



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 II

DATE: May 31, 2013

SUBJ.E.CT: 1207 S. Busey Avenue (Reed-Sutton House): historic landmark application, Case No. HP 2013-L-02

Introduction

Historic Preservation Case No. HP 2013-L-02 is an application submitted on April 8, 2013 by Elisa Laurini to designate the house at 1207 South Busey Avenue (referred to as the Reed-Sutton House) as a local historic landmark. Twin City Bible Church is the property owner.

The Historic Preservation Ordinance requires that the Commission hold a public hearing on the application within 60 days of receiving a complete application. At the public hearing, the Historic Preservation Commission (HPC) should take comments from the nominator, the owner, and any other parties who wish to be heard on the application. In addition, the HPC should consider all written comments received prior to or during the hearing. It is the responsibility of the nominator to provide evidence of 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 should continue the public hearing until the next meeting. The public hearing for this application was originally scheduled for May 1, 2013, but was rescheduled to June 5, 2013 due to a written request by the property owner.

Following the public hearing, the HPC should 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. Lacking written owner consent, the HPC shall recommend to the Urbana City Council whether to approve or deny said application. The City Council will then determine whether to designate the property by enacting an ordinance.

Should the 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

The Reed-Sutton House is believed to have been constructed in 1940, given that the blueprints for the house are dated November 1939. In design, the house shows elements of the Tudor/English Revival architectural style, but it is certainly restrained in character and lacking the high-style elements so familiar to Tudor/English Revival such as the elements discussed below. This is likely due to the fact that it was designed and constructed during the Great Depression, when resources were limited and architecture reflected more restrained tastes.

Tudor/English Revival style is generally identified by its steeply pitched and usually side-gabled slate roofs, tall chimneys, and decorative half-timbered wall surfaces reminiscent of Cotswold cottages in England. There is a sub-type within the architectural style with stone wall cladding, as is the case with the Reed-Sutton House. Stone trim is common on Tudor houses but only a relatively small proportion have stone as the principal wall material. Prior to 1920, most of the Tudor style houses with stone wall cladding were large landmark houses, but during the 1920s and 1930s, modest, stone-veneered cottages appeared. The Reed-Sutton House is clad with a limestone, which according to the application is a yellow Joliet limestone, similar to the Illinois State Capital building in Springfield. The Reed-Sutton House has had some slight modifications over time, but retains a high degree of integrity. It also appears to be in excellent condition and well maintained.

During its first 69 years, the house had only two owners until it was sold in 2009 to the Twin City Bible Church. The first owners were Frank and Helen Reed, who lived in the house from 1940 until 1964. Frank Reed was the head chemist at the Illinois Geological Survey and was honored by the American Association of Science as a Fellow in Chemistry. The second owners were the Sutton family, Robert and Elizabeth. Robert Sutton was a history professor at the University of Illinois, director of the Illinois Historic Survey, and the Associate Dean of the College of Liberal Arts and Sciences.

The house was sold to Twin City Bible Church (TCBC) in 2009. In early 2013, TCBC confirmed that they plan to continue using the Reed-Sutton House as a residence.

Discussion

The application states that the Reed-Sutton House meets the following criteria:

- 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 even 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, while retaining a high degree of integrity; and
- Is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

The action necessary at the June 5th Historic Preservation Commission meeting is to hold a public hearing on the designation, determine its qualifications, and recommend approval or denial of the application to the City Council.

Criteria

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

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

According to the application, the Reed-Sutton House has significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community. Although the application does not elaborate on how the property qualifies under this criteria, in City staff's view, the Reed-Sutton House can be viewed within the context of the State survey programs. For the first 69 years of its existence, the property was had two owner-occupants, both of whom helped administer state survey programs: Dr. Reed being the head chemist at the Illinois Geological Survey, and Dr. Sutton heading the Illinois Historical Survey. The system of surveys was created to identify the scientific and cultural resources of Illinois and bring those resources to bear for the betterment of Illinois residents more broadly. This orientation can be viewed as an outgrowth of the University of Illinois having been founded as a land grant university with a mission to not only educate students and support scholarship but to more directly benefit the public at large. In this way the Reed-Sutton House played a role in the economic, educational, and social context of the State of Illinois. Despite this role, it should be noted that Urbana in general, and the West Urbana Neighborhood in particular, have been home to so many leaders in their respective fields that its "significant value" in telling the story of the state survey system is not well documented.

City staff recommends a finding that the Reed-Sutton House may have significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political or social heritage of the nation, state, or community but that sufficient documentation has not been provided.

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

The Reed-Sutton House was built in 1939 for Frank Hynes Reed. Frank Reed was a chemist who, beginning in 1931, began work for the Illinois State Geological Survey (ISGS) as its first Chief Geochemist and Head of the new Geochemistry Section, according to the ISGS website. While he worked at ISGS, he worked to create new uses and markets for Illinois' coal and fluorite resources, both of which are used in smelting. From 1939 – 1940, Reed was Chairman of the American Chemical Society's Gas and Fuel Division. In 1945, Reed was one of two hundred scientists and industrial experts sent to Germany to study German technical and war secrets on behalf of the Foreign Economic Administration. For further information about Reed, see pages 11-12 of the application form. To evaluate Frank Reed's significance, staff contacted William R Roy, a Senior Geochemist with the Illinois State Geological Survey. Mr. Roy wrote a biography of Frank Reed for a series on People of

Note that the ISGS did to celebrate the 100th anniversary of the second founding of the Illinois State Geological Survey. Mr. Roy explained that Reed was recognized for his many contributions to the field of geochemistry by being named a Fellow of the American Association of Science.

The application includes a biography of the second owner of the house, Robert Mize Sutton. Robert Sutton and his wife Elizabeth purchased the house circa 1965. Sutton was a historian and held several positions at the University of Illinois including history professor, Associate Dean of the Graduate School, and Associate Dean of the Liberal Arts and Sciences school. During Sutton's tenure in the house, he was president of the Illinois Historical Survey and the Illinois State Historical Society. One of Robert Sutton's students was Timothy Johnson, U.S. Congressman, Illinois 15th District, 2001 - 2012. Tim Johnson has publically state that his education in history perhaps played the most significant influence on his political career and specifically name Dr. Sutton's role (source: <http://www.history.illinois.edu/undergraduate/careers/>). According to John Hoffmann, Illinois History and Lincoln Collections Librarian and Manuscript Curator at the University of Illinois Library, Mr. Sutton's greatest contribution was how he continually encouraged his colleagues and students in their research. A History Department newsletter from the time of Robert Sutton's retirement provides some further information about him and is attached in Exhibit F. For further information about Robert Sutton, see pages 12 – 13 of the application.

Although Frank Reed and Robert Sutton were both well-respected in their fields, it is not clear that either of them was “an important person in national, state, or local history”. Most of the houses in the West Urbana Neighborhood will have had owners that were well-respected in their fields. City staff recommends a finding that sufficient documentation has not been provided to associate the Reed-Sutton House with a person or event important in local, state, or national 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 main elements of the Reed-Sutton House's Tudor/English Revival architectural style are its cottage house building form and use of the yellow limestone cladding, which architectural studies indicate as a sub-type of the Tudor/English Revival style. The house lacks the most common hallmarks of Tudor/English Revival cottages, including steeply pitched roofs with prominent use of front gables and decorative chimneys; roof cladding of slate, clay tile, or thatching (rarely); stucco and half-timbered upper stories; stone trim to accentuate windows and doors; small paned window glass; arched entryways and frequent use of arched doors. The Reed-Sutton House was designed and constructed during the Great Depression which may explain the subtle period influences on the architectural style of the house.

City staff recommends a finding that the Reed-Sutton House lacks the “distinguishing characteristics” of the Tudor/English Revival architectural style.

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

The Reed-Sutton House was designed by architect Edward G. Oldefest, of the Chicago-based architecture firm Oldefest & Williams. The fact that the Reed-Sutton House was designed by an architect is somewhat unusual as most houses are not architect-designed, but even more unusual is that it was designed by an architect of Oldefest's stature. The following extant works of Oldefest & Williams have been identified:

1211 North La Salle Street, Chicago. The application states that 1211 North La Salle is an apartment building designed by Oldefest & Williams. The City of Chicago has surveyed that building and indicated that it "possesses potentially significant architectural or historical features". An interesting feature of this building today is that when it was renovated in the early 1980s, three sides of the exterior were covered with trompe-l'oeil murals by Richard Haas. Collectively the murals are called *Homage to the Chicago School of Architecture*.

1211 North La Salle Street, Chicago, IL



Source: http://en.wikipedia.org/wiki/LaSalle_Towers_Apartments

Mannos Building, 7445-7453 South Cottage Grove Avenue, Chicago. This building is a contributing building in a historic district.



