



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 31, 2011

SUBJECT: 404 W Illinois Street (Ezekiel Boyden Home): historic landmark application, Case No. HP 2011-L-01

Introduction

Historic Preservation Case No. HP 2011-L-01 is an application submitted by Sarah Nixon and George Gasyna to designate the house at 404 W Illinois Street (referred to as the Ezekiel Boyden Home) as a local historic landmark. Sarah Nixon and George Gasyna are the property owners.

The Historic Preservation Ordinance requires that the Commission commence a public hearing on the application within 60 days of receiving a complete application. At the public hearing, the Historic Preservation Commission (HPC) shall take comments from the nominator, the owner, and any other parties who wish to be heard on the application. In addition, the HPC shall consider all written comments received prior to or during the hearing. It is the responsibility of the nominator to provide evidence of suitability for historic landmark status as well as documentation of such evidence. The owner of the subject property may request a continuation of the public hearing until the next regularly scheduled HPC meeting. If such a request is made, the HPC shall continue the public hearing until the next meeting.

Following the public hearing, the HPC shall review all information presented to it pertinent to the nomination. If the property owner consents in writing to landmark designation, and the HPC finds that the property conforms to one or more criteria set forth in Section XII-5.C.1, the HPC may make the final determination to designate the property as a historic landmark. The vote required is a majority vote of those members present and voting but with not less than three affirmative votes.

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

Background

As supporting evidence, the applicants submitted an article with the application titled “An Illinois Lincoln Site Rediscovered: the Ezekiel Boyden Home in Urbana” by Steward Berlocher (Exhibit B). The article appeared in the March 2011 edition of the *Journal of Illinois History*, published by the Illinois Historic Preservation Agency.

According to the article, the Ezekiel Boyden Home, built circa 1850, is the only documented building in Urbana that Abraham Lincoln visited. In the article, Berlocher provides evidence that Lincoln stayed overnight as a guest in the house of Ezekiel Boyden, a two-time mayor of Urbana, on September 24, 1858. Boyden owned a successful plow and wagon factory in Urbana on Main Street. Boyden’s house, when Lincoln visited, was located at 303 W Elm Street. From other references, one can infer that Abraham Lincoln visited the Boyden Home a number of times.

“Lincoln was very bashful when women were called on. I once went with him to Mayor Boydens at Urbana to tea: — he got on so-so while I was in the room but I was called to the gate by a client and on my return was as bashful as a school boy.”

Wilson, Douglas L., ed.et al. 'Henry C. Whitney to William H. Herndon' in *Herndon's Informants: Letters, Interviews, and Statements About Abraham Lincoln* (Urbana: University of Illinois Press, 1998) 630. <http://lincoln.lib.niu.edu/file.php?file=herndon627.html>

As a friend and strong supporter of Abraham Lincoln, Boyden is considered to be part of Lincoln’s power base for his sudden rise to the Presidency. Boyden, for instance, was one of 645 delegates to the Illinois State Republican Nominating Convention at Decatur, Illinois in May 1860 where Lincoln was nominated for President.

The Boyden Home was moved to its current location at 404 W Illinois Street sometime between 1897 and 1900.

Based on Berlocher’s extensive research and documentation, the applicant states that the Ezekiel Boyden Home:

- 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;

Discussion

The action necessary at the April 6th Historic Preservation Commission meeting is a determination as to whether the property qualifies for designation as a local historic landmark. Due to property owner support in this case, the HPC may make the final determination to designate the property as a historic landmark.

Criteria

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

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

According to information provided with the application, the Ezekiel Boyden Home has significant value as part of the architectural, civic, and political heritage of the nation, state, and community.

First, the Boyden Home is a rare surviving pre-Civil War building in Urbana and in Champaign County. Second, Ezekiel Boyden served as Urbana Mayor for two terms (1856-1857 and 1858-1859) and was a friend and supporter of Abraham Lincoln. Third, the Boyden Home has a direct link with Lincoln as it is the only surviving Urbana building known to have been visited by Lincoln. Abraham Lincoln had practiced law in Urbana for nearly 20 years as part of the 8th Judicial Circuit beginning in 1841 and ending just before his election as the sixteenth President in 1860. According to Berlocher's article, Urbana was not only the home of several important Lincoln supporters, but also home to "significant campaigning by both Lincoln and Stephen Douglas in the key 1858 Illinois Senatorial race." On September 24, 1858 when Lincoln stayed at the Boyden Home, Lincoln made Urbana a stopover in the Lincoln-Douglas Debates, generally considered some of the most famous political speeches in American history. On the day after staying with Mayor Boyden, Abraham Lincoln was led by a parade to the county fairgrounds where he gave an hour-and-a-half speech reiterating his position in those debates.

Due to the amount of time he spent in Urbana, there are many stories of Lincoln in the community, but until now, there has been no evidence of extant buildings that Lincoln actually visited. Considering the importance of Abraham Lincoln to Urbana, Champaign County, the State of Illinois, and to the nation, a local building with a direct connection to Lincoln is indeed highly significant.

In order for a building to be significant in terms of architecture, it must have sufficient architectural integrity. The Ezekiel Boyden Home is one of the only surviving pre-Civil War buildings in Urbana, which is indeed highly significant. Although the house lost two wings when it was moved from its original location to its current location, it retains the central, original portion. In addition, the essential building form, roof line, and window/door openings communicate a sense of time in mid-19th Century architecture, even if not a specific architectural style. It is a simple architectural form and design not uncommon during the period. While the physical integrity is fair to good due to non-original siding, that does not hurt the application due to the home's significance in social and political history. Regarding integrity of location, although the house has been moved from its original location, it has remained in its current location for more than 100 years and was only moved three blocks from its original location (see Exhibit D for 1869 Ruger Map and 1909 Sanborn Fire Insurance Map).

City staff finds that the house has significant value as part of the architectural, civic, and political heritage of the City of Urbana, the State of Illinois, and the nation.

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

City staff finds that the Ezekiel Boyden Home is associated with an important person in local, state, and national history. Abraham Lincoln's importance to the community as well as his state and national significance is well known. Berlocher's article clearly demonstrates the direct connection between Lincoln and the Ezekiel Boyden Home. The Ezekiel Boyden Home was the home of a successful early businessman and Mayor, Ezekiel Boyden. And the house was visited by Abraham Lincoln, including during the Lincoln-Douglas Debates, generally recognized as some of the most important political speeches in American 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.

According to the application, the Ezekiel Boyden Home does not qualify under criterion c).

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

According to the application, the Ezekiel Boyden Home does not qualify under criterion d). The architect and builder are not known.

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

According to the application, the Ezekiel Boyden Home does not qualify under criterion e).

f) Character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures with a high level of integrity or architectural significance.

According to the application, the Ezekiel Boyden Home does not qualify under criterion f). The house is not a utilitarian structure.

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

According to the application, the Ezekiel Boyden Home 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 below. The Commission may revise these findings based on the review and consideration of the case.

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 11, 2011 received a complete application to designate the property located at 404 W. Illinois Street as a local landmark.
3. The property located at 404 W. Illinois Street and known as the Ezekiel Boyden Home was constructed circa 1850.
4. The Ezekiel Boyden Home has significant value as part of the architectural, civic, and political heritage of the nation, state, or community. The Boyden Home is a rare surviving example of pre-Civil War architecture in Urbana; was the home of Urbana businessman and Mayor Ezekiel Boyden, a friend and supporter of Republican Senate candidate; and is the home where Abraham Lincoln stayed in an Urbana stopover during the Lincoln-Douglas Debates, generally considered some of the most important political speeches in American history.
5. The Ezekiel Boyden Home is associated with important persons in national and local history, specifically Mayor Ezekiel Boyden and Abraham Lincoln.
6. The Ezekiel Boyden Home is not 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 retaining a high degree of integrity.
7. The Ezekiel Boyden Home is not a notable work of a master builder, designer, architect, or artist whose individual genius has influenced the area.
8. The Ezekiel Boyden Home is not identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
9. The Ezekiel Boyden Home is not a particularly fine or unique example of a utilitarian structure.
10. The Ezekiel Boyden Home 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 Case No. HP 2011-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 be denied; or
- 2) Find that the nomination does meet the criteria for designation as a local landmark, in which case the application may be approved and the subject property designated a local landmark.

