

United States Department of the Interior
National Park Service

SENT TO D.C.

10-3-05

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **the Georgian**

other names/site number

2. Location

street & number **1005 South Sixth Street**

Not for publication

city or town **Champaign**

vicinity

state **Illinois**

code **IL**

county

Champaign

code **019**

zip code **61820**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William C. White / SHPO

9-30-05

Signature of certifying official

Date

Illinois Historic Preservation Agency

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

American Indian Tribe

the Georgian
Name of Property

Champaign County, Illinois
County and State

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u> 1 </u>	<u> 0 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 1 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register **0**

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

the Georgian
Name of Property

Champaign County, Illinois
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic/multiple dwelling

Current Functions (Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Georgian Revival

Materials (Enter categories from instructions)

Foundation **concrete**

Roof **asphalt**

Walls **brick**

other **concrete**

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

the Georgian
Name of Property

Champaign County, Illinois
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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1925

Significant Dates 1925

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository **Champaign Co. Historical Archives/Urbana Free Library**

10. Geographical Data

Acreage of Property **less than one acre**

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 16 395116 4440282 3 _____

2 _____ 4 _____

____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

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Name of Property

Champaign County, Illinois
County and State

11. Form Prepared By

name/title Alice E. Novak
organization ArchiSearch, Historic Preservation Consultants date 29 July 2005
street & number 601 West Delaware telephone 217-344-0050
city or town Urbana state Illinois zip code 61801

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets

Maps
 A USGS map (7.5 or 15 minute series) indicating the property's location.
 A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs
 Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Youngerman Trust III, Attn: Ruth Youngerman
street & number 1110 Country Lane telephone 217-352-5655
city or town Champaign state Illinois zip code 61822

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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The Georgian, Champaign, Champaign County, Illinois

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Setting

Surrounded by University of Illinois buildings and university related uses, the Georgian faces the west side of St. John's Catholic Chapel and Newman Hall, both just across the street and also Georgian Revival in style. To the immediate south is the former Chi Beta Fraternity House (later Theta Kappa Phi Fraternity), a beautiful limestone Gothic Revival style building, which is in private use associated with the Newman Foundation. The Georgian Revival Alpha Phi sorority house is to the west of the Chi Beta house on Armory Avenue and reflects a 1938 alteration to an earlier single family residence; the chapter has occupied the house since 1923. To the north of the Georgian apartment building is a university owned surface parking lot which extends to the end of the block at Chalmers Street. Near the northwest corner of this block, at the southeast corner of Chalmers and South Fifth streets, is a former fraternity house, now used as Newman House; it has been purchased by the university and is slated for demolition for a parking deck, but will continue to be used for student housing through the 2005-06 school year. To the southeast of the Georgian is the university library and to the south, across Armory Avenue, is the university Armory.

South Sixth Street is a one way street beginning at Green Street, several blocks to the north on this block; at Armory Avenue just north of the Georgian, South Sixth Street becomes two-way. One block to the east is Wright Street, the north/south dividing line between the cities of Champaign and Urbana, with buildings on the west side of the street being in Champaign and those on the east in Urbana. The Wright Street division between the two communities is relatively seamless, particularly on the university campus. The National Register listed university library actually disrupts the continuation of Wright Street south of Armory Avenue, occupying the full tract of land at that block; officially the library is located in Urbana, since the main doors open in that city.

The Georgian has a generous setback with a landscaped front yard. Two low concrete stairs lead from the front city sidewalk to the central concrete walk to the main entrance. Tall hedges frame the low, wide stoop. Some extant landscaping appears to be from the period. The locally award winning yard has been lovingly maintained in recent years by one of the building's occupants. Roses are to the left/south and right/north of the front door near the building and are also in a small round bed on the front/south half of the yard. Another front bed is on the front of the north half of the yard, and is identified with random flagstones. The rear lot is asphalt and concrete for parking, providing seven spaces. The rear lot also functions for garbage collection and much-needed loading space during August move-in season. A very narrow driveway on the building's north side accesses the rear parking. At the front setback, the drive is lined with an approximately eight inch round topped curb which lowers at the building plane, but continues back to the end of the building. An unrelated large asphalt parking lot frames the lot on the north. Concrete curbing is no more than three feet from the south elevation, lining the asphalt drive which extends the entire south side of

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the lot and services a nearby Armory Avenue property.