Source: *Chatham-Greater Grand Crossing Commercial District Landmark Designation Report, City of Chicago*

1701 West Kennedy Road, City of Lake Forest. The application includes an additional building designed by Oldefest & Williams in Lake Forest, Illinois. The Baggott House at 1701 W. Kennedy Road in Lake Forest was built in 1929 and is a locally designated landmark. According to the staff report on the landmark designation, the house is an example of the Tudor Revival style which, while there are several other examples of the Tudor Revival style in Lake Forest, is unique in its level of historic integrity.

Delta Kappa Epsilon Fraternity House, 313 E John St, Champaign. According to the application, there is one other building in Urbana-Champaign designed by Oldefest. The Delta Kappa Epsilon Fraternity House at 313 E John Street in Champaign was designed by Oldefest in 1906. Similar to the Reed-Sutton House, the Delta Kappa Epsilon House has elements of the Tudor architectural style. It was listed on the National Register of Historic Places in 1990 as part of a Multiple Properties listing for fraternity and sorority houses at the Urbana-Champaign campus of the University of Illinois.

Delta Kappa Epsilon Fraternity House, 313 E John St, Champaign, IL



Source: http://en.wikipedia.org/wiki/File:Former_Dekes_uiuc.JPG

The second part of this criterion deals with integrity—the ability of the house to convey its significance. As the application states, the Reed-Sutton House retains a high degree of integrity. Blueprints which were submitted as part of the application package and are available upon request show that the house is almost identical today to when it was built, with the exception of a couple of windows that have been replaced.

City staff recommends a finding that the Reed-Sutton House minimally qualifies for Criteria c) as the work of a master architect who has influenced Illinois architecture.

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

Other than being entirely clad in limestone, which is not particularly common, the physical characteristics of the Reed-Sutton House are subtle rather than dramatic and unique. The home clearly contributes visually to the historic character of the neighborhood, but it is not clearly identifiable owing to its *unique* physical characteristics. In terms of “unique location”, all properties are uniquely located, but this criterion refers to a property being recognizable due to unique placement, such as on a hill. Being located on a street corner, the home’s visual character is prominent but should not be considered as identifiable based specifically on a unique location.

City staff recommends a finding that although the Reed-Sutton House is an established visual feature of the street that it does not qualify for Criteria e) because its location and setting do not set it apart or particularly define its history or architecture.

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

City staff recommends a finding that the Reed-Sutton House is not a utilitarian structure.

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

City staff recommends a finding that no archaeological significance has been identified or is likely to be identified.

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 April 8, 2013 received a landmark application to designate the property located at 1207 South Busey Avenue as a local landmark.
3. The Urbana Historic Preservation Commission held a public hearing on June 5, 2013 to consider the landmark designation of the subject property.
4. The designation of the subject property will/will not further promote the educational, cultural, economic, and general welfare of the community.
5. The property located at 1207 South Busey Avenue and known as the Reed-Sutton House was constructed in 1939.
6. The Reed-Sutton House minimally qualifies for Criteria c) as the work of master architect Edward Oldefest who has influenced Illinois architecture.
7. The Reed-Sutton House retains a high degree of integrity.

Options

In Case No. HP 2013-L-02, the Historic Preservation Commission may:

- 1) Find that the nomination meets the criteria for designation as a local landmark, in which case the Commission shall recommend that the Urbana City Council approve said application to designate the property as a local landmark; or
- 2) Find that the nomination does not meet the criteria for designation as a local landmark, in which case the Commission shall recommend that the Urbana City Council deny said application to designate the property as a local landmark.

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

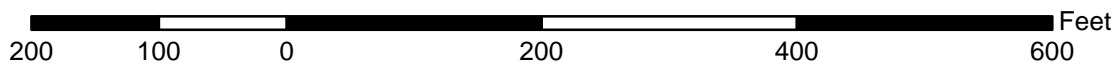
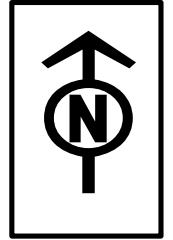
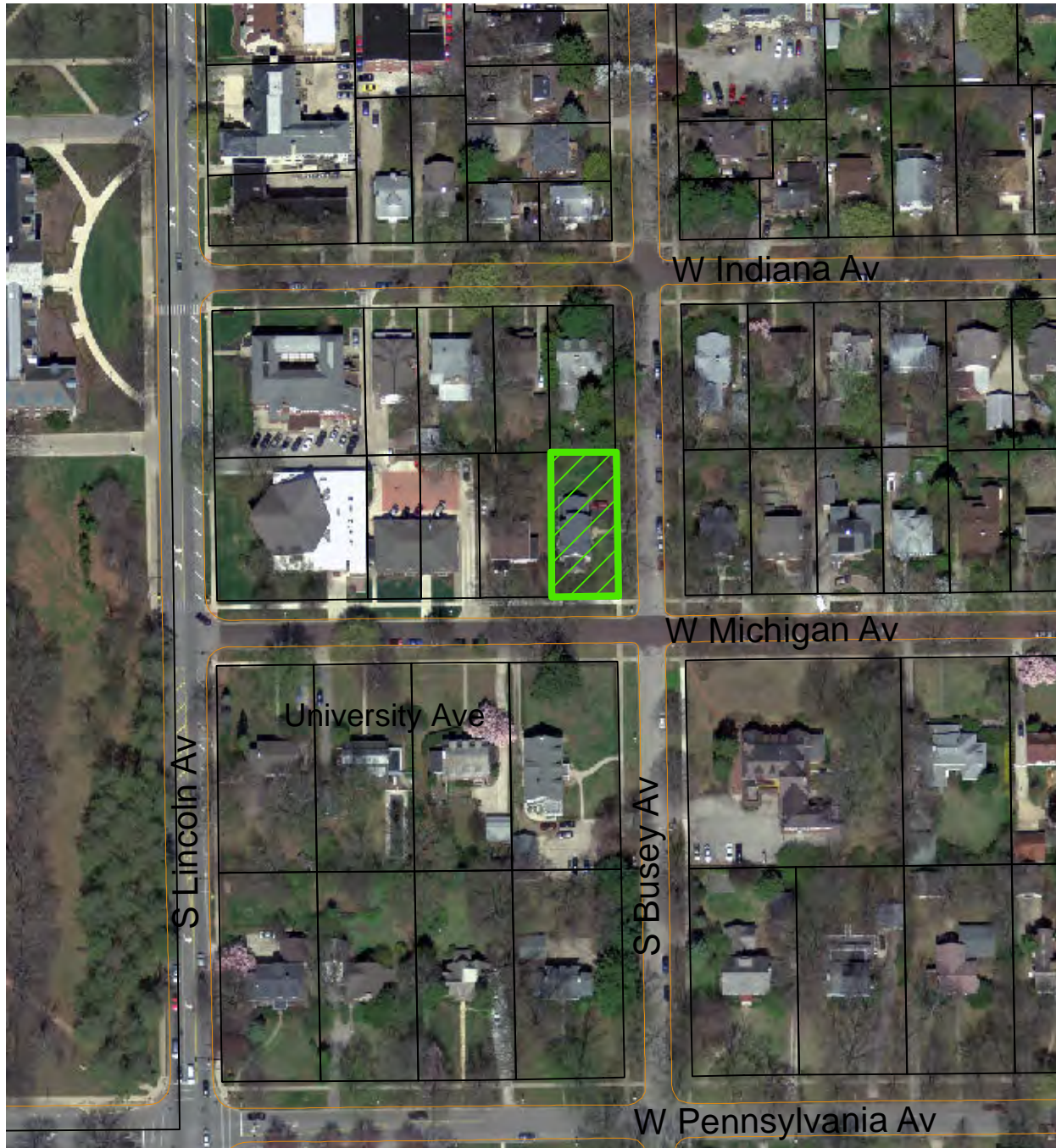
Staff Recommendation

Based on the application and analysis herein, staff finds that the landmark nomination for 1207 South Busey Avenue minimally qualifies under criterion c) in Section XII-5.C of the Urbana Zoning Ordinance.

cc: Elizabeth Tyler, FAICP, Community Development Director
Robert Myers, AICP, Planning Manager
Mayor and City Council
Property Owner & Applicant

Attachments: Exhibit A: Location Map & Aerial Photo
Exhibit B: Application & Photos
Exhibit C: Letter to HPC from Applicant
Exhibit D: City's Historic Resource Survey
Exhibit E: Letters from public
Exhibit F: History at Illinois

Location Map



Case: HP-2013-L-02
Subject: Landmark Application
Location: 1207 S Busey Ave, Urbana
Petitioner: Elisa Laurini

 Subject Properties



Application for Historic Landmark Designation

Historic Preservation Commission

APPLICATION AND REVIEW FEE – NO CHARGE

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Application Filed 04-08-2013 Case No. HP-2013-L-02

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): **ELISA LAURINI** Phone: **832.387.7701**