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

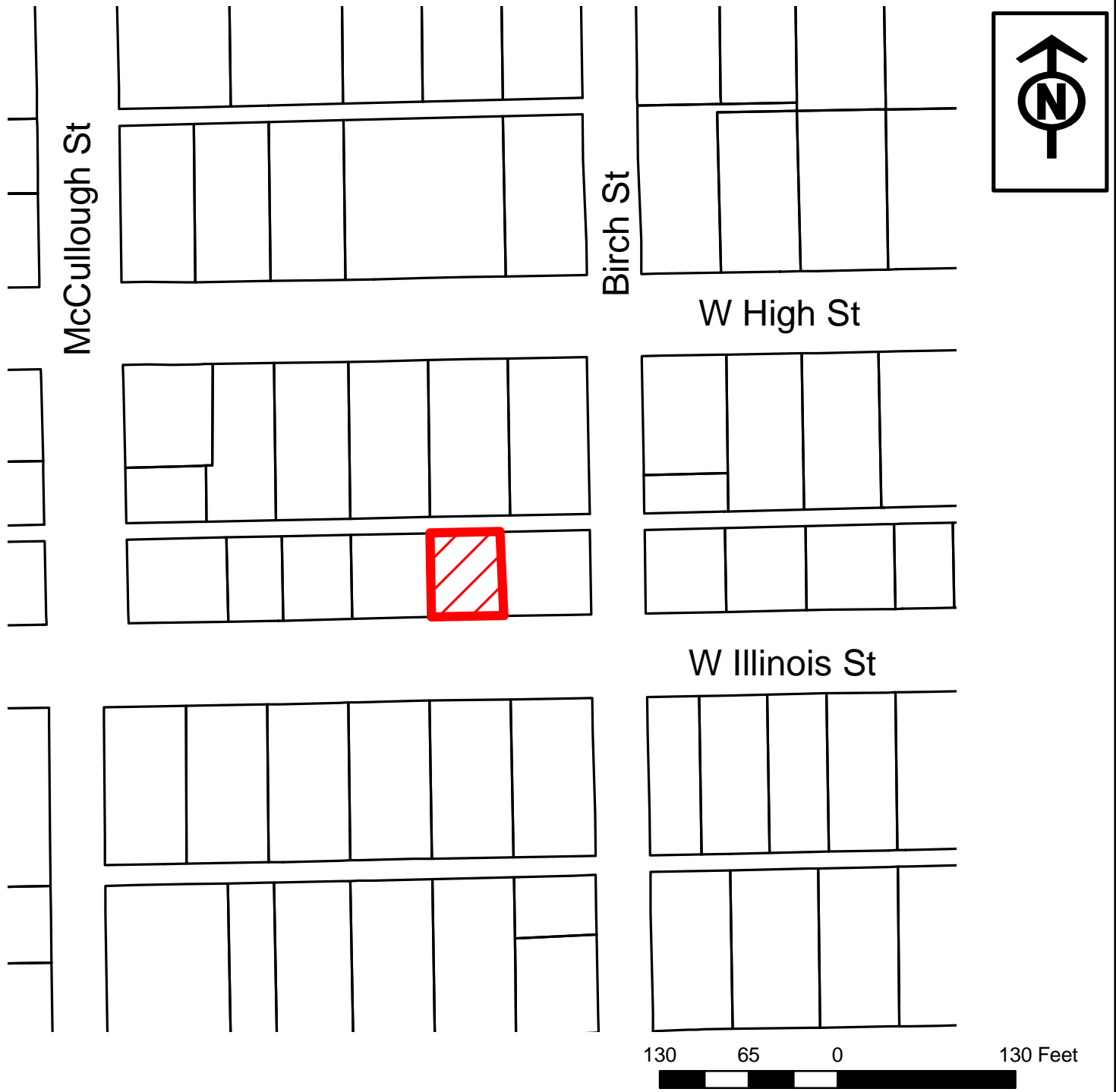
Staff Recommendation

Based on the application and analysis herein, staff recommends the Historic Preservation Commission find that the landmark nomination for 404 W. Illinois Street conforms with criteria a) and b) in Section XII-5.C of the Urbana Zoning Ordinance and **APPROVE** the application. Because the application was submitted by the property owners, the Historic Preservation Commission has decision-making authority in this landmark application.

cc: Sarah Nixon and George Gasnya, applicants and property owners
Elizabeth Tyler, FAICP, Community Development Director
Robert Myers, AICP, Planning Manager
Mayor and City Council

Attachments: Exhibit A: Location Map & Aerial Photo
Exhibit B: Application
Exhibit C: Photos
Exhibit D: 1869 Ruger Map & 1909 Sanborn Map

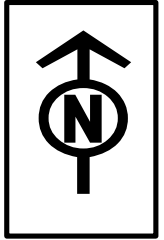
EXHIBIT A: Location Map




HPC Case: 2011-L-01
Subject: Ezekiel Boyden Home
Landmark Application
Location: 404 W Illinois Street, Urbana
Petitioner: Sarah Nixon

 Subject Property

EXHIBIT A: Aerial Photo



10 5 0 10 Feet

A scale bar with markings for 10, 5, 0, and 10 feet.

HPC Case: 2011-L-01
Subject: Ezekiel Boyden Home
Landmark Application
Location: 404 W Illinois Street, Urbana
Petitioner: Sarah Nixon

 Subject Property



Application for Historic Landmark Designation

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

Although there is no fee to file an application for Historic Landmark Designation, the Applicants are responsible for paying the cost of legal publication fees. The fees usually run from \$75.00 to \$125.00. The applicant will be billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed _____ Case No. HP-2011-L-01

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): SARAH NIXON Phone: 217-418-8992 (SARAH)
 Address (street/city/state/zip code): 404 W. ILLINOIS ST., URBANA, IL, 61801
 Email Address: SARAH.NIXON@UTORONTO.CA
 Property interest of Applicant(s) (Owner, Contract Buyer, etc.): OWNER

2. OWNER INFORMATION

Name of Owner(s): SARAH NIXON & GEORGE GASZYNA Phone: 217-418-8992 (SARAH)
217-418-8852 (GEORGE)
 Address (street/city/state/zip code): 404 W. ILLINOIS ST
 Email Address: ggasyna@illinois.edu & sarah.nixon@utoronto.ca

3. PROPERTY INFORMATION

Location of Subject Site: 404 W. ILLINOIS ST, URBANA, IL, 61801
 PIN # of Location: 92-2117134012
 Lot Size: 60 X 55 FEET
 Current Zoning Designation: R2
 Current Land Use (vacant, residence, grocery, factory, etc): RESIDENCE
 Present Comprehensive Plan Designation: RESIDENTIAL
 Legal Description: THE WEST 50 FEET OF THE EAST 115 FEET
6 INCHES OF LOT 44 OF JAMES T. ROE'S FOURTH ADDITION
TO URBANA, AS PER PLAT RECORDED IN DEED RECORD
"E" AT PAGE 461, IN CHAMPAIGN COUNTY, ILLINOIS.

