 East Main Street (Demolished)
Built as Urbana's third jail building and sheriff's residence, this two-story building stood on the east side of the Champaign County Courthouse. The structure was built of red bricks in Chateaufort style with a massive Romanesque Revival style front porch of



15. Urbana Lincoln Hotel, 1923-24
209 South Broadway Avenue
This Tudor Revival style five-story brick building was built by a group of about 100 Urbana stockholders. The hotel opened on January 30, 1924. In 1944 it was sold to Charles R. Webber, Champaign County Judge, and Gordon F. Kamerer, Urbana businessman, co-developers of Lincoln Square Mall which was added to the hotel's southeast facing main facade in 1964. In 1965 the hotel was bought by Carson, Pirie, Scott, & Co., the mall's developer, who in 1975 sold it to James Jumer. Jumer added a banquet and convention center to the hotel's north and east sides in 1983. In September 2006 Lincoln Square Mall, together with the Lincoln Hotel, were listed on the National Register of Historic Places.



16. Urbana Free Library, 1917-18
201 West Green Street
Founded in 1874, the Urbana public library did not have its own building until 1918. On January 2, 1917, Mrs. Mary E. Busey offered a donation of \$35,000 for the construction of the library as a memorial to her late husband, Samuel T. Busey, co-founder of Busey Bank. Built of Bedford limestone with a front stone porch and balustrade, the library was dedicated on July 18, 1918. The building was expanded to the west in 1974-75 then in 2003-05, replicating Royer's original design.



17. Unitarian Universalist Church
1913-14
309 W. Green Street
This English Gothic Revival style building was erected over the foundation of an earlier brick sanctuary built by a group of Universalists in 1870-71. The 1870 cornerstone can still be seen in the north wall of the basement. The new church was constructed of Bedford stone with a slate roof and an Arts and Crafts interior. The original rose window was replaced with stained glass imported from France.



18. First Presbyterian Church of Urbana
1901-02
602 West Green Street (Demolished)
This Romanesque Revival style church was built as the second sanctuary of the First Presbyterian Church of Urbana. Royer was appointed architect and superintendent of construction on May 14, 1901, and the new church was dedicated on April 20, 1902. The church was built of red bricks with arched, limestone-framed windows and a belfry-like bell tower. The large arched windows under the gable were adorned with leaded glass. The church was demolished in 1963 to be replaced by the present sanctuary.