Address (street/city/state/zip code): **910 S. THIRD ST./ CHAMPAIGN/ IL/61820**

Email Address: **LAURINI1@ILLINOIS.EDU**

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

2. OWNER INFORMATION

Name of Owner(s): **TWIN CITY BIBLE CHURCH** Phone: **217.344.0641**

Address (street/city/state/zip code): **806 W MICHIGAN AVE. / URBANA/ IL / 61820**

Email Address:

3. PROPERTY INFORMATION

Location of Subject Site: **1207 S. BUSEY**

PIN # of Location:

Lot Size: _____

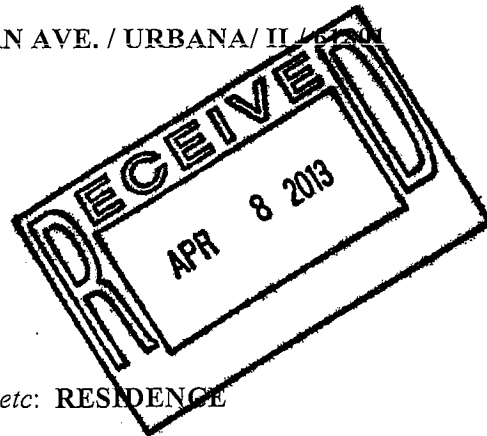
Current Zoning Designation:

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

Present Comprehensive Plan Designation:

Legal Description: _____

Date of Construction of Structure: 1939



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

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

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

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

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

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

CERTIFICATION BY THE APPLICANT

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

Applicant's Signature

Date

PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

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

Summary Paragraph

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

Property Description

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

History

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

For Architectural Significance

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

Context

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

Reed-Sutton Local Landmark Nomination

Summary

The home located at 1207 S. Busey in Urbana is a limestone house built in 1939 for the Reed family. This single family home acts as an essential part of the community both aesthetically and culturally, rendering it a valuable marker of the greater Champaign-Urbana character.

This fully clad limestone REED-SUTTON HOUSE is only one of a few houses in the area that boast entire facades of limestone. This aesthetic demarcation serves to distinguish the REED-SUTTON HOUSE in its scarcity of materials as well as to make it a point of interest within the community.

Beyond the limestone facades, the REED-SUTTON HOUSE was built the late 30's for Frank and Helen Reed and was later sold to Robert and Elizabeth Sutton. Both the Reeds and the Suttons were actively involved in the local community as well as the University of Illinois.

Due to these reasons of significance, along with the fact that the REED-SUTTON HOUSE has a high level of primary integrity constitutes it as a definitive and noteworthy local landmark. And it is for these reasons that the REED-SUTTON HOUSE should be recognized as a landmark for its significant value to the community, architectural importance, visual ease of recognition and relationship to people of local significance.

Architectural Significance

In addition, the REED-SUTTON HOUSE is highly representative of the distinguished characteristics of an architectural type inherently valuable for the study of a period, style and use of indigenous materials while retaining a high degree of integrity.

The REED-SUTTON HOUSE is identifiable as an established and familiar visual location complete with identifiable physical characteristics.

The REED-SUTTON HOUSE was designed by a Chicago based architect, Edward G. Oldefest in 1939 for Frank and Helen Reed. Notable for its unique façade treatment, the REED-SUTTON HOUSE is entirely clad in yellow Joliet limestone. In Urbana there are few houses that have facades that are entirely made of limestone thus making the REED-SUTTON HOUSE special in its solidarity as well as in its clear distinction from the houses in the surrounding neighborhood.

While the REED-SUTTON HOUSE does not fit a specific period style, it shows certain English Revival influences. As seen in *House Styles in America: The Old-House Journal Guide to the Architecture of American Homes*, written by

James C. Massey and Shirley Maxwell define the English Revival period as spanning from 1890 to 1940.¹ These dates place the REED-SUTTON HOUSE as an example of very late English Revival. The REED-SUTTON HOUSE was designed in 1939, which could explain why there are only subtle influences of the period style. The REED-SUTTON HOUSE is quite unique in its design thus making it an important piece of the urban fabric, as its design is less evocative of the English Revival High style, but instead heralds a transitory stage of local Urbana home design.

The overall compact form of the REED-SUTTON HOUSE in itself is indicative of the cottage typology of homes, a primary characteristic of the English Revival style. This particular typology became popular as it “created a cozy, homelike effect.”² While the REED-SUTTON HOUSE maintains this formal connection to the English Revival style, its façade treatment, the use of the Joliet limestone, sets it apart from the other English Revival houses in the West Urbana neighborhood. The Joliet limestone used is an example of an ashlar laid pattern of limestone, with randomly laid individual pieces that contain further rustic treatment, lending it a skintled effect. This rustic aesthetic appeals to the cabin typology and its cozy visual appearance.

While the REED-SUTTON HOUSE does not contain any of the traditional English Revival style materials, it does maintain similar treatment of smaller details. The rustic limestone certainly embodies the general aesthetic pursuits of the period style. In addition, the limestone trim above and below the windows is quite typical of English Revival.

In terms of integrity, the REED-SUTTON HOUSE embodies a very high level of aesthetic and structural integrity. There have been no additions or alterations made to the exterior of the house, with the only exception being two replacement window sets, which do not affect the overall look of the house.

¹ Massey, James C. and Maxwell, Shirley. *The Old-House Guide to the Architecture of American Homes*. “House Styles in America.” New York: Penguin, 1999.

² Massey, James C. and Maxwell, Shirley. *The Old-House Guide to the Architecture of American Homes*. “House Styles in America.” New York: Penguin, 1999.

East Façade Description (Primary)

The East façade of the REED-SUTTON HOUSE, located on S. Busey, is visually composed of three masses, the largest being that of the main housing unit. The other masses, flanking either side of the larger mass, are a porch on the southern side and a two-car garage on the northern side.

The REED-SUTTON HOUSE is a two-story home with a simple gable roofing system in which the gable ends face the north-south directions. On the primary mass of the eastern façade there are two wall dormers each with what appear to be sets of replacement windows. The southern most dormer contains a three-pieced window comprised of two casement windows on either side of a larger fixed window. The northern dormer has a similar three-piece window but here there is a double-hung one-over-one window to the south of what appear to be two fixed windows.

On the ground floor of the primary mass are two triple eight-light casement sashes. The front door is elevated slightly off of the ground and is reachable by a series of three semi-circular steps. In addition to being elevated slightly, the door aperture is recessed marginally as well. And finally, to the right of the door is a narrow multi-light window which completes the windows of the primary massing.

The entry way is impeccably well intact, as both the door and the storm door screen are original to the house. The door includes extended hinges in a

Medieval style; the lantern above the door is also original and appears to be bronze or copper with a bluish green patina. Above the door, there is a soldier-course segmental arch, indicative of nice stone detailing. The slightly raised doorway is approached by two beautiful and original railings. Beyond the flat arch, the house is embellished with limestone lug sills below each of the window openings.

To the right of the main mass, on the northern side, is the large two-car garage with a second story room above it. This room is indicated by a long shed dormer that contains a set of original four-light fixed sash windows, presumed to be casements. The two-car garage is original to the house design.

On the southern end of the house is the smallest of the masses, the enclosed porch. On this eastern façade, original screens are designed to mimic one-over-one double-hung sash with segmentally arched transoms.

South Façade Description



The southern façade, located on Michigan, shows the southern gable end of the roof. The protruding mass on this end is the porch, also entirely clad in yellow Joliet limestone. The porch has its own gable roof that is similar to the larger primary roof in proportion. The enclosed porch is only a single story and contains a pair of identical screened openings like that facing east. A notable feature located above the two windows, in the upper gable of the porch is a limestone clad blind niche, recessed in the original limestone façade.

Behind the porch, the side of the main house can be seen to contain three windows, two double casement windows and a third narrow three-part casement

window above. At the apex of the gable, on the southern façade is a small triangular shaped louver, serving as an attic vent, which is also original to the house.

West Façade Description



The western façade of the main massing, mirrors the eastern façade with two identical wall dormers, complete with identical windows as the primary façade of the house. Below on the first floor, there are two double casement windows and to the right there is a long set of four eight-light casement windows.

As on the east façade, the western façade of the porch contains the same screened one-over-one double-hung mimicked window. The garage massing contains a single double casement window on the first floor. On the roof dormer above the garage, there are the same long four original four-light casement windows as on the eastern façade.

North Façade Description

The northern façade of the REED-SUTTON HOUSE, on the part of the garage has paired eight-light casement windows stacked above each other. On the northern façade of the primary massing of the house, on the second story, there are two eight-light casement windows. In addition, on the level of the attic there is a similar eight-light casement window.

Located on the northwest corner of South Busey and W. Michigan avenues, the REED-SUTTON HOUSE is a familiar visual landmark due to its site, siting, and use of material. To the south are two Busey houses, one a frame house facing S. Busey Avenue on the southwest corner, the other a two story brick mansion which is listed in the National Register. The REED-SUTTON HOUSE faces S. Busey Avenue without the mature trees and larger lots of the

other corner properties. It has a very small rear lot, but it sited more toward the south end, to give a larger side yard to the north. The scale of the REED-SUTTON HOUSE and use of materials, in addition to a relative lack of landscaping compared to the larger neighboring corner properties, make it a standout property in this section of the State Street neighborhood.