ACCEPTED AS COMPLETE

FEB 11 2011

By R. P. [Signature]

Date of Construction of Structure: c. 1850s (DEFINITELY PRIOR TO 1858)

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

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

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

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

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

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

CERTIFICATION BY THE APPLICANT

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

Sarah Minton
Applicant's Signature

March 4, 2010
Date

Please see the attached article, "An Illinois Lincoln Site Rediscovered: The Ezekiel Foyden Home in Urbana," by Stewart Berlocher, accepted for publication by the Journal of Illinois History. as our statement that

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

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

Summary Paragraph

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

Property Description

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

History

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

For Architectural Significance

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

Context

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



Permission to Hang a Building Plaque

Historic Preservation Commission

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

Building Address: 404 WEST ILLINOIS ST

PIN # of Location: 92-2117134012

Owner Name: GEORGE GASZYNA & SARAH NIXON Phone: 217-418-8992

Address (street/city/state/zip code): 404 WEST ILLINOIS ST.
URBANA, IL, 61801

I hereby agree to the following:

1. To allow a City of Urbana Historic Preservation Commission member or representative to affix a historical building plaque on the building located at 404 WEST ILLINOIS ST., SARAH NIXON &
2. To place the plaque at a location agreed by GEORGE GASZYNA, the property owner.
3. To waive any damage and/or liability to the property by installation of the building plaque.

Sarah Nixon

Property Owner's Signature

Nov. 22/09

Date

**An Illinois Lincoln site rediscovered: the Ezekiel Boyden home in
Urbana**

Stewart H. Berlocher

209 W. Nevada St.

Urbana, Illinois 61801

217-328-7352

stewartb@illinois.edu

submitted September 19, 2010

accepted November 10, 2010

For submission to the Journal of Illinois History

Dedicated to Arthur Zangerl, who loves old houses, and has for years
worked to preserve them for the future.

Urbana was just one of Abraham Lincoln's many stops on the Eight Judicial Circuit, but it is not without significance for understanding the man. For several years Urbana was the home of Henry Clay Whitney, author of the extensive, if perhaps not completely reliable, "Life on the Circuit with Lincoln". Urbana was also the lifetime home of Joseph Oscar Cunningham, who left a smaller but quite reliable set of Lincoln recollections.¹ Most significantly, Urbana saw significant campaigning by both Lincoln and Stephen Douglas in the key 1858 Illinois Senatorial race. Although not one of the seven debate sites, Urbana can be counted among the small set of venues at which the candidates spoke solo on adjacent days. Cunningham, present at the Lincoln's Urbana speech, made the case that the lesser known solo speeches still had an impact: "The speeches of both Douglas and Lincoln were much in the line of their published joint debate speeches, but although most of the people had read them in the daily newspapers from time to time as they were delivered, all listened to their verbal reproduction here as if entirely new to them. In fact the Urbana speeches were in effect a continuation of the celebrated joint debates..."²

I report here the rediscovery of the Urbana home of Ezekiel Boyden, a locally important Lincoln supporter who hosted Lincoln on the evening of September 24, 1858, the night after Lincoln's campaign speech at the Champaign County fairgrounds. The house faded from memory after it was moved in about 1899 from its original location at 303 W. Elm Street to 404 W Illinois Street. Although Lincoln was a guest in many Urbana and Champaign homes and hotels, the Boyden house appears to be the sole documented survivor.

Ezekiel Boyden and Lincoln's 1858 campaign in Urbana

Ezekiel Boyden was born in 1821 in Three Rivers, Massachusetts, but by 1845 was living in Peoria, Illinois, where he met and in 1846 married his wife Mary A. Lindsay.³ The couple spent two years in California,⁴ but by the early 1850s had moved back to Illinois, to Urbana, where Boyden and John Osfield operated a plow and wagon factory. In 1858 Boyden and Osfield dissolved their partnership and Boyden continued to operate the factory as sole owner. In addition to his business activities, Boyden was prominent in local Republican politics, as evinced by his election as mayor of Urbana. He served two nonconsecutive terms, as 2nd and 4th mayors (June 10, 1856 - June 22, 1857, and June 28, 1858 - June 11, 1859).⁵

It was almost certainly through his political life that Boyden came to know Abraham Lincoln. Lincoln frequently stayed with mayors while campaigning, and was in Urbana some 10 times during the years that Boyden was mayor.⁶ The fact that Boyden's house at 303 W. Elm St. was a mere two blocks from the Champaign County courthouse would also make it an attractive lodging for Lincoln.

Ezekiel Boyden's association with Abraham Lincoln in Urbana is well documented. On Sept. 23, 1858, H. C. Whitney sent a letter to the "Honl A. Lincoln Care Honl E Boyden Urbana Champaign Co Ill", with a note at the top of the envelope in the same hand stating " Mr Boyden please deliver at once & oblige H. C. Whitney". Whitney also notes "find time to go & see my Boy:-- Boyden will take you to him".⁷

It is conceivable that Boyden handed the letter to Lincoln somewhere other than at his home. However, two newspaper accounts specifically place Lincoln in Boyden's house the night of September 24. The first, in the Republican *Chicago Weekly Democrat* (which

had changed parties but not its name over the slavery issue), summarizes not only Douglas and Lincoln's speeches, but describes in some detail the entertainment and festivities accompanying the politics. Lincoln was escorted to the Fair Grounds for his speech by "over sixty young ladies on horseback with their attendants, thirty-two of whom represented the States of the Union". After his speech "The meeting broke up, formed in procession, and escorted Mr. Lincoln to his lodging, at the residence of Mayor Boyden, where his lady attendants, and all, parted from him with rapturous cheers."⁸ The article is signed "Racso". Given that Racso is Oscar spelled backwards, and that the article is written from the point of view of an Urbana resident, the article may well have been written by Cunningham. The second account, in the Republican West Urbana [Champaign] *Central Illinois Gazette* is briefer: "During Mr. Lincoln's stay in West Urbana he was the guest of our fellow citizen J. W. Baddeley Esq, whose hospitable mansion was for the time kept wide awake by songs, speeches, and enthusiastic cheering. In Urbana, we are informed that Mayor Boyden did the honors of the town for the distinguished visitor, and we doubt not that he took away with him the most agreeable impressions of our sister corporation".⁹

Whitney also writes about a visit to the Boyden house that must have occurred on a different date, because Whitney was present this time. In "Life on the Circuit with Lincoln", Whitney writes "I recollect of his being invited to tea, at the same time my family was, at the home of Mr. Boyden, then the Mayor of Urbana. He and I went together from the Court, which he was holding for Judge Davis; and he got along so-so while I was present: but in a few moments I was called to the outer gate to speak with a client: and upon my return, Lincoln appeared as demoralized and ill at ease as a bashful

country boy. He would put his arms behind him, and bring them to the front again, as if trying to hide them, and he tried apparently but in vain to get his long legs out of sight. And yet no one was present but Mrs. Boyden, and my wife and her mother."¹⁰ (It might be well here to recall Whitney's penchant for exaggeration, but there is no reason for Whitney to have misrepresented the location of this incident). Whitney had earlier recounted the same event in a letter to William H. Herndon.¹¹

A final known connection between Lincoln and Boyden in Urbana is described in an anecdote written long after the event, but I include it simply because of its charm. Mrs. Albert Carle, an early settler of Urbana, recalls that at the dinner for Lincoln before the 1858 Fairground speech, "Mrs. Boyden had some apples to bake and she peeled them and fixed them all up fine, and Mr. Lincoln, when he saw them, picked one up and said, 'What did you do all that work for? We bake them with the skins on at home'".¹²

Boyden was able to perform an important political service for Lincoln two years later, when on May 9-10, 1860, he and several other Champaign County residents were part of the nominating committee at the Republican state convention, in Decatur. The Champaign contingent, along with the rest of the convention, supported Lincoln unanimously,¹³ setting the stage for the national convention in Chicago the following week.