Exterior

Built in 1925, the Georgian is a beautifully detailed Georgian Revival style apartment building constructed of red brick with extensive brick and concrete detailing. It is particularly striking not only for its Georgian Revival detailing, but also for the effective use of scale. The relatively narrow front facade is in stark contrast to the extraordinarily long side elevations, making an extremely effective use of a single residential lot. The building retains a very high degree of integrity. The Georgian is three stories tall, symmetrically balanced, and is constructed of seven course common bond red brick. It has a poured concrete foundation and an English basement which allows the basement apartment units to be substantially lit by natural light. Five bays in width, the Georgian has a central three bay pavilion which extends only slightly, approximately eighteen inches from the main facade plane. A tall, beveled water table wraps one bay of the side elevations from the front facade. The other more formal facade treatments also wrap the side elevations for one bay.

The basement level is of rusticated brick, five courses alternating with four courses of extending brick, within the general seven course common bond treatment. The left/south and right/north bays at the basement level each have a pair of six-light wood casement sash (painted black), with soldier jack arches.

The central pavilion features short 6/1 double-hung sash on the left/south and right/north, both with soldier course jack arches and aluminum storm sash. The entrance has a modern aluminum oversized sidelight on the left and a single light modern door on the right. The door and sidelight are within a Classical door surround with a molded concrete frame and turned rope inner molding. Side panels of concrete frame the inset door. Above the entrance is a Classically inspired leaf patterned entablature with a molded cornice just beneath the first story balconet. Single copper lanterns frame the entrance just below the entablature level.

The first through third stories are nearly identical on the end bays, with a tall, molded concrete continuous sill on the first and third stories. Single eight-light casement windows frame paired eight-light casements, each with two-light fixed transoms, and comprising a four window group. The windows are without ornament above on the first and second stories, but have a continuous concrete lintel on the third story. The second story end bay window groups have individual concrete sills.

On the second and fourth bays, those at the edge of the entrance pavilion, are short, single 6/1 wood double-hung sash, which differ per story in treatment. Those on the first story have concrete lug sills, and are higher, about one foot above the continuous concrete sills. A header side frame with

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concrete corner blocks and flat arch of short soldier brick surround these windows; a real estate management sign has been attached above the right/north window.

The second and fourth bays of the second story also have smaller 6/1 wood double-hung sash with concrete lug sills and the same header side frame with flat arch of shorter soldier brick, but are additionally distinguished with a tall header round arch with a small concrete key. The tall window head or arch space is flush with the facade brick. Soldier course brick lines the top of the round arches of these windows.

The second and fourth bays of the third story are similar to those on the first story, but rather than the flat arch of shorter soldier brick are topped with the same continuous concrete lintel as the end bays. Soldier course brick is beneath is the first and second, then fourth and fifth bays on the third story. Windows on the second through fourth stories have aluminum storm sash.

The third bays of the second and third stories are part of the elegant central bay treatment which is the focus of the Georgian Revival facade. The windows are off set from the other bays, reflecting the landing points of the interior central staircase. Paired wood 6/4 double-hung sash have three-light transoms above each window; soldier course brick is above, with decorative spandrel panels of English bond brick, the header rows of which have extending dark headers alternating with flush red headers. The second story landing window pair is inset within a balconet, as to effect a pair of French doors. An iron open rail extends wider than the window pair to the full width of the entrance below.

On the third story, the window pair is the same, only with a concrete sill. Above this window pair, a concrete lintel extends to be incorporated into the quoin treatment which frames these windows up to the third story's continuous sill. Above the upper landing window is a soldier course with a brick panel identical to that below.

The frieze space beneath the parapet includes recessed brick panels on the first and fifth bays. In lieu of panels on bays two and four, concrete squares have been inset, placed on center above the windows below. On the central bay, a frieze panels reads, "GEORGLAN." The frieze is separated from the parapet by an extending molded cornice. The parapet includes recessed brick panels on the first and fifth bays, with central concrete squares inset. Three unadorned recessed panels are in the three central bays of the parapet. A soldier belt course and molded concrete coping tops the facade.