Edward G. Oldefest, Architect.

The REED-SUTTON HOUSE was designed by Chicago architect Edward G. Oldefest in 1939. There is no traceable connection between Frank Reed and Oldefest but regardless it can be noted that this single-family house is the smallest of scales at which Oldefest is accustomed to designing, thus adding a certain rare quality to the house.

While Oldefest worked alone on the REED-SUTTON HOUSE, he did lend his name to a firm in which he partnered with Theodore S. Williams named Oldefest & Williams. Together, Oldefest & Williams were responsible for a number of buildings, in Champaign-Urbana as well as in downtown Chicago and the greater Chicago area.

In downtown Chicago, Oldefest & Williams designed the multi-residential building located at 1211 North La Salle. The building is listed as a landmark within the city of Chicago.³ The building is located in the Near North Side and is an excellent example of Late Gothic Revival buildings in downtown Chicago. The building is landmarked for possessing a number of significant architectural details and historic features. In addition, in downtown Chicago on West Ohio Street, the Cass Hotel was built in 1925 and designed by Oldefest & Williams. Similarly, the Cass Hotel is a brick fifteen-story building complete with intricate marble detailing at the base and top floors. In addition, in 1927 Oldefest & Williams designed a sixteen-story residential tower located at 211 East Delaware Place. This residential building is very similar in style to the Cass Hotel, being a brick construction with marble detailing. The Manos Building is another design by the Oldefest & Williams duo built in Chicago in 1925. This white terra-cotta clad two story building is similarly listed as a Chicago Landmark on the City of Chicago website.

The City of Lake Forest, one of Chicago's northern suburbs, lists a building designed by Oldefest & Williams on their city website.⁴ This property is located at 1701 W. Kennedy Road and is known as the "Baggott House," built in 1929.

³ *Chicago Landmarks*, Historic Resources Survey: City of Chicago.

⁴ *Register of Local Historic Landmarks and Historic Districts*. The City of Lake Forest: Historic Preservation.

In Champaign-Urbana there are only two representations of Edward G. Oldefest designs. One of these two is the Delta Kappa Epsilon Fraternity house which became listed on the National Register of Historic Places in 1990.

The REED-SUTTON HOUSE is the other Oldefest design in Champaign-Urbana. As only one of two Oldefest designs, and the only single-family residential building designed by Oldefest in the Champaign-Urbana community, it certainly becomes the only manifestation of this specific typology. It acts as a identifiable marker and geographic extension of the legacy of Edward G. Oldefest to the central Illinois area.

Edward G. Oldefest was a member of the Illinois chapter of the American Institute of Architects since 1929 and continued to be so until his death in 1949.⁵ His mark on the Illinois urban fabric is unmistakable as so many of his designs have been recognized on either a National or local level.

History

The REED-SUTTON HOUSE is a highly significant element of the Champaign-Urbana community due to its association with important persons in local history.

Local Community History

The Reconnaissance Survey Report, created in December of 1999, by the City of Urbana Department of Community Development Services along with the University of Illinois Urbana-Champaign Department of Urban and Regional Planning provides some useful insight into the development of the Urbana area.⁶

The report traces the earliest historic land use patterns in Urbana back to the founding of the state of Illinois in 1818. An area known as Big Grove, located north of Urbana, was where the first settlers of the region became established, constructing the first cabin in 1822.

As mentioned in the reconnaissance report, two elements are chiefly attributed to the success of Urbana early on in its development: railroads and agriculture. With an increase in agriculture came the need for faster and more expansive transportation. These two dependent factors thus generated large scale growth to Urbana and West Urbana, which in 1857 became a separate town (later to become Champaign).

In 1867, through the Morrill Act, Illinois decided to found a land grant college in Urbana. The university initially grew slowly, but began to speed up in

⁵ *Edward G. Oldefest*. The American Institute of Architects. 1956 American Architects Directory.

⁶ City of Urbana Department of Community Development of Urban and Regional Planning. *Reconnaissance Survey Report*. December 1999.

the later part of the 19th century. Early in the 20th century, downtown Urbana saw a plethora of new buildings being constructed, reinforcing the local businesses and community. In 1964 Lincoln Square Mall opened as America's second indoor shopping mall. This growth of local industry really caused a large growth in suburban areas, particularly surrounding the university and downtown Urbana, West Urbana neighborhood is a perfect example of this growth.

The West Urbana neighborhood is also known as State Street Section due to the fact that many of the streets in this area are named after states.

The West Urbana neighborhood saw its first large-scale development between 1910 and 1920, and was dominated by single-family residential housing. In addition to these houses there are also a number of University of Illinois sorority and fraternity houses in this area, specifically near Lincoln Avenue.

The West Urbana neighborhood saw much of its development begin two the north, as it borders the Urbana downtown, and then the development gradually moved south. This chronological movement is emphasized by the styles of homes seen on the geographic North-South axis of the neighborhood.

Overall, within the State Streets Section, there are "very few, if any, high style homes," although many of the houses demonstrate recognizable influences from many different styles.⁷ Some of the most prevalent of these styles include the Classical Revival, Georgian Revival, Tudor Revival, Colonial Revival and Mediterranean Revival styles. With this in mind, the REED-SUTTON HOUSE is thus unique in the fact that it primarily draws influence from the English Revival style, one that is not as well represented within the West Urbana neighborhood.

While most houses are influenced by various period styles, most buildings here are highly vernacular, most notable of these vernacular types are the American Foursquare, Bungalow and there are also various Ranch styled homes. The West Urbana neighborhood is generally in good condition and many of the homes display high levels of integrity. The streets mimic these houses in integrity as many of the State Streets Section streets still retain their historic brick paving, installed by the WPA in the 1930s. The REED-SUTTON HOUSE happens to have one façade bordering Michigan Street, one of those historic brick paved streets.

The REED-SUTTON HOUSE was the last house to be built on the block on which it is located. The Sanborn Map of 1923 indicates that the lot of 1207 S. Busey is the only undeveloped lot on the block and then the house first appears on the updated Sanborn Map of 1945, and as such, completes the block.⁸

On the Use of Limestone as a Façade Treatment in the West Urbana Neighborhood

⁷ City of Urbana Department of Community Development of Urban and Regional Planning. *Reconnaissance Survey Report*. December 1999.

⁸ *Sanborn Maps Years: 1923 & 1945*. Sanborn Map Company. ProQuest Information and Learning.

A number of houses in the West Urbana Neighborhood incorporate the use of limestone as a wall treatment, most typically as a partial wall material. The use of limestone could be categorized into three groups: Colonial Revival style, Tudor Revival style, and Ranch house types.

In both the Colonial Revival and Tudor Revival examples in the neighborhood, the stone is in a random or coursed random pattern, giving a more rustic overall appearance. For Colonial Revival houses, the use of limestone is usually on the first story, with an upper story (frequently overhanging) in clapboard. Typical examples of this are 715 W. Vermont, at the southeast corner of Busey, and 802 W. Delaware. Other examples include 406 W. Vermont with limestone on the lower story; 211 W. Vermont, Cape Cod in style; 303 W. Vermont, also Cape Cod in style; 201 W. Delaware, a much later example of Colonial Revival influence.

The use of limestone is more commonly employed as a rustic effect on Tudor Revival style homes in the neighborhood. Examples include 502 W. Pennsylvania, 612 W. Vermont; 504 W. Delaware; the house at 602 W. Delaware is a later, nearly identical house to 612 W. Vermont, but employs an ashlar laid pattern with Roman-cut pinkish tone stones interspersed. More typical examples of the use of stone on Tudor Revival houses are at 305 W. Vermont and 613 W. Delaware. A variation of the style is found at 701 W. Delaware, which uses gray stone, an asymmetrical facade composition, and no prominent wood elements. The limestone house at 610 W. Vermont is more French Eclectic in style, and incorporates limestone on the facade only, with brick side elevations. Stone is used quite minimally in the Tudor Revival house at 305 W. Vermont, which incorporates stone only as an entrance material.

The architects Berger and Kelley, a Champaign-based firm used limestone in several Urbana houses, as well as on a significant group of houses just west of Prospect Avenue in Champaign. The larger Tudor Revival house at 610 W. Delaware is mostly random limestone, with wave-edged clapboards in the gables. The firm designed houses with similar wall materials at 704 W. Delaware (more French Eclectic in style) and 807 W. Vermont (Tudor Revival) that incorporate an especially unique treatment of random limestone interspersed with wire-cut yellow brick for a more rustic effect.

The use of stone on mid-late 20th century houses is significantly different from the earlier use. In the later use of limestone, it is typically laid in an ashlar pattern, either plain or random. The stones are typically rock-faced and are Roman cut, as thin, elongated stones. The later use of this stone may include pinkish stones interspersed with gold and yellow toned stones. Examples of this later use include Ranch houses at 1504 S. Busey, and the similarly designed houses at 607 and 609 W. Vermont.