Ezekiel Boyden also rendered another service for Lincoln, this one shared with hundreds of thousands of other citizens, by volunteering for the Union Army at the onset of the Civil War. He joined June 1, 1861, and was mustered in on August 9, 1861 as captain of Company K of the Twenty-fifth Illinois Volunteer Regiment.¹⁴ The 25th Illinois participated in, among many others, the battles of Pea Ridge, Stones River,

Chickamauga, and Atlanta. However, Boyden participated only in the battle of Pea Ridge, Arkansas, resigning on December 17, 1862 at Nashville, Tennessee because of an unspecified disability.¹⁵

While on furlough in early November, 1861, Boyden also played a small part in the political intrigue concerning Lincoln's removal of John C. Fremont from command of the Department of the West. When Leonard Swett arrived in Missouri with Lincoln's orders to Fremont to relinquish command, Fremont tried to avoid reading the orders by the simple expedient of allowing no one to cross his lines. Swett recruited Boyden and a Captain McKinney to deliver the order to Fremont, but McKinney succeeded first, by disguising himself as a farmer.¹⁶ After leaving the Army Boyden apparently sought to become active in politics at the state level by standing for election as sergeant-at-arms of the Illinois Senate on January 5, 1863, but was unsuccessful.¹⁷

Ezekiel Boyden's most significant accomplishment during the Civil War was not as a soldier or a politician, but as a civilian, after he returned to Urbana in late 1862. On January 7, 1863, the Illinois Senate passed "An act to provide relief to the Illinois volunteer soldiers wounded at Murfreesboro and Vicksburg", and authorized Lewis D. Erwin, William W. Anderson, and Ezekiel Boyden to disperse a total of \$10,000 in aid to wounded Illinois volunteers still in Union hospitals near the battle sites.¹⁸ Boyden finished the required report only after he was officially reminded by the Illinois General Assembly that it was overdue,¹⁹ but his January 15, 1867 report is very thorough, with details of the distribution of fruits and vegetables, several testimonials, and the names of over 2,000 soldiers aided.²⁰

Boyden and his family left Urbana in the late 1860s and moved to Neosho, Newton Co., Missouri. Boyden's occupation is listed in the 1870 census as farmer,²¹ the occupation he would follow until his death on September 29, 1894. Only two departures from the Neosho area are documented. On March 8, 1873 Ezekiel was back in Urbana for a final real estate transaction involving his former house.²² In 1877 he was briefly involved again with wagon manufacture, when he was part owner of the Springfield Manufacturing Company with Homer and Norris Fellows.²³ The reasons for Ezekiel Boyden's retirement from politics and manufacturing will probably never be known, but in his earlier life he was intimately involved in the cataclysmic events of mid-19th century America.

The moving of the Ezekiel Boyden house to its current location

On the 1858 Alexander Bowman map of Urbana and West Urbana the Boyden house is clearly labeled "E. Boyden", and is on a lot that corresponds to the present 303 W. Elm St. In addition, the house is shown to be on lot 22 of J. T. Roe's 2nd addition, consistent with deeds recording Boyden's real estate transactions.²⁴

However, two 20th century writings place the Boyden house at 404 W. Illinois St., which requires the house to have been moved three blocks south and one block west from its original W. Elm St. location. University of Illinois journalism student Edwin L. Hasker spent two weeks in the spring of 1914 in Urbana collecting Lincoln stories for an article in the June 1914 issue of *Illinois Magazine*. In a miscellaneous assortment of statements at the very end of the article, almost as an afterthought, he states that "The

building in which he [Lincoln] ate supper as the guest of Mayor Boyden still stands in Urbana at 404 W. Illinois Street".²⁵

The second written record not only places the house at 404 W. Illinois St., but states that the house, or at least part of it, was moved. The works of University of Illinois urban planner Karl B. Lohmann, professor of Landscape Architecture (1921-1948) and City and Regional Planning (1949-1955), were widely read and had a very significant impact on the field. But his 1961 contribution to the history of Urbana was, literally, unique. "100 houses of Urbana, Illinois: who lived in them and when?" was a labor of love, for which he researched and photographed the selected houses and interviewed many of their residents. It is not known whether he intended the book for publication, but the sole copy, at the Urbana Free Library, appears to be a work-in-progress (Lohmann died in 1963). In his text on 305 W. Elm St., he notes that "To the east of the house in 1860 stood the home of Ezekiel Boyden who during 1856-57 was the second mayor of Urbana... A portion of the original Boyden house was incorporated into the home occupied in 1942 by Mrs. Alice T. [J.] Young, retired teacher."²⁶ The home occupied in 1942 by longtime Urbana teacher Alice Young was, in fact, at 404 W. Illinois St.²⁷ — the same address given in Hasker's article. Alice Young's granddaughter Alice Y. Townson recalls hearing about Lincoln being a guest at the house when she was at her grandmother's funeral in Urbana in 1945.²⁸

House moving was common in 19th century and early 20th century America, and six of Lohmann's "100 houses" were stated to have been moved. Urbana expanded from a mere 217 people in 1850 to over 3,000 in 1870, and grew rapidly in the 1890s to almost 6,000 people by 1900.²⁹ At times of such rapid growth, it must have made economic

sense to "recycle" old houses as new, larger ones replaced them in prime areas.

Moreover, houses were much more easily moved then than now. Before 1900 most homes were small, with no indoor plumbing or electricity to disconnect, and roads were free of overhead traffic lights and power lines. A drawing from an article on a four-story building in Chicago being rolled to a new location (Figure 1A) shows the basic procedure.³⁰ From 1890 to 1910 some 12 men in Urbana and Champaign listed themselves as house movers in city directories; two are shown in the business listings of the 1900 directory (Figure 1B).³¹

No clue to the time for the move is given in the two written accounts. City of Urbana moving permits before the 1940s were discarded long ago, and newspaper research in the local *Urbana Courier* is hampered by a late 19th century gap in library coverage. However, much information can be gleaned from maps, and from city directories and other records. Figure 2 is an overview of map images of the Boyden house from 1858 to the present. On the earliest map, the 1858 Alexander Bowden map, the house is depicted as having an inverted "T" footprint. The 1869 Ruger panoramic map, while not drawn to scale, provides crucial information on the architecture of the house, showing a central two-story gable-roofed core with single story east and west wings.³² The house in the 1887 Sanborn fire insurance map³³ agrees with the 1858 map in having the inverted T footprint, and with the 1869 map in having a central two-story gable-roofed core with single story east and west wings. But the Sanborn map depicts details not shown in the earlier maps, such as the west wing straddling the line between lots 22 and 23, and the east wing being set slightly further south than the rest of the house. Ten years later, the 1897 Sanborn map shows the same house, with the exception that the west wing is gone;

it had apparently been removed so another house (not shown on the map but indicated by map comments) could be built on lot 23. In the 1902-1903 Sanborn map (not shown), the Boyden house is gone, replaced by a new, larger house.

The tale of the Boyden house at its new location at 404 W. Illinois St. resumes with the 1909 Sanborn map (the 400 block of West Illinois St. was not mapped by the Sanborn company until 1909). The house is shown as missing the west wing (gone by 1897), the east wing, and the addition at the rear of the house (a smaller rear addition is shown instead). In addition, the house must have been rotated 180° so the front door opened to the south. The removal of the wings and rear addition is consistent with Lohmann's statement that a "portion" of the Boyden house had been incorporated into the house at 404 W. Illinois. The 2009 house is shown in a Google Maps image. There is a sun room on the east side of the house that was added in 1923 (on the 1946 Sanborn map, not shown), and also a larger rear addition than shown on the 1909 map. Note that the dimensions of the two-story central core of the house (excluding wings, additions, and porches) remain very similar from 1858 to the present.

The maps thus indicate that the move must have occurred between 1897, the date of the last Sanborn map to show the Boyden house at 303 W. Elm, and 1902-1903, the date of the Sanborn map showing the new, larger house at 303 W. Elm. But the span of permissible dates for the move can be further narrowed by using city directories, deeds, and census schedules. The assessed tax values listed in the 1898 county directory indicate that the Boyden house was still in its original location at least one year past 1897, because the \$300 evaluation, about a third of that of newer, larger houses on the same block, is consistent with what one would expect of a then 42 year old house.

The move of the Boyden house to the new W. Illinois St. location could have occurred no later than June 1, 1900, because there are residents at both the 303 W Elm address and the 404 W. Illinois address in the 1900 census on this date. City directories for 1900 also show residents at both addresses, but no 404 W. Illinois address or equivalent occurs in the eight city directories between 1870-71 and 1898. Thus, the maps and the directories and other records agree in supporting a relocation date between a date in 1898 and June 1, 1900.