While the side elevations are clearly secondary to the building, the array of original windows and brick detailing lend interest to the building. The long, narrow rectangular shape of the building is

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particularly reflected in its side elevations, with the north elevation being especially exposed over a vista of parking lots. The formal treatment of the facade wraps one bay on the front/east of each side, then reoccurs at the west end bay of each side elevation, but being somewhat reduced in detail at the parapet level. The end bays at the front and rear extend about eight inches from the remainder of the elevation plane. Except for these end bays, the side elevation windows are without transoms. The formal treatment of the front/east facade wraps one bay here. The watertable is continuous, but is identified in a simplified fashion, reduced in size and in a simplified profile with a beveled top after the front bay. The molded concrete sill of the first story continues also in a simplified fashion, flush with the facade plane and extending only beneath the paired windows. The third story is identical. The second story windows have sills only. Brick detailing includes soldier course brick beneath the first and third story continuous sills; soldier brick is also used in place of the third story concrete lintel after the first/front bay.

The north elevation is fourteen bays long. With the exception of the first bay, the elevation windows are multi-light/1 double-hung sash, mostly with aluminum storm sash. The windows are placed singly, in pairs, and in sets along this elevation. The basement features six-light casement sash framed with three-light fixed sash. The first through fourth bays of the basement have windows cut into the watertable; thereafter the windows are set above the watertable. On the first bay of the first through third stories, eight-light casement sash with two-light transoms are framed by four-light fixed sash with single-light transoms (for an overall four-light transom effect.) Short, wide 6/1 double-hung sash are at the basement, with taller, wider 6/1 double-hung sash in the upper three stories on the second and third bays. Window air conditioning units have been inserted in some instances, but the bottom sash appear intact/raised. The fourth bay has narrower paired 4/1 double-hung sash at the basement level, with taller, paired 4/1 double-hung sash on the upper stories. The fifth bay of the basement has a two-light basement sash, with the upper story windows as those on the fourth bay. The sixth and ninth bays are identical, with two-light basement sash, and triple window sets on the first through third stories. The sets have wider 4/1 double-hung sash framed with narrower 4/1 double-hung sash. The seventh and eighth bays are identical, with two-light basement sash and paired 4/1 double-hung sash. The tenth and eleventh bays are identical with paired 4/1 double-hung sash on the first through third stories, but coal chutes at the basement level. The twelfth bay has two-light basement sash, with that on the west boarded and a vertical pipe protruding. The thirteenth bay has two-light basement sash, then both the twelfth and thirteenth bays have wide 6/1 double-hung sash as in the second and third bays. The fourteenth bay has a basement vent and the first through third stories are identical to the first bay. A continuous lintel is on the first story. The parapet treatment wraps one bay, after which the brick is flush with the facade plane, even at the more formal west end bay. At the second bay, the continuous concrete lintel becomes a continuous soldier course belt course, two running bond courses above the windows. The molded cornice

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becomes a concrete belt course. The parapet is plain brick. The soldier course continues, but is beneath plain concrete coping.

The rear/west elevation is five bays, with an exterior access to the basement via stairs in the first/north bay. The continuous sill of the side elevations stops at the width of a header at the rear of both the north and south ends on the third story. The first through third story windows are as on the front, with concrete sills on the first and second stories; the continuous sill on the third story wraps just across the window from the north elevation on the third story. A concrete belt course wraps approximately ten inches at the parapet's rear from the side elevations. Plain concrete coping is atop the parapet on the end bays. The three central bays extend as a shallow pavilion, with the lower roof profile of the shed roof here. The basement has four two-light windows with concrete sills in the second, fourth and fifth (two windows) bays. The first through third stories of the second and fourth bays have small 6/1 double-hung sash with aluminum storm sash and concrete sills. The central bay has an original Craftsman influenced entrance consisting of massive knee braces supporting a broad, flat hood. Narrow sidelights are above with deep panels frame the wide original six-light, two panel door. The underside of the door hood is beadboard. Above the door are 6/1 double-hung sash pairs with a three-light transoms and concrete sills, reflecting the location of interior staircase landings. The other stories of the fifth bay are identical to the first bay. Gutters have been added in the central bay, with galvanized downspouts at either side. A tall chimney with a tall chamfered concrete cap is in the middle of the building (north/south), toward the rear.