It is such that the REED-SUTTON HOUSE, located at 1207 S. Busey is alone in its yellow Joliet limestone façade treatment, distinguished thus as a

visual variance from the rest of the West Urbana Neighborhood limestone houses.

Important People

Dr. Frank Hynes Reed⁹

In 1939 the REED-SUTTON HOUSE was built for Dr. Frank and Helen Louise Reed. The two were married in October of 1917 and then had two children, both of whom attended the University of Illinois.

Dr. Frank Reed was born in Logansport, Indiana in 1890. He received his BA from Wabash College in 1911 and then moved to Chicago where he received his Ph.D. from the University of Chicago in 1917. Before even finishing his Ph.D., Frank Reed began teaching and continued to be an active member of academia after receiving his degree. Reed worked as an instructor in the Chemistry Department at Wabash College and then transitioned to a similar position at Michigan State College for two years after that.

In 1917, Dr. Reed worked as a chemist with the Sherwin-Williams Company in Chicago, and two years later moved to, New Jersey. While in Newark, Dr. Reed worked as a chemist with the Butterworth-Judson Corporation. Following his work as a chemist, Dr. Reed was offered the position of superintendent of a chemical plant, Tower Manufacturing Co. in 1922, while still in Newark. Dr. Reed held the position of superintendent for five years and returned to his work as a chemist, but this time with the chemical Dye and Manufacturing Co. in Buffalo, New York and then at Reassler and Hasslacher Chemical Co. in Niagara Falls, New York. It is as such that in his early years, Dr. Reed spend a considerable amount of time working as a chemist, ultimately enabling and preparing him for his later contributions to chemistry in general, and specifically the use of coal.

With the advent of World War II, Dr. Reed became a consultant. Dr. Reed gained substantial experience and notability during this time he consulted to numerous illustrious organizations such as the War Production Board, the National Defense Research Committee and the Federal Economic Administration of Northwest Europe. In 1945, Reed was one of two-hundred scientists and industrial experts sent to Germany to study German technical and war secrets by the Foreign Economic Administration.

Some of the most notable contributions of Dr. Frank Reed's career were largely influenced by his work overseas and during his time as a consultant during World War II. He had predicted that coal would ultimately replace petroleum as the primary source of liquid fuel for internal combustion engines.

⁹ Frank H. Reed, 1940, Reed Subject File. Record Series 26/4/1, University of Illinois Archives.

While in Germany, Reed was able to study the development of synthetic fuels attained from low-grade coal.

In addition to his work in Germany, Reed spent ten months in Japan with the civil affairs division of the branch of the United States Army. This expedition of sorts was focused on providing a Japanese national coal research program.

Dr. Frank Reed and his wife, Helen Louise, moved to the Champaign-Urbana area in 1939. Reed at this point in time was chairman of the Gas and Fuel Division of the American Chemical Society until 1940 and was elected chairman of the University of Illinois section of the American Chemical Society in 1946.

In April of 1945, Helen Louise Reed died at home and the following year Dr. Reed was married to Frances B. Brown. Frances worked for many years as executive secretary to the National Food Chain of Washington D.C. After moving to Urbana, Frances worked as a secretary in the Department of Slavic Languages at the University of Illinois.

Beyond his work, Reed was an active member of the local McKinley Presbyterian Church. In addition, Dr. Reed was a member of the Urbana Country Club and the Urbana Rotary Club. His membership to these clubs and his devotion to his church, where he was a deacon, display an obvious tie to the local community.

Dr. Frank Hynes Reed died at age 67 in his home, 1207 S. Busey.

*Robert Sutton*¹⁰

Robert Mize Sutton was born on December 15th, 1915 in Bunker Hill. In June of 1942, Robert Sutton married Elizabeth Blair in Alton. Elizabeth had won a graduate scholarship to the University of Illinois, where in 1940 she completed her Master's degree in history. Robert and Elizabeth had four children together, two of whom still remain in Urbana.

Sutton graduated from Shurtleff College with a Bachelor of Science degree. After that, Sutton got his Master of Arts degree, followed by his Ph.D. in History from the University of Illinois. Sutton worked as a professor in the history department, Associate Dean of the Graduate School of the University of Illinois and Associate Dean of the Liberal Arts and Science school from 1948-1983.

Dr. Robert Sutton held a number of prestigious positions in his time living in Urbana, at 1207 S. Busey. According to the Sutton file at the University of Illinois archives, Sutton was elected president of the Illinois Historical Survey in November of 1958.

While at the University of Illinois, Sutton was prolific in publishing articles, many of which he collaborated on with his wife, Elizabeth, concentrating on the history and origin of the State of Illinois. Another clipping from the University of Illinois archives file, shows that Sutton even contributed to the 1962

¹⁰ Robert Mize Sutton, 1968, Sutton Subject File. Record Series 26/4/1, University of Illinois Archives.

edition of the Encyclopaedia Britannica, along with countless other essays and articles. In fact, he wrote “the Heartland” and “The Illinois Central Railroad in the Civil War.”

In addition, Sutton was president of the Illinois State Historical Society, a member of the Phi Alpha Theta history honorary society, Champaign County Historical Society, American Historical Association and also a member of the Organization of American Historians.

Dr. Sutton’s involvement in the academic and historic scene of the University of Illinois and the local community is quite impressive. He was also very involved in his church, the University Baptist Church of Champaign. He was a part of the Conference of Faith and History, the Baptist Student Foundation, and he was a Trustee of the Northern Baptist Theological Board of Trustees.

Sutton dedicated his life to the history of the area and did so actively until his death on May 2nd, 2005 in his home of 1207 S. Busey.

In addition to collaborating with Robert, Elizabeth volunteered at the University Baptist Church. She worked as a housemother for the Stratford House, the church’s women housing ministry. Elizabeth Sutton acted as a personal mentor for numerous young women.

As noted in Elizabeth’s obituary, she also worked as a librarian’s aide at the King School, participated in Empty Tomb’s Family-to-Family dinner program and “gave generously to charitable organizations all over the world.”

Elizabeth Sutton also died in her home, 1207 S. Busey.

There is a remarkably large amount of records of the house maintained by Elizabeth Sutton. The Reed and Sutton families collected and stored a number of receipts and information packets for various elements of the house. Included are a number of paint samples left over from the Reeds.

Some of the receipts kept include some from the Johnson Shade Shop dated December 17, 1962, Wandell’s Landscaping Service and multiple receipts from Hanes Decorating Service. In addition to the receipts there is a hand drawing of a plan of the lot including the house and the landscaping around it.

Similarly, there is a complete set of architectural blueprints stamped with Oldefest’s name on them. These blue prints document all of the drawings related to the construction and detailing of the REED-SUTTON HOUSE.

These receipts and records demonstrate the level of care and maintenance with which the Sutton’s treated the house. It also explains in part why the REED-SUTTON HOUSE is at the high level of integrity that it is today.

Conclusion

The REED-SUTTON HOUSE acts as a notable and distinguishable feature within the local Champaign-Urbana community and as such it should receive the recognition it deserves. From its entirely yellow limestone facades to the Reed and Sutton families whom inhabited the house, the REED-SUTTON HOUSE seeks to highlight, teach and remind residents in the area of the local

EXHIBIT B

Reed-Sutton House 14

1207 S. Busey

history and thus substantiating an otherwise intangible local connection through that history.

Friday, May 31, 2013

HPC,

It is with great disappointment that I write you this letter. After spending so much time conducting research this past semester, it is very sad for me that I am unable to attend this meeting.

This summer I have an internship at VOA, a large firm in downtown Chicago. Next Friday the project I'm working on is having a big design deadline and as such my help is essential, thus not allowing me to attend the meeting. While I do not expect this letter to act as a replacement, I do hope that it can seek to alleviate my absence.

Over the past semester I have done a thorough search into the significance of the Reed/Sutton home and am unequivocally convinced that it acts as an important landmark for the local community. In short, from the prominent residents to the unique architectural expression, the Reed/Sutton home is a clear manifestation of the history and values of the Champaign-Urbana community.

As a student attending the University of Illinois, it provides me with a great deal of pride to know that I attend a University with such prestigious faculty and alumni, such as Dr. Sutton. In addition, as an a student in the architecture program, I know firsthand that to study architecture from a book does not even begin to compare to the level of didactic experience as one can receive from seeing a building in person.

It is with these thoughts, in addition to those in the application that I hope to leave you with the understanding that the Reed/Sutton home is a critical local landmark and should therefore be treated, and recognized, as such.