But the maps and directories do more than reveal the date of the move — they also provide additional evidence that the house on Illinois street really is the Boyden house. This evidence is the size of the house; serious doubt would be cast on the Hasker and Lohmann accounts if the house at 404 W. Illinois had different dimensions than the original Boyden house. The similarity of dimensions was noted earlier, but the maps in Figure 2 were made over a wide span of time by different cartographers. Consistency can be improved by comparing only the Sanborn maps, which were made to the same scale by the same company. However, even Sanborn maps vary somewhat from year to year because they were drawn by hand, at a relatively small scale; they are not architectural drawings and cannot be expected to be perfectly accurate. As expected, some variation is seen when Boyden core house footprints (left side of Figure 3A) from the years 1887, 1892, and 1897 (at 303 W. Elm) and 1909, 1915, and 1923 (at 404 W. Illinois St.) are all superimposed and aligned (at bottom left of each footprint). To determine if this amount of variation is due solely to map error, two pre-1887 Urbana buildings that are still at their 1887 locations were included in the comparisons. As can be seen in Figure 3A, the building footprints of both 202 W. Main and 401 S. Race also fail to align perfectly

across the years from 1887 to 1923. Furthermore, all three buildings show a similar amount of dimensional variation. I conclude from this that the house at 404 W. Illinois St. cannot be distinguished from the Boyden house based on core house dimensions.

The physical features of the extant house provide further supporting evidence that the house at 404 W. Illinois St. is the Boyden house. The extant house (Figure 4B) has experienced many modifications and alterations, as one might expect in a 150 year old house. However, it does possess the general features of the core Boyden house expected from the 1869 Ruger and 1887 Sanborn maps: a wooden structure of two stories with a simple gable roof. One detail from the 1869 map also matches — the house has two upstairs windows in the rear.

Several internal features are as expected of 1850s Illinois construction. Although the roof and attic have been extensively reworked, many of the roof boards are 16 inch hardwood planks, which would not have been used after the Civil War. The ornamentation on the edge of the stairs (Figure 4 C) is a type of pattern seen often in Civil War era vergeboards. But the most significant indications of early construction are to be found in the basement. The massive 8 by 10 inch hardwood sills and cross-beams in the base of the house (Figure 4D), and the notching of the floor joists into the beams, are characteristic of pre-1860 construction.³⁴ The beams show adze marks from squaring the original log by hand (Figure 4D inset). The joists were sawn, but show the strong, regular vertical marks of a reciprocating saw, instead of the arcs characteristic of late 19th century circular saw mills. A small section of one of the joists was sanded smooth to remove the weathered surface, revealing it to be oak, probably red oak. The house sits on a "dug-out" basement, indicating that the house was moved to the site instead of being

built over the basement. Large square nails driven into some of the foundation beams are evident, but determining whether they were used throughout the structure would require more extensive investigation. The 2000 City of Urbana Historic Resources Form lists a construction date of "c. mid 1800's" for 404 W. Illinois St.³⁵

Conclusions

All the available evidence indicates that the historic Boyden house is still in existence at 404 W. Illinois St., and that it was moved there from its original 303 W. Elm St. location between 1898 and June 1, 1900. The rediscovery of the Boyden house is especially significant in that no other Urbana structure in which Abraham Lincoln can be proven to have stayed overnight or even visited has survived to the present day.

Abraham Lincoln spent much of his life in pioneer houses that would be dwarfed by today's homes; the Boyden house is smaller than even the garages in many modern suburbs. Yet it was these tiny homes, and the people who found refuge in them from wolves and prairie fires and harsh weather, that formed Lincoln into the leader he became. Chicago Tribune correspondent Robert Hitt, who attended most of the Lincoln-Douglas debates, wrote that Lincoln doubters were "confounded by the first debate" and by "the immense development of Lincoln's resources." Hitt's transcripts were reprinted around the country, and one reader wrote to ask Hitt, "Who is this new man ... You have a David greater than the Democratic Goliath or any other I ever saw."³⁶ A David we can now confidently place in at least one of those prairie houses in Urbana, Illinois.³⁷

Notes

- ¹ Joseph Oscar Cunningham, "History of Champaign County", in Newton Bateman and Paul Selby, eds., *Historical encyclopedia of Illinois, Vol. II* (Chicago: Munsell Pub. Co., 1905), accessed at <http://hdl.handle.net/10111/UIUCOCA:historicalencycl02bate>, 9/17,2010.
- ² Cunningham, *Champaign County*, 795.
- ³ Elbert E. Farman, *Foreman-Farman-Forman Genealogy* (New York: Tobias A. Wright, 1911), 165, accessed at <http://www.archive.org/details/foremanfarmanfor00farm>, 9/17/2010.
- ⁴ Natalie Anderson and the descendants of Ezekiel Boyden, *Biography of Ezekiel Boyden*, accessed at <http://www.ancestry.com/>, 8/15/2010.
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- ⁶ Abraham Lincoln Association, *The Lincoln Log: A Daily Chronology of the Life of Abraham Lincoln*, accessed at <http://www.thelincolnlog.org/view>, 9/5/2010.
- ⁷ Henry C. Whitney to Abraham Lincoln, September 23, 1858, Abraham Lincoln Papers at the Library of Congress, <http://memory.loc.gov/ammem/alhtml/malhome.html>, accessed 8/13/2010.
- ⁸ "Lincoln in Urbana", *Chicago Weekly Democrat*, 2 October 1858, 2.
- ⁹ "Recent events", *Central Illinois Gazette*, 29 September 1858, 3.
- ¹⁰ Henry C. Whitney, *Life on the circuit with Lincoln* (Boston: Estes and Lauriat, 1892), 36.
- ¹¹ Henry C. Whitney to William H. Herndon, August 27, 1887, in *Herndon's Informants: Letters, Interviews, and Statements About Abraham Lincoln*, Douglas Wilson and

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- ¹² M. Helen Keith, interview with Mrs. Albert Carle, February 12, 1916, in "Lincoln in Urbana" hanging file, archives of the Urbana Free Library, Urbana, Illinois.
- ¹³ Wayne C. Temple, "Delegates to the Illinois State Republican Nominating Convention in 1860", *Journal of the Illinois State Historical Society* 92, No. 3, Abraham Lincoln Issue (Autumn, 1999), 289-298.
- ¹⁴ Cunningham, *Champaign County*, 798.
- ¹⁵ "Illinois Civil War Detail Report", Ezekiel Boyden, Illinois State Archives, accessed at <http://www.ilsos.net/departments/archives/dacivil.html>, 8/13/2010.
- ¹⁶ Leonard Swett to Abraham Lincoln (Report on mission to Missouri), 9 November 1861, Abraham Lincoln Papers at the Library of Congress, <http://memory.loc.gov/ammem/alhtml/malhome.html>, accessed August 13, 2010.
- ¹⁷ *Journal of the Senate of the twenty-third general assembly of the State of Illinois*, vote of 5 January 1863 (Springfield: Baker and Phillips, 1863), 5, accessed at <http://www.archive.org/details/journalsenatege02senagoog>, 9/17/2010.
- ¹⁸ *Journal of the twenty-third Senate*, 62.
- ¹⁹ *Journal of the Senate of the twenty-fourth general assembly of the State of Illinois*, resolution of the Senate with House concurring (February 15, 1865) and joint resolution of the Senate and House (February 16, 1865) (Springfield: Baker and Phillips, 1863), 828, 943, accessed at <http://www.archive.org/details/journalsenatege34senagoog>, 9/17/2010.