The south elevation is nearly identical in pattern to the north, with the end bays carrying the formal treatment of the facade except for the parapet at the first/west bay. The first bay is identical with two-light basement sash. The second and third bays also have two-light basement sash, and wide 6/1 double-hung sash. The fourth and fifth bays have two-light basement sash and paired 4/1 double-hung sash. The sixth bay has two-light basement sash, with two ventilator pipes inserted; triple windows sets are on the upper stories. The seventh and eighth bays have paired 4/1 double-hung sash on all stories; those on the basement level are shorter. The ninth bay has window sets on all levels. The tenth and eleventh bays have paired windows on all levels. The twelfth and thirteenth bays have wide 6/1 double-hung sash on all stories; those at the basement level are shorter as on the other bays.

Interior

The interior of the Georgian retains a very high degree of integrity equal to that of the exterior. The limited public space is simply, but nicely detailed. The building contains twenty-eight apartments, twenty-seven of which are original to the building. Four of the units are in the basement, with the main twenty-four apartments on the upper stories. The individual apartments are very nicely

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appointed. The general plan for the three main floors is identical, with double loaded corridors; larger corner units in the front and rear, and four smaller interior units in the middle. All of the units may be classified as one bedroom, although the corner units are significantly larger. Access to the long corridors is central to the building, with more modest detailing on the rear/west staircase. Woodwork throughout the hallways and units is oak with the original pickled finish. Much of the original hardware remains, including plain brass doorknobs and brass apartment numbers on doors.

The front door accesses a small front landing with gray terrazzo flooring and base trim. The flooring is scored to appear as eight inch tiles. The left/south wall has the original brass (painted brown) mailboxes with incorporated call/speaker system, which is framed with a three inch band of oak. A patent date of 1923 is on the mailbox section. The short set of stairs to the first floor begins beneath the mailboxes; one separate mailbox, historic if not original, has been added to the end/west of the original bank of boxes for apartment twenty-eight. A concrete half-wall frames the stairs on the right, with a rounded oak banister atop. The first story landing floor is identical to that in the entrance, with the "tile" scoring. The rear staircase and hall floors are painted concrete. Wood swing doors, c. 1955, separate the apartment corridors from the rear staircase hall. Push button light switches remain at the corridor ends. Tall radiators are in the rear staircase hall, while short radiators are fitted beneath the windows in the front staircase hall. Single narrow radiators are at the midway point in the corridors. The reduction of the detailing in the rear staircase hall is subtle. The half wall/solid rail is topped with flat oak, rather than rounded oak, for a banister. A pull-down metal hatch protrudes from the north wall in the rear hall, perhaps for trash collection originally, although the hatch is rather small. Some original lighting remains in the staircases, but all of the corridor ceiling fixtures have been replaced with either circular fixtures, c. 1955, or florescent tubing. Original staircase lighting are single globe fixtures on long chains.

The apartment corridors are rather utilitarian in appearance, minimally detailed, but quality materials. Odd number units are on the south; even numbered units are on the north. (Apartments one through seven are on the south side of the first story, with apartments two through eight on the north side. For the second story, apartments nine through fifteen are on the south, with ten through sixteen on the north. Apartments seventeen through twenty-three are on the south of the third story and eighteen through twenty-four are on the north.) Terrazzo flooring and base continues throughout the hallways on the first through third stories and the front staircase. In addition to the apartment doors, the closet doors which access each unit's kitchen icebox door are between each apartment. All doors are two-panel in design and are oak with molded trim, all of which has the original pickled finish.

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Corner units have an entrance with a short hall; a shallow closet is to the side of the entrance. The hall opens into a single large room. The center most section is the living room, with a dining area at the interior end of the space and an extended living area at the exterior end of the space, where the corner windows create a sunroom-like effect. Double doors on the interior walls of the sunroom-like spaces access shallow closets. The interior wall of the living room section is consumed with a triple set of oak doors: two narrower two-panel doors with smaller brass doorknobs and a wide central door which pivots to open up the large closet/dressing room space behind. On the back of the pivoting doors are two black hardware inserts at mid-level, onto which Murphy beds were attached. The beds extended past the central pivoting door, thus opening the narrower side doors allowed the central door to turn around into the living room with the bed attached.¹ In the corner units, the closet/dressing room space was too shallow for the beds to extend. Thus the living room functioned also as the sleeping space for the corner units.