Best,

Elisa Laurini



HISTORIC RESOURCES SURVEY FORM

HISTORIC PROPERTY NAME Reed House		
COMMON/CURRENT PROPERTY NAME Sutton House		
PROPERTY ADDRESS 1207 S. Busey Urbana, IL		
ASSESSOR'S PARCEL NUMBER 21-08-152-021		
OWNER/OCCUPANT Robert Sutton		
OWNER'S ADDRESS 1207 S. Busey		
PROPERTY'S HISTORIC USE Single family residence		
PROPERTY'S CURRENT USE Single family residence		
ARCHITECT'S NAME Unknown		
BUILDER/CONTRACTOR Unknown		
DATE OF CONSTRUCTION c. 1943		
ARCHITECTURAL STYLE OR VERNACULAR BUILDING TYPE Tudor/English Revival influence	PHOTO BY Andrea Schultz	DATE 03/17/05
FORM PREPARED BY Andrea Schultz	VIEW OF PHOTO Front (East façade) from across Busey Avenue.	
PROPERTY DESCRIPTION (GEOGRAPHICAL DATA: LOT SHAPE, LOT DIMENSIONS)		
<p>The lot is rectangular lot, 60 feet deep by 135 feet wide. The lot is positioned on the corner of Busey and Michigan Avenue. The house is not placed in the middle of the lot, but placed closer to the southern edge of the lot, crowding the corner of Busey and Michigan Avenue, giving the residence more of a side yard to the north than a back or front yard. Additionally, in the southeast corner and on the southern side of the lot there are many mature evergreen trees. These trees are planted relatively close to the covered porch and are used as a privacy screen. A mature deciduous tree is on the east side of the lot, placed between the sidewalk and the curb. The public sidewalk is cement, as is the sidewalk which leads from the curb of Busey Avenue to the front door of the house. Three cement steps lead from the sidewalk to the recessed stoop of the front door. The driveway is blacktopped and there is a narrow sidewalk connecting the driveway with the backyard via the northern side of the garage. The east and north facades are covered with vines which look to have grown to the floor of the second storey.</p>		

HISTORY OF STRUCTURE**CHAIN OF OWNERSHIP OR OCCUPATION**

<i>PREVIOUS OWNERS</i>	<i>DATE(S) OF OWNERSHIP</i>	<i>USE</i>
Frank H. & Frances Reed	c. 1943 - 1964	single family residence
Robert M. Sutton	c. 1965 - 1999	single family residence
Sutton Family Trust	c. 1999 - 2005	single family residence

Attach additional pages, if necessary

CURRENT DESIGNATIONS

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

STATEMENT OF HISTORICAL SIGNIFICANCE

1207 S. Busey Avenue is the southern extreme of the State's Streets Neighborhood. Housing development in this neighborhood radiated from Urbana's city center to the southern state streets. Consequently, this house was not built until approximately 1943. The building material and the location of this address, situated on a corner of Busey and Michigan Avenues gives this address more prominence over the surrounding houses. The house is made of sandy-colored rock-faced ashlar stone. In home construction today, if this material is used it is usually restricted to application on the principal façade because of the high cost of the material and labor. When constructed this home would have been one of the more expensive in the area. With Tudor/English Revival influences subtle details, such as the flat stone arches and plain lug sills that frame each group of windows, give the house its quiet understated elegance.

Therefore, it is understandable that the original owner of the home was a man who had a prominent position at the University of Illinois. In 1943, Frank H. Reed was the chief chemist at the State Geological Survey. Frank and his wife, Frances lived here for twenty-one years. After Frank's death in 1957, Frances continued to live in the home and rented out the basement to college students. In 1965, Robert M. Sutton and his wife, Elizabeth moved into the house. Robert has had a long affiliation with the University - professor of history (1948-1984), Assistant Dean in the College of Liberal Arts and Sciences (1956-1958), Associate Dean of the Graduate College (1958-1966), Chairman of the Department of History (1972-1974), President of the Illinois State Historical Society (1962-1963), and Director of the Illinois Historical Survey (1965-1984). Currently, the home is deeded to the Sutton Family Trust. The December, 2004 Urbana City Directory still listed Robert Sutton as resident of 1207 S. Busey. This year Robert Sutton is eighty-nine years old.

Besides being affiliated with two men who dedicated a majority of their lives to the University, 1207 S. Busey is a beautifully maintained and architecturally prominent home that helps tell the story of Urbana's connection to the University.

INFORMATION SOURCES

Urbana Free Library online city database which references newspaper articles and city building permits.
 Available City Directories 1940 - 2005, Urbana Free Library Archives
 Available Digital Sanborn Maps 1923, 1945, University of Illinois Library
 Gordon, Stephen How to Complete the Ohio Historic Inventory Columbus: Ohio Historic Preservation Office, 1992

STRUCTURE SURVEY

INTEGRITY <input type="checkbox"/> Unaltered (All or most architectural details present) <input checked="" type="checkbox"/> Slight modifications (largely intact, but lacking some details) <input type="checkbox"/> Major alterations (All or most architectural details missing)		CONDITION <input checked="" type="checkbox"/> Excellent (Roof, walls, and foundation in good repair) <input type="checkbox"/> Good (Same as "Excellent," but in need of some maintenance work) <input type="checkbox"/> Poor (Major overhaul work required)																																		
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ROOF MATERIAL <input checked="" type="checkbox"/> Asphalt shingles <input type="checkbox"/> Wood shingles <input type="checkbox"/> Slate shingles <input type="checkbox"/> Tile shingles <input type="checkbox"/> Metal <input type="checkbox"/> Tar <input type="checkbox"/> Other		ROOF TYPE <input type="checkbox"/> Hip <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input checked="" type="checkbox"/> Gable <input type="checkbox"/> Shed <input type="checkbox"/> Hipped Gable <input type="checkbox"/> Pyramidal <input type="checkbox"/> Other																																		
DESCRIBE ABOVE ORNAMENTAL DETAILS House's exterior composed of rock faced random ashlar. Segmental stone arch above the recessed front door and porch openings. Flat stone arches and plain stone lug sills compose every window. Casement windows with eight lights are group in threes. The house has a two part entablature.																																				
OUTBUILDINGS <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Coach House <input type="checkbox"/> Pool <input type="checkbox"/> Gazebo <input type="checkbox"/> Greenhouse <input type="checkbox"/> Storage Shed <input type="checkbox"/> Other Describe location, construction, and date of detached structures: No outbuildings on property. Garage is attached to the house and original to its construction. The double car garage has two individual stalls both with their original doors. Each door has a series of four windows, each window has two-over-two lights. The shed dormer in the roof of the garage has its original mullioned two-over-two windows.																																				
ADDITIONAL COMMENTS/FEATURES The foundation of the house is also composed of rock faced random ashlar. There is no indication of a water table.																																				

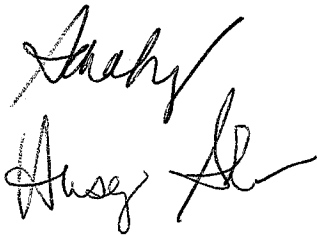
Chain of Home Ownership and Residency			
Date	House Occupant	Owner/ Resident	Occupation
c. 1943 - 1964	Frank H. & Frances B. Reed	O and R	Frank - Chief Chemist at the State Geological Survey. Frances - Manager for the American Association for the Advancement of Slavic Studies
c. 1965 - 1999	Robert & Elizabeth Sutton	O and R	Robert - professor at University of Illinois
	Mary E. Sutton		daughter and student at Central Michigan University
c. 1999 -2005	Sutton Family Trust	O	

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

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

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

Thank you very much.

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

Bird, Rebecca

From: Georgia Morgan <georgiamrgn74@gmail.com>
Sent: Tuesday, May 28, 2013 6:44 PM
To: Bird, Rebecca
Subject: Historic landmark status for 1207 S. Busey

I am writing to support the application (HP-2013-L-02) to designate 1207 South Busey Ave. as a Local Historic Landmark. I cannot attend the June 5, 2013 meeting to speak in favor of this application, but I wanted to let my voice be heard for preserving this architectural treasure, and maintaining the single family character of the Lincoln-Busey corridor.

Georgia M. Green
804 W. Nevada St

Bird, Rebecca

From: Michelle Nelson <mishnelson@gmail.com>
Sent: Tuesday, May 28, 2013 11:11 PM
To: Bird, Rebecca
Subject: 1207 Busey Avenue

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

Thank you, Michelle Nelson, 402 W. Florida Avenue, Urbana

Bird, Rebecca

From: Ming Kuo <ming123@mac.com>
Sent: Tuesday, May 28, 2013 6:32 PM
To: Bird, Rebecca
Subject: Fwd: [wuna-list] 1207 S Busey - Historic Landmark hearing
Attachments: 1207 S Busey descrip.docx; ATT100420.htm

Hello! I am writing to express my enthusiasm for designating 1207 S Busey an historic landmark. One of Urbana's great strengths in playing home to a world class university stem from the charm of the neighborhoods within walking and biking distance of campus. Homes like these are the small but important jewels in the crown.