- ²⁰ "Report of E. Boyden", *Reports to the General Assembly of Illinois at its regular session. Biennial reports of the auditor of public accounts of the state of Illinois, 1865 & 1866*. Vol. I (Springfield: Baker and Bailhache, 1867), 455-476, accessed at <http://books.google.com/books>, 9/17/2010.
- ²¹ United States Federal Census Schedules, accessed at <http://www.ancestry.com>, 9/1/2010-9/17/2010.
- ²² Champaign County, quit-claim deed transfer from Ezekiel and Mary Boyden to Benjamin M. Davis, March 8, 1873.
- ²³ "Timeline: Missouri, Greene County, Springfield Local History", Website of the Southern Missouri State University Department of History, accessed at <http://history.missouristate.edu/FTMiller/LocalHistory/motimeline.htm>, 8/17/2010.
- ²⁴ Alexander Bowman, *Map of Urbana and West Urbana* (Chicago, 1858). Copy purchased from Urbana Free Library, Urbana, Illinois.
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- ²⁶ Karl B. Lohmann. *100 houses of Urbana, Illinois: who lived in them and when?*, 1961, sole copy located in the Urbana Free Library, 24.
- ²⁷ Directories for Champaign County and the cities of Urbana and Champaign for the years 1870 to 1945 were accessed in print at the Urbana Free Library, Urbana, Illinois, and online at <http://www.archive.org>, 9/1/2009-9/17/2010.
- ²⁸ Alice Y. Townson, email to S. H. Berlocher, 3/17/2010.
- ²⁹ Census Schedules.

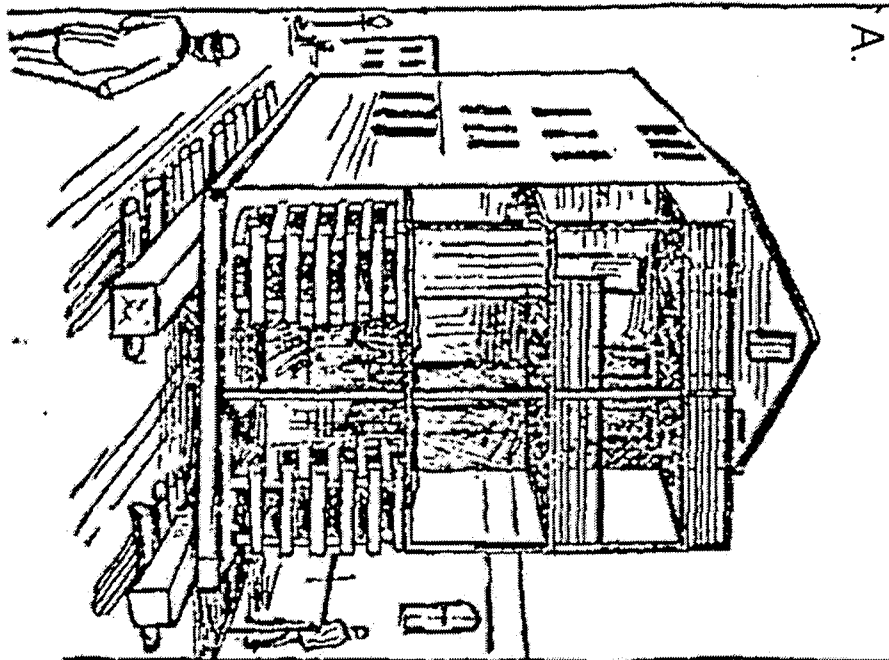
- ³⁰ "Extraordinary house-moving feat", *Chicago Daily Tribune*, 22 July 1891, 9. ProQuest Historical Newspapers, accessed at <http://www.library.illinois.edu/hpnl/newspapers/historical.php>, 9/4/2010.
- ³¹ 1900 Champaign and Urbana Directory.
- ³² Albert Ruger, *Panoramic Map of Urbana, Illinois*, 1869, accessed at Maps, American Memory, Library of Congress, <http://memory.loc.gov/ammem/pmhtml/panhome.html>, 9/1/2009-11/1/2010.
- ³³ Digital Sanborn Maps, Urbana, Illinois, 1887-1946, accessed at <http://memory.loc.gov/ammem/pmhtml/panhome.html> September-November of 2009.
- ³⁴ Peterson, Fred. E. 2008. Homes in the heartland: balloon frame farmhouses of the upper Midwest. 2008 reprinting of 1992 original. University of Minnesota Press.
- ³⁵ City of Urbana, Historic Resources Survey Form, 2000, 404 W. Illinois. Accessed at the Urbana Free Library, <http://urbanafreelibrary.org/>, on August 20, 2010.
- ³⁶ Allen C. Guelzo, *Lincoln and Douglas: The Debates that Defined America* (New York: Simon & Schuster, 2008), 130.
- ³⁷ This work would have been impossible without the assistance of Art Zangerl, Sarah Nixon, George Gasyna, James Cornelius, Natalie Anderson, Alice Y. Townson, Robert J. Young, Rebecca Bird, Robert Myers, the staff of the Champaign County Records office, and the volunteers and staff of the Champaign County Historical Archives, Urbana Free Library. James Cornelius suggested that "Racso" was an alias for Joseph Oscar Cunningham, and made many other improvements to the paper.

Figures

Figure 1. A. *Chicago Daily Tribune* illustration of a four-story building being moved in 1891. Rollers would need to be carried from the rear of the house to the front as the move proceeded. B. Listing of house movers in the 1900 Champaign and Urbana City directory.

Figure 2. Map images of the Ezekiel Boyden house at original location at 303 W. Elm St. and present location at 404 W. Illinois St, as shown on available maps from 1858 to 2009 (see text). Boyden house depictions are aligned vertically on all maps. Dimensions were determined from the core house outlines (that is, footprint outlines with additions, porches, and the like removed) using the scales on each map. The extant house measured 19.3 x 27.4 ft. on September 11, 2010.

Figure 3. A. Core house outline size variation in Sanborn maps is similar in the Boyden house and two unmoved houses (see text). B. Exterior of the house looking northeast. C. Stairwell ornamentation (balusters are new). D. Oak floor joist notched into 8 x 10 inch hardwood timber; inset shows adze marks on timber (for this publication, contrast was electronically enhanced to show tool marks, but they are perfectly clear on the original photograph). A by the author, B and C by Arthur Zangerl.



B.

Nicolet & Co. Sell Bicycles.

CHAMPAIGN CITY DIRECTORY. 171

Miebach, Wm. & Co., 67-69-71 E University.
 Percival, O. L., 15 N Neil.
 Russell, Charles H. & Co., 69 N Neil.
 Scott, H. B., 10 Main.
 Terwilliger, A. M. & L. A., 20-22 N Walnut.
 Trevett, Thomas H., 28 Main.

HIDE AND WOOL BUYERS.

Royden, Wm. L., 17 Fremont.

HOTELS.

Beardsley, The, cor Neil and Hill.
 Champaign Hotel, 36-38 N Walnut.
 Commercial House, 70 E Main.
 Farmer's Hotel, The 44 Main.
 Planter's Hotel, 3d floor McKinley block.
 St. James Hotel, N Neil, near Big Four depot.

HOUSE MOVERS.

Cahn, Chris, 107 N Oak.
 Royden, E. R., 510 W Clark.

ICE.

Baker, Valentine, 312 W Washington.
 Twin City Ice and Cold Storage, cor Washington and Market.

ICE AND COLD STORAGE.

Twin City Ice and Cold Storage, cor Washington and Market.
 Slaughter House and Cold Storage, ne of city.

Joseph Kuhn & Son
 Underwear, Shirts and Neckwear
 to Fit All Size Men and Boys.

Figure 1.