Through the closet/dressing room is the bathroom with a single window above the water closet. Many of the bathrooms have original fixtures, including medicine cabinets; white tile floors remain in some units' bathrooms. The narrow kitchens are located at the end of dining space. Original nine-light glass door cabinets frame the kitchen opening; single drawers with glass pulls are above the cabinets. Counters and cabinets are on both sides of the opening into the kitchen. At one side of the end of the kitchen, small single oak doors with icebox handles are set approximately four feet off the floor. These doors open into closets, the main access for which is off the hallway. The neighboring interior unit's kitchen also has a door which opens into this hall closet space. These were used for ice delivery, with each hall "closet" accessing two units; the ice would have been set directly into the icebox from the closet through the kitchen icebox door.

The smaller interior units lack the hall entrance of the corner units. Rather, the door opens directly into the living room/dining space with closets to the side of the entrance door. The dining space and kitchen configuration are identical to that of the corner units, including the multi-light glass door built-in units which frame the kitchen opening. At the end of the unit opposite the dining space/kitchen are the same triple set of doors (with pivoting door) that are in the corner units, but rather than opening into a closet/dressing room, these doors give access to a small sleeping space and closet. In the interior units, this space was sufficient for the Murphy bed to extend, but the pivoting door also allowed the bed to extend down into the main living space. The bathrooms, smaller and more squarish in plan, are located through this sleeping/closet space.

The units retain a very high degree of integrity. Most units have molded oak picture frame molding in the living room space. In the corner units, the hall space features a speaker from the original call system in the front entry, in addition to a phone shelf; the picture frame molding also continues.

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Original light fixtures remain in many of the units. Metal living room ceiling fixtures are round and feature a floral pattern with four bulbs without globes. Some of the kitchens retain base cabinets which are like Hoosier cabinets, with pull-out enamel counters. All of the kitchens at a minimum retain the nine-light cabinets with single drawers which frame the kitchen opening. Apartment floors have been covered with carpeting and vinyl flooring. Many bathrooms feature at least some original fixtures, including original bathtubs. Many original medicine cabinets remain. These have beveled mirror doors and porcelain shelves which extend out with a "drain" for soap, soap holder, and cup holder.

Five stairs lead from the entrances at either end of the building to the basement. At the front, a two-panel door/closet is beneath the staircase. At the foot of the stairs, the floor changes to concrete and remains concrete throughout the basement corridor. Painted concrete base trim continues the same profile of the terrazzo trim on the stories above. On the south wall is a row of five light switches, accompanied by four red jeweled button lights which indicate when lights have been left on in basement spaces which are not visible from the hall. Apartments twenty-five and twenty-six are toward the front/east, before a c. 1955 swing door which separates the corridor from the front hall. The icebox doors which are inside the kitchens of the upper story units open directly onto the corridor for these two apartments, being located just after the swing door at the corridor entrance. Despite being a basement space, the apartment doors continue to be two-panel oak. The kitchen of these units also have the glass door cabinets which frame the kitchen entrance from the dining space.

In the basement corridor, water pipes extend from the ceiling. Unit twenty-seven is on the left/south, with a wide two-panel painted door off-set across the hall. An interior window is on the south hall wall with a two-panel unpainted oak door nearby. (The original hardware is missing from this door.) The hall becomes exposed hollow brick tile (rather than a plaster finish) at about the mid-point on the south wall and brick on the north wall. A spacious laundry is located on the south side, with a rustic bathroom. From the laundry west, the south wall is blind. Just before the swing door at the end of the corridor is a recess, about one foot deep and four feet wide.

Across the hall from the laundry on the north side is a solid hollow-core metal replacement door, off-set from the laundry door. Toward the west end of the hall, the corridor narrows slightly before a c. 1955 swing door before the rear staircase hall. Just before that door on the north side of the corridor is a wide five-panel (horizontal) door with an original brass knob. Past the swing door on the south side is apartment twenty-eight, the only of the units which is not original, added sometime in the 1950s; it also has an oak, five-panel door, original to what was probably a storage room. Near the rear staircase, the wall material changes back to plaster.