Sincerely,
Ming Kuo
504 West Vermont Ave

Begin forwarded message:

From: Esther Patt <estherpatt@hotmail.com>
Date: 28 May 2013 06:19:42 PM CDT
To: wuna list <wuna-list@googlegroups.com>
Subject: [wuna-list] 1207 S Busey - Historic Landmark hearing
Reply-To: estherpatt@hotmail.com

Your email messages (or personal appearance) are needed to support the nomination of 1207 S. Busey for historic designation. The owner of the property is the Twin City Bible Church. The nomination was submitted by someone other than the owner.

You can write a message of support and send it to rlbird@urbanainline.us or appear in person at the city building (city council chambers) at 7:00 p.m. on Wednesday, June 5 (a week from tomorrow).

I've attached to this message a word document of the relevant text of the application that explains why this property merits historic designation (sorry, the pdf file of the whole application, with photo, just won't attach but it will be up on the City's web site by the weekend).

You don't have to make the whole argument in your comments but I know some people like to have all the information before they write. For a short message, here's the example sent to the list last week by Sarah McEvoy who lives across the street from 1207 S. Busey.

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

Please take a moment to send a message if you agree this property should be designated as historic.

Esther Patt

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The opinions expressed on this unmoderated list do not necessarily reflect those of the Wuna Steering Committee. Please maintain a civil tone when posting or you risk removal from the list.

You received this message because you are subscribed to the Google Groups "wuna-list" group.

To post to this group, send email to wuna-list@googlegroups.com

To unsubscribe from this group, send email to wuna-list+unsubscribe@googlegroups.com

For more options, visit this group at <http://groups.google.com/group/wuna-list?hl=en>

You received this message because you are subscribed to the Google Groups "wuna-list" group.

To unsubscribe from this group and stop receiving emails from it, send an email to wuna-list+unsubscribe@googlegroups.com.

For more options, visit https://groups.google.com/groups/opt_out.

Bird, Rebecca

From: Evelyn Shapiro <esha4mail@aol.com>
Sent: Thursday, May 30, 2013 6:39 AM
To: Bird, Rebecca
Subject: support for historic landmark designation

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

Best regards,

Evelyn Shapiro
311 W Illinois St
Urbana, IL 61801

Bird, Rebecca

From: Lori Raetzman <raetzman@life.illinois.edu>
Sent: Thursday, May 30, 2013 2:05 PM
To: Bird, Rebecca
Subject: Reed-Sutton Local Landmark Nomination

Dear Ms. Bird,

I am writing in support of the application HP-2013-L-02 to designate 1207 S. Busey as a historic landmark. This Reed-Sutton house has a beautiful limestone facade, quite unique for the area. By designating this house as a historic landmark, it will ensure preservation of this important structure. This is especially imperative because it is located in the Lincoln-Busey Corridor, an area that needs aggressive protection to maintain the character of the area. My husband Charles Davies and I live down the street from this house at 1107 S. Busey Avenue.

Thanks for your consideration of my email and this Landmark Nomination.

Best wishes,
Lori

Lori Raetzman, Ph.D.
Associate Professor
Molecular and Integrative Physiology
University of Illinois at Urbana Champaign
535 Burrill Hall
407 S. Goodwin Avenue
Urbana, IL 61801
ph: 217-244-6233
fax: 217-333-1133
raetzman@life.illinois.edu

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HISTORY AT ILLINOIS

UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

CHAIRMAN'S COMMENTS

125 years ago Thomas Bell, the President of the Linnean Society of London, had the opportunity to review that society's activities for 1858. He concluded that the year had not "been marked by any of those striking discoveries which at once revolutionize, so to speak, the department of science on which they bear." Poor Thomas Bell. His oversight gives pause to anyone whose duty it is to comment on a year's activities by a community of scholars. It was at the Linnean Society's July 1, 1858 meeting, in a pair of papers by Charles Darwin and Alfred Russel Wallace, that the theory of evolution by natural selection, the most important development in the biological sciences in the nineteenth century, was first publicly announced.

The problem that confronted Thomas Bell (even if he did not realize it was confronting him) is one that the Nobel Prize committees have sought to evade, though they have had to ignore one of the stipulations of Alfred Nobel's to do so. Specifically, the prize committees have balked at the task of awarding the prizes to achievements made during "the preceding year." They have found, in general, that more time is needed to put in perspective achievements in those areas which the inventor of dynamite wanted most to encourage: physics, chemistry, physiology or medicine, literature, and the promotion of peace.

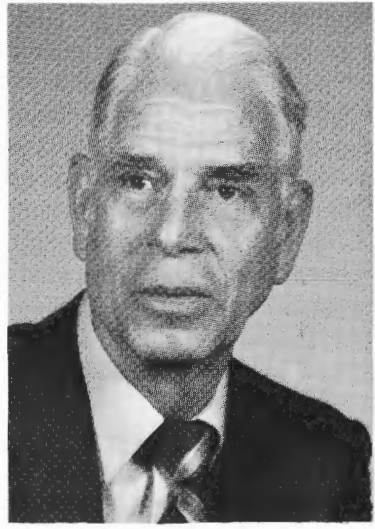
With the above examples as an excuse, the present columnist has opted to leave to the readers of *History at Illinois* the pleasure of contemplating which of the many scholarly contributions reported in the following pages might in time be regarded as revolutionary with respect to the particular fields of history on which they bear. There are numerous achievements listed below—publications, honors, prestigious grants for research, important professional services—which are both a great credit to individual members of the faculty and a source of pride for the department. The reader is invited to consider these and the other items reported in the faculty news section.

Several other items regarding the department deserve mention here and promise to look as important in retrospect as they do now:

(1.) During the past year the Department of History had its first occasion in more than a decade to hold a retirement party. When Robert Sutton, Professor of History and Director of the Illinois Historical Survey, retired in the spring, a host of well-wishers from near and far gathered to honor Bob and his family. To the retirement of Bob Sutton was added the resignation of Professor Bennett Hill, who has become a member of St. Anselm's Abbey in Washington, D.C., and anticipates being ordained in 1984. Professors Sutton and Hill each served as Chairman of the Department of History. They were valued as scholars and teachers as well. Their services will be greatly missed. At the beginning of the fall 1983 semester, Professor J. Leonard Bates announced his decision to take an early retirement at the end of the 1983-84 academic year. The department as a result has had all the more reason to reflect on the very special contributions made by long-time members of the faculty and on the extent of the changes that are likely to take place in the department within the next decade.

(2.) A General History Endowment Fund, made possible by thoughtful and generous gifts from alumni and friends, has been established for the department through the University of Illinois Foundation. The fund will enable the department to continue to award annually certain special prizes to meritorious undergraduate and graduate students in history. As the fund grows, it should be able to help support additional worthwhile departmental endeavors as well. Special thanks are due to the anonymous benefactor whose donations have created a solid financial base for the Joseph Ward Swain Prize, which is awarded for the best graduate student paper each year. Continued thanks are also due to the other generous benefactors who have established other faculty and student awards for the department.

ROBERT SUTTON RETIRES



The department as it has been known to most readers of *History at Illinois* has been altered significantly, owing to the retirement of Robert M. Sutton. Few people have served the
continued on p. 2

(3.) While there is no denying that most of the great works of history to date have been written with pen, pencil, or typewriter, it is probably worthy of note that the department has added two microcomputers to its technological armamentarium. The departmental secretaries are using the new machines for word-processing. By the end of the year we hope to have at least two additional machines, primarily for faculty use in research and writing. Like many technological developments, these new machines are drawing mixed reactions from humanists. Some scholars see salvation in them; others regard them as they would an electric heater perched on the rim of a bathtub. During the course of the year we will be learning more about the various opportunities and constraints the microcomputers provide or impose upon us.

We look forward very much to hearing from alumni and friends, and we hope that this annual newsletter will continue to stimulate contact. Again this year it is to Professor Wallace Farnham that we owe thanks for editing *History at Illinois*.

Richard W. Burkhardt, Chair

continued from p. 1

department and the University longer, in more capacities, and more honorably. Bob Sutton came to Illinois as a graduate student in 1937. Upon receiving his doctorate in 1948 he joined the faculty, serving continuously until this year. From 1972 to 1974 he was chairman of the department. In addition, he was associate dean of the graduate college for seven years and since 1965 has directed the Illinois Historical Survey. He has written extensively on topics in Illinois and railroad history and has played a considerable part in the affairs of the Illinois State Historical Society. More than one hundred colleagues, former students, and friends, some from far beyond Urbana, gathered at the Levis Center in March for a dinner honoring him and his work. He promises to continue, whatever the meaning of retirement, in activities that have led him to a prominent place in history in the department, the university, and in a much larger community. The reflections that he has written for *History at Illinois*, emanating from the contacts of nearly half a century, illuminate both the history of the department and the role of a valued colleague.