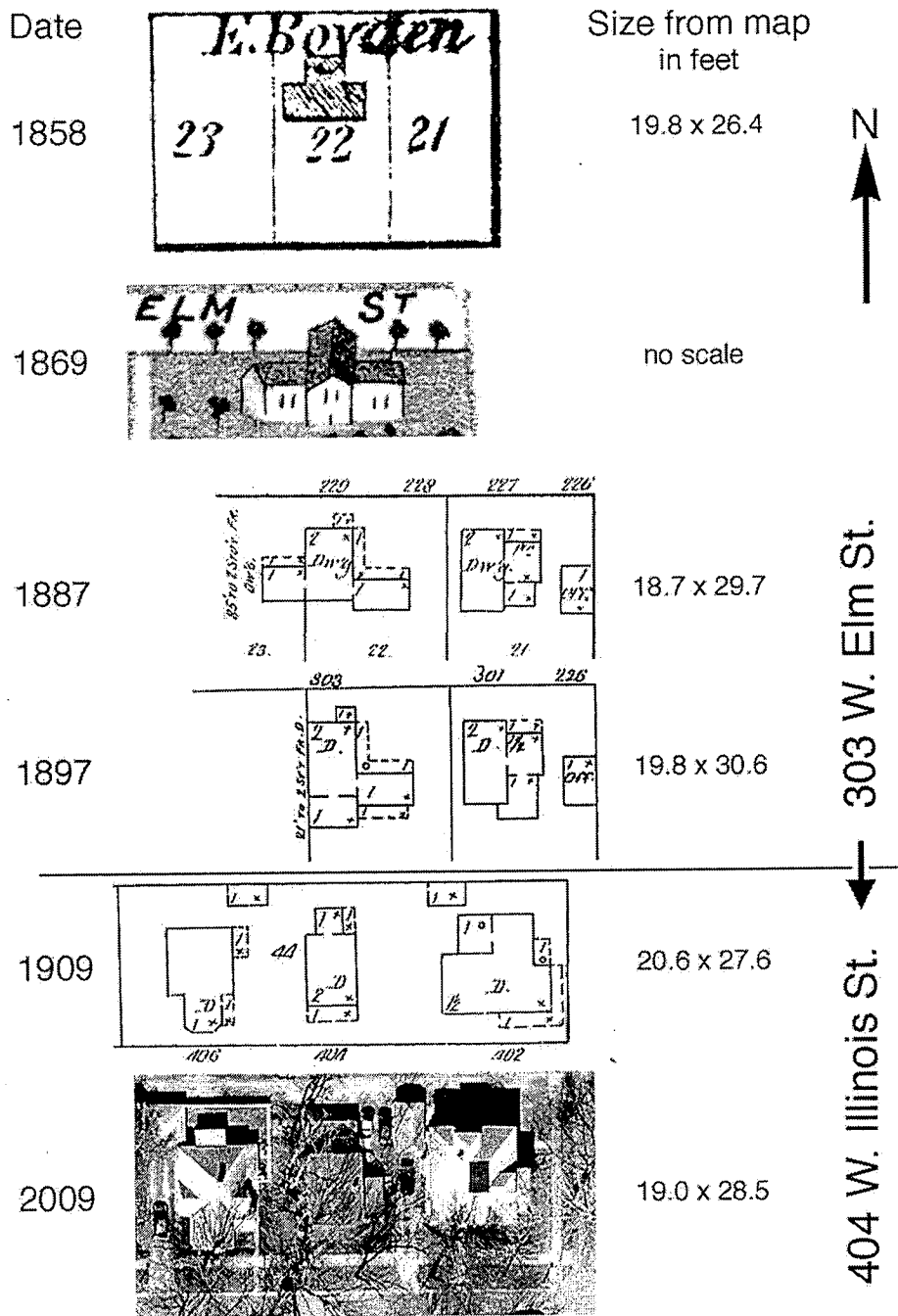


Figure 2

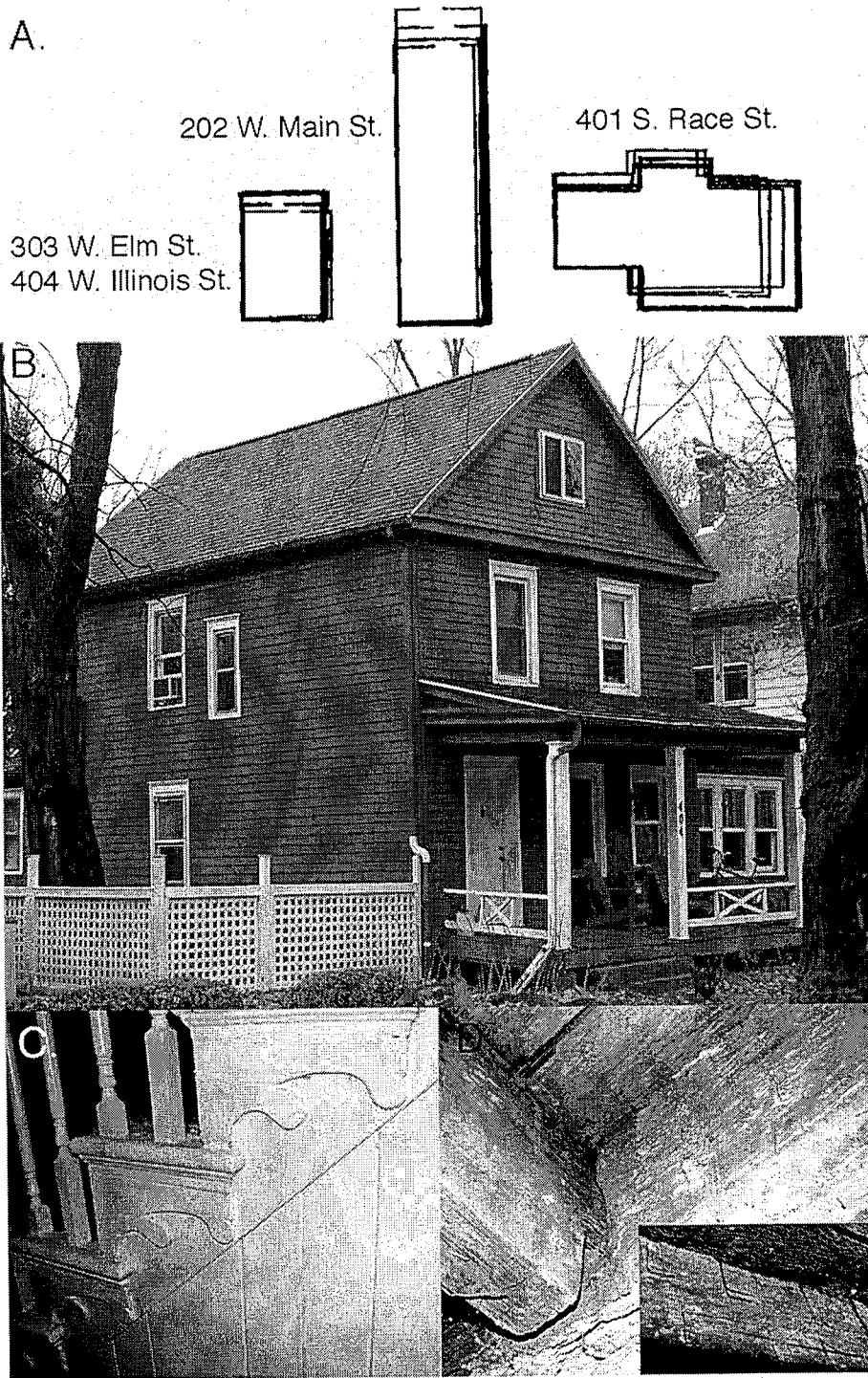


Figure 3

EXHIBIT C: PHOTOS



1. Ezekiel Boyden Home, 404 W Illinois Street, front façade

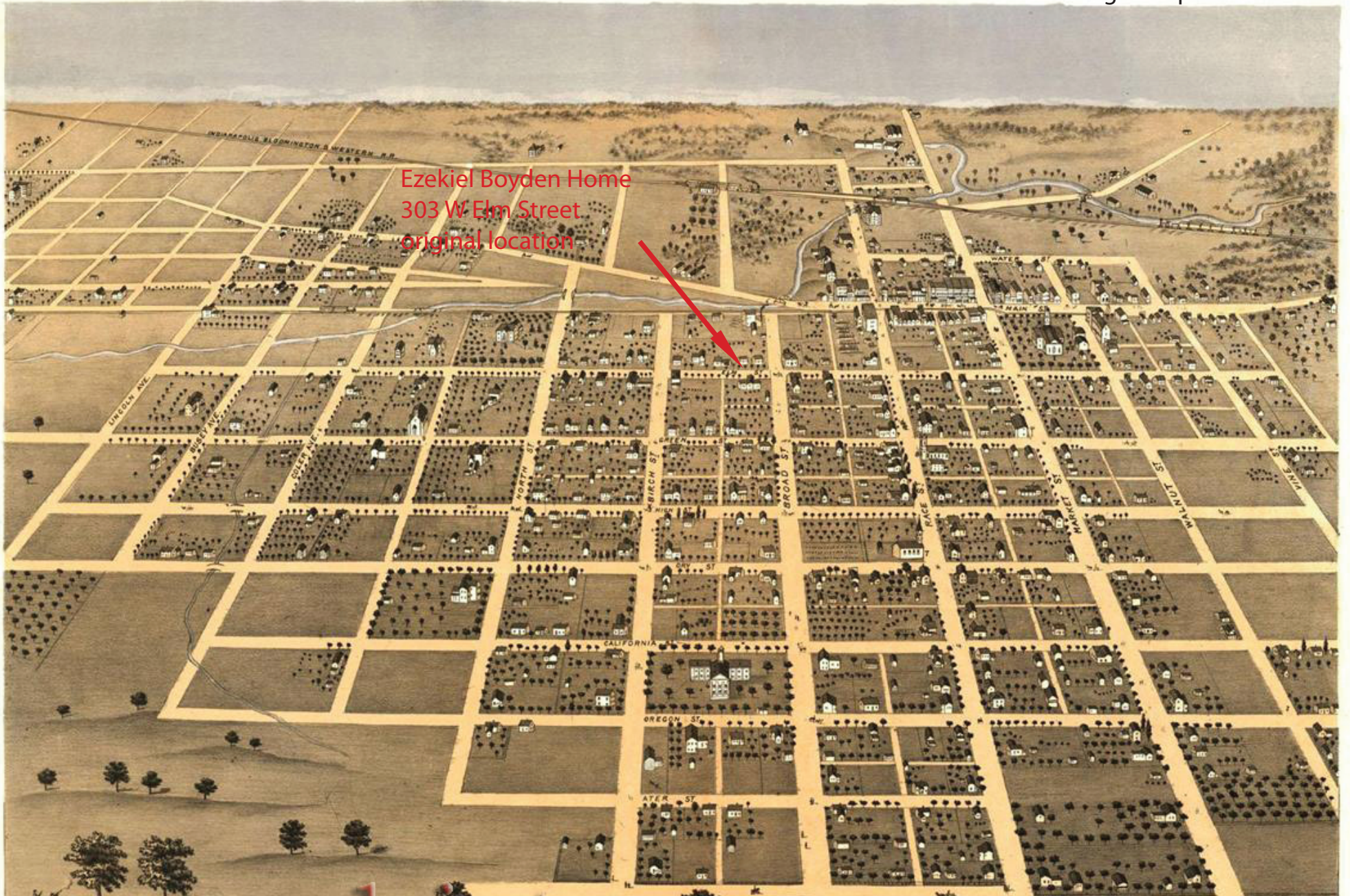


2. East Elevation



3. West Elevation

Ezekiel Boyden Home
303 W Elm Street
original location



www.history-map.com

URBANA

CHAMPAIGN COUNTY, ILLINOIS
1869

- 1 Court House