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1. Friday, August 12, 2005, 1:00 p.m. building tour with Marilyn Thies, who lived in the Georgian with her husband Richard from 1954 - 1956 while Richard attended the College of Law at the University of Illinois. Mrs. Thies, an Urbana resident, explained the Murphy bed system and confirmed that the doors in the kitchen had been used for ice delivery.

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Summary

The Georgian is being nominated to the National Register of Historic Places under criterion C for architecture, as a locally significant example of the Georgian Revival style as applied to an apartment building, and as a significant example of an apartment building type. Constructed in 1925, the Georgian is an elegantly detailed privately developed apartment building on the edge of the University of Illinois campus. The building's design was no doubt influenced by the significant campus plan and building campaign at the university in the 1920s. The building was developed by Roger F. Little who was at the time in the middle of his seven two-year terms as a representative in the Illinois General Assembly, with three terms as Majority Floor Leader; Little was not only in a position of influence at this time, but also literally lived just a block north of the Georgian and a block from the University of Illinois quadrangle.

Constructed of brick with extensive brick and concrete detailing, the Georgian is three stories tall with an English basement and a symmetrical facade, particularly detailed on the entrance bay. The building retains a very high degree of integrity, from original multi-light windows on its narrow front facade and fourteen bay long side elevations, to its interior with the original twenty-seven apartments having many original features. Pickled oak woodwork, picture frame molding, dish cabinets, Murphy bed doors (and in some cases, the entire Murphy bed), and light fixtures are among the many details which continue to reflect the fine eighty year old detailing of this building. The nomination includes one contributing building.

The Georgian Revival Style

The Georgian Revival style was one of a number of period revival or academic revivals styles which dominated turn of the twentieth and early-mid twentieth century architecture in the United States. The Georgian Revival style coincided with the Colonial Revival style and many architectural guides do not distinguish between the two revival styles. Both styles shared many of the same characteristics, but the Georgian Revival style was commonly brick in wall treatment, and was used for public buildings and small scale commercial buildings, in addition to residential architecture, whereas the Colonial Revival style was used mostly in residential architecture. Nationally, the first incarnation of Georgian architecture dated from 1700 - 1800. Classical detail enriched formal symmetrical compositions on these early American houses, which had been based on English precedents of a higher style than those of their early Colonial predecessors.¹ The rich and intricate ornamentation of the earlier Georgian style contrasted sharply to the Colonial style which preceded it.² While some of the period revival styles of the twentieth century tweaked and manipulated earlier architectural inspirations, buildings of the Georgian Revival style more typically displayed the formal and historically accurate characteristics of 17th- and 18th-century Georgian architecture.³

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Characteristics of the Georgian Revival style for a single family house include: a double-pile plan (two rooms deep) on houses with a central entrance and hallway; hipped or gabled roofs and large chimneys; formal symmetry, typically three to five bays; dormer windows with classical details; 12/12 or 6/6 windows, Palladian window above entrance; broken pediments; Flemish bond brickwork; quoins and belt courses; columned porticos; classical entablatures; pilasters; raised basements and water tables; modillions and dentils; multi-paned windows with gauged brick or stone lintels; central hall plans for high-style houses; and tile floors on the interior.⁴ On the Georgian apartment building, elements of the style include the central entrance, formal symmetry and five bay facade, multi-light windows with lintels and jack arches, quoins and rustication, raised basement and water table, and elegant formal entrance.

The Champaign-Urbana community was in something of an unusual position for architectural influence through the building campaign of the University of Illinois in the 1920s. The university's enrollment quadrupled between 1913 and 1923 and the state legislature was able to provide funding for a major period of construction in the 1920s.⁵ Disturbed by a lack of design unity on campus, the Board of Trustees decided to hire an outside supervising architect, whose responsibility would be to create a uniform style for the new buildings, in contrast to the individual architectural expression of previous construction.⁶ The supervising architect was also to revise the 1920 master plan which had been done by Holabird & Roche of Chicago. Professor James M. White, who had served as campus architect since 1907, was to continue in that role. For the selection of a new outside architect, the university interviewed several nationally known architectural firms, including John Russell Pope, Delano & Aldrich, and McKim, Mead, and White, before choosing New York based architect Charles A. Platt in December 1921.