BENNETT HILL LEAVES FACULTY

Bennett Hill, a member of the Illinois faculty since 1964 and chairman of the department from 1978 to 1981, has resigned in order to become a member of St. Anselm's Abbey in Washington, D.C. Hill is the author of several books and articles on medieval and monastic history and co-author with John MacKay and John Buckler of the widely-used text *A History of Western Society*. His courses on medieval and English constitutional history were popular and highly respected.

The wisdom he displayed in the many ways he served the department played an important role in the department's recent history.

PERSONAL REFLECTIONS

by Robert M. Sutton

This is my first opportunity in almost a decade to greet that large and diverse and impressive body of history alumni and alumnae of which I am a part and which I like to think of as the "History at Illinois family." If the Pittsburgh Steelers can be "family," why not we? The number of Ph.D.'s who hold their credentials from this institution must be approaching four hundred by this time, and I know of no statistics which would tell us how many baccalaureate and masters degrees have been earned through this department in its almost ninety years of service.

You may recognize that what follows has been drawn substantially from my remarks to colleagues and friends on the occasion of a truly delightful and deeply appreciated retirement dinner in Urbana, on the evening of March 18, 1983.

My favorite definition for retirement as offered by Webster is "withdrawn from circulation." So now, after thirty-six years on the University's history faculty you may think of me as "withdrawn from circulation"—just so long as you don't equate that with inactivity, senility or quiescence. Retirements, farewells and goodbyes can sometimes be sad, melancholy and even tearful occasions, but since I am saying neither goodbye nor farewell—merely retiring—there will be no need for that.

First, I would like to make a few personal observations, which are often the most difficult of all. More recently than was true formerly, I would suspect, I have found myself reflecting with deep gratitude and appreciation upon those influences which seem to me to have been paramount in shaping and

EXHIBIT F

molding my life. Not necessarily in priority order, but perhaps more or less in chronological order, these are the things which stand out in my mind and impress themselves upon me more and more as I grow older.

1. My dedicated and unselfish parents, and the support of a loving, caring family.
2. Good health, incredibly good health; a strong constitution and the discovery early in life as to what work was all about! (But an equally happy discovery as to what *pl* was all about, also!)
3. A knowledge of sins forgiven and a sincere desire to be part of the redemptive, reconciling process—assuming, of course, that there is anything left in this world that is worth redeeming—and I certainly believe there is.
4. The joy and satisfaction of grown children—and now grandchildren—which has opened up new worlds for us.
5. What does one say about the woman who has shared forty-one of my sixty-seven years? Understatement though it be, I will simply say that very little has happened to me in those forty-one years in which Betty has not played a major and conspicuous and loving role.
6. And finally, the pleasure and satisfaction and stimulation of having you as friends and colleagues, and the debt I owe to you and to this great university for having permitted me to be a part of it, for letting me function as a teaching professor, scholar and dean these many years.

I have known a few professors in my time (not in the history department, God forbid) who seemed to be laboring under the misapprehension that they were doing this university a great favor by joining its faculty and by lending their many talents and attributes to it. I prefer to concentrate upon the single honor and high privilege that this magnificent university has conferred upon us by inviting us to be a part of it and to share in its scholarly mission.

Let me turn next to some reflections upon this department of which we have all been a part. Most of you will remember that our department maintains its own private pantheon of scholars in the form of photographs of retired professors on the walls just outside the main office in Gregory Hall. There are now thirty-five photographs on the walls. It was my pleasure and high privilege to know personally twenty-eight of those thirty-five individuals. What a rich heritage; what a privilege, indeed.

This has set me to thinking about my somewhat unusual and maybe even truly exceptional role (which I share with colleague Natalia Belting) as a connecting link between the past and the present in the Department of History of this University. With my graduate study on both sides of World War II, I have been in a position to draw heavily upon the Illinois past—even as I continue to live and work in its present.

Without trying to explain my chronological pattern (or insisting that you necessarily approve it) I can identify four clusters of historical scholars who have lent luster to this department throughout the twentieth century. First there would be the "founding fathers," men such as E. B. Greene, L. M. Larson, C. W. Alvord, G. S. Ford, A. T. Olmstead, and W. S. Robertson who laid the foundation and pointed the directions from its beginnings into the 1920's.

The second group, those who served and managed the department from the 1920's into the 50's, I have designated the "consolidators" and the "transmitters of the sacred flame." I

was this remarkable group of men and women who guided the department through the quicksands of the 20's, the depression of the 30's, and the hard days of World War II which followed. This was the scholarly cluster with whom I was privileged to work. To me they represented quality, depth, stability, enthusiasm, and comradeship — along with great learning. From this group came two presidents of the American Historical Association, several of the old Mississippi Valley Historical Association (now the Organization of American Historians) and numerous state and regional leaders.

They were followed by the "expansionists" of the 1950's, 60's, and 70's. The size of the department doubled between 1955 and 1975. I find it hard to believe that I had twenty-one colleagues when I joined it in 1948. Today I am told that there are forty-eight, never all of them in residence at the same time! It was during this span of time that new programs were added which emphasized non-western cultures while the more traditional work in American, European and English history was being broadened and strengthened. Greatly expanded programs in Chinese, Japanese, Indian and African history have been matched by similar developments in Russian and East European, Near Eastern and Latin-American history. As most of you know, this university was one of the first in this country to offer a free-standing course in the history of Russia. When I joined the department in 1948, one course in the "History of the Far East" was being offered by a Professor of American History who had been born in the orient! One of the prime threats to continued fertility in American history is its occasional tendency to provincialism; to counter that threat our department has added work in the new social history, in the history of women, and in family and community history, with the history of science standing ready to enrich all fields.

The "Eighties may belong to the Illini," but the future of history at the University of Illinois rests in the hands of my younger colleagues. Someone else will have to describe the remaining years of this century, but, knowing you as I do, I would expect the record to continue to be a bright one.

I do not wish to close this review of my association with the department without paying tribute to those stalwart scholars who had the greatest influence on my career. They are only names to many of you, but they are very real people to me: Theodore Calvin Pease, James Garfield Randall, Frederick Charles Dietz (my ideal of the gentleman-scholar, now living in noble retirement at age 95), Raymond Phineas Stearns, Charles E. Nowell. The moment one begins mentioning names he runs the risk of leaving out persons whom he has no intention of slighting: Fred Shannon, Fred Rodkey, Louise Dunbar, Paul Van Brunt Jones, Mary Lucille Shay. There were the conservators of Clio's interests in prairie-land.

I wish I had the ability to wrap up these remarks in some magnificent peroration which you would remember forever, but largely bereft of the dramatic qualities which would make such a performance possible, I shall have to aim much lower. General Douglas McArthur reminded us that "old soldiers never die; they just fade away." I have heard it said that "old bankers never die; they just lose interest." It has even been rumored that "old deans never die; they just lose their faculties." Now about old history professors, I'm not so sure!

The prophet Jeremiah (Ch. 5:21) reminds us that there are people with eyes who do not see, and people with ears who do not hear. It is my warm hope and fervent prayer that we who call ourselves historians will be inspired to use our special training and insights to assist our fellows to see and hear more clearly.

DRAKE, LYNN, TOBY PROMOTED

Three historians have received promotions in 1983, Paul Drake to the rank of professor, and John Lynn and Ronald Toby to the rank of associate professor with tenure.



PAUL DRAKE'S promotion comes in recognition of his exceptional achievements in scholarship, in teaching, and in leadership within the university and the profession. For his book *Socialism and Populism in Chile, 1932-1952* (Urbana, 1978) he was awarded the Bolton Prize of the AHA's Conference on Latin American History in 1978; his recent long article "Chile," in *The Spanish Civil War, 1936-39: American Hemispheric Perspectives*, ed. by Mark Falcoff and Fredrick B. Pike (Lincoln, 1982) is the latest of many, and he is the author of a large number of book reviews, papers, and guest lectures. In his teaching he has developed several new courses and drawn frequent recognition for his performance, receiving in 1982 the George S. and Gladys W. Queen Award for Excellence in Undergraduate Teaching in History. Since 1979 Drake has been director of the Center for Latin American and Caribbean Studies at Illinois, and in many other capacities he has played a prominent part in professional affairs on campus, nationally, and internationally. He has been an SSRC fellow and a visiting research professor at the Universidad de los Andes in Bogota. Drake holds degrees from Miami University (Ohio) and Stanford. He has been at Illinois since 1971.



JOHN LYNN received his bachelor's degree at Illinois in 1964 and returned as a member of the faculty in 1978. During the intervening years he had earned a doctorate at UCLA and taught at Indiana University and the University of Maine (Orono). His courses in Western Civilization, European history, and military history are among the largest in the department. The results of his research in military history have appeared in numerous articles and papers, and the University of Illinois Press will soon publish his book entitled *The Bayonets of the Republic: A Study of Motivation and Tactics in the Armee du Nord, 1791-1794*. For the 1982 meeting of the Southern Historical Association he organized a session on motivation in eighteenth century wars of revolution and examined that theme for Revolutionary France in a paper of his own. He is presently studying the use of armies as tools in civilian affairs.