- 2 County Jail
- 3 Industrial University
- 4 Public School
- 5 I. B. & W. R. W. Depot
- 6 Cemetery

- CHURCHES.
- 7 Baptist
 - 8 Methodist
 - 9 Presbyterian
 - 10 R. Catholic

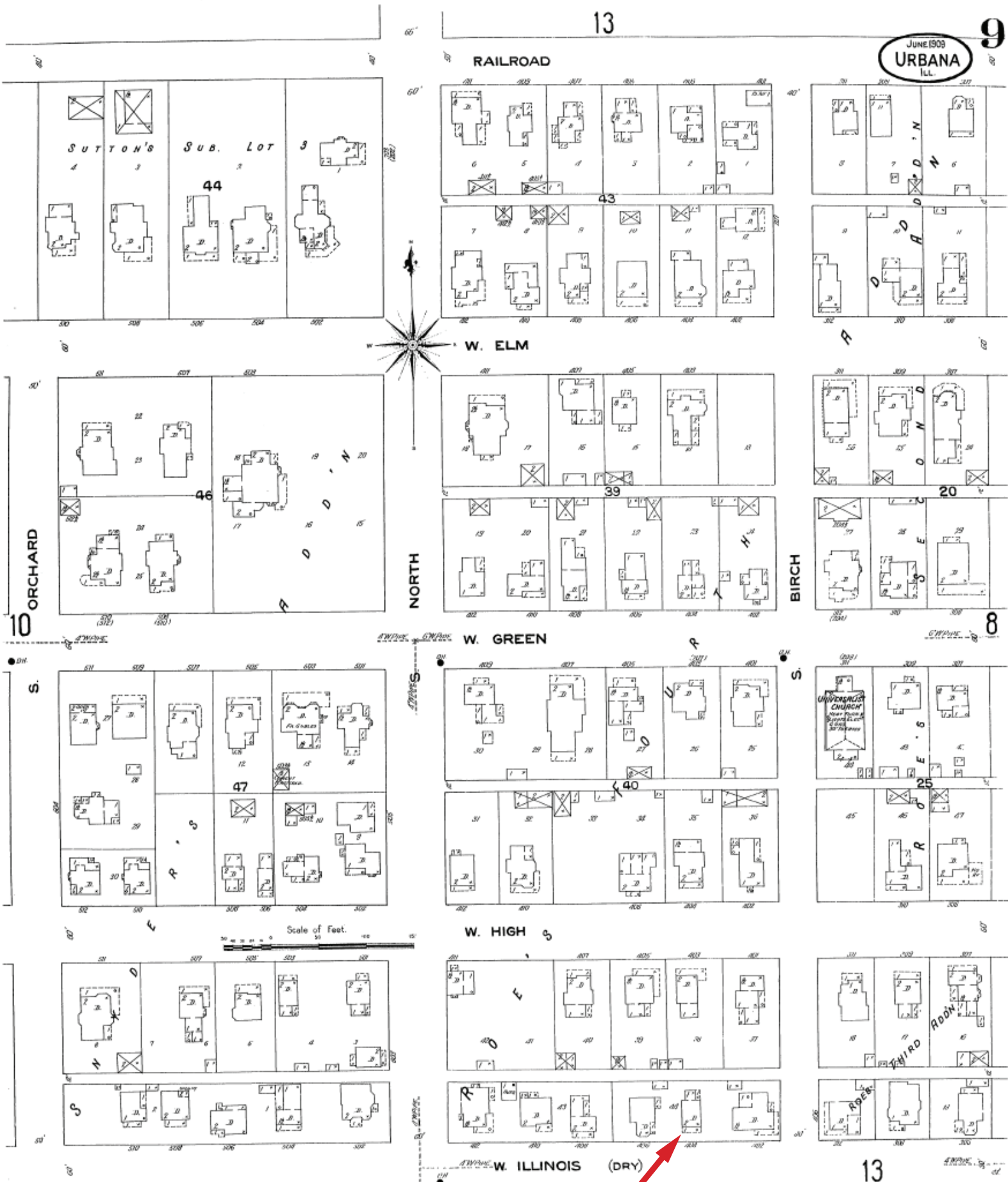


ILLINOIS STATE INDUSTRIAL UNIVERSITY



COURT HOUSE
Chicago Litho. Co. S. Clark St. Chicago.

Drawn by A. Ruger.
73-69327



Ezekiel Boyden Home
 404 W Illinois Street
 Non-original location