Platt's first task was to design the Agriculture Building and to study the campus plan.⁷ By this time, Platt had a substantial reputation. Platt's earlier commissions had been residences and gardens, but by 1902, he had received his first urban and public projects—the Maxwell Library in Rockville, Connecticut; the Yondotega Club garden in Detroit, Michigan; and the pavilions for the Richmond Beach Park Association for Charles A. Schwab in Huguenot, Staten Island, New York.⁸ In 1904, "The Architectural Works of Charles A. Platt" by Herbert Croly was published in *Architectural Record*, the first major review of his work, and it appeared at the time of his first commissions for urban townhouses and apartment buildings. Platt continued with substantial success, being hired by the Astor estate office for the first of many commissions in 1906, designing new commercial and apartment buildings and converting old, existing tenements to apartments. In 1913, the Architectural Book Publishing Company published the *Monograph of the Work of Charles A. Platt*.

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In 1919, Platt received the first of his many academic commissions when he was asked to be the planning consultant for the Homewood Campus of the Johns Hopkins University in Baltimore, Maryland, with Platt able to use his talents as an architect and landscape architect.⁹ He was hired to assist in the development of a master campus plan at Phillips Academy in Andover, Massachusetts in 1921, the same year he was hired by the University of Illinois, and ended up developing the plans simultaneously. Significantly, Platt adopted the Georgian Revival style first used on campus by McKim, Mead, and White. According to the National Register of Historic Places Multiple Property Documentation form entitled, "University of Illinois buildings designed by Charles A. Platt,"

The choice of a revival style, applied in a strict, simple, yet elegant way, was in keeping with the spirit of the times. Georgian Revival had just been selected for a new building complex at Harvard, in a competition for which Platt had served as a juror. The new Agriculture Building (now Mumford Hall), completed in 1924, was the first building designed by Platt on campus. In this building, key elements of the Georgian Revival style as adapted to the campus are clear. The basic material is red brick, with continuous limestone sill courses and other detailing emphasizing the horizontals of the design. . . Slight variations in the style of window at each level further emphasizes the division of the facade into horizontal layers. A minimum of ornament is applied with great restraint in a few key locations, particularly at the primary entrances of buildings. With some variations, this description applies to all the buildings designed by Platt on campus.¹⁰

Ten other Georgian Revival designs by Platt followed: Commerce/David Kinley Hall (1925), Women's Residence Hall West/Evans Hall (1925), Architecture (1928), a men's gymnasium/Huff Hall (1925), the McKinley Hospital (1925), a new main library (1924-29), the President's house (1930), the Women's Gymnasium/Louise Freer Hall (1931), Dairy Manufactures Lab/Agricultural Bioprocesses Lab (1931), and additions to the armory (1927).

Platt's tenure at the university lasted until 1931. A lack of funding to the university throughout much of the 1930s, meant a halt to campus expansion. In 1939, outside funding enabled the construction of three new campus buildings, all continuing in Platt's prescribed Georgian Revival style, despite not being his designs. The Illini Union and Gregory Hall were funded through federal PWA monies and the Illinois Department of Registration financed the Natural Resources Building to house the State Geological and Natural History surveys.¹¹

While no architect has been identified with designing the Georgian, the detailing and sophisticated design of this middle class apartment building likely attest to an architect designed building. And while Platt was not the architect for the building, Platt's selection of the style for the university's

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significant building campaign during this era would seem to have had great influence on private buildings related to the campus. Platt's Agriculture Building would have been completed and the library would have been under construction in the year prior to the construction of the Georgian and both are within two to three blocks of the Georgian. The use of red brick with lighter detailing (in this case concrete rather than limestone) and subtle distinctions between the stories, fits well with Platt's choice and application of the Georgian Revival style on the university buildings of this era.

The Apartment Building Property Type

In addition to being a significant example of the Georgian Revival style as applied at an apartment building, the Georgian is also a significant example of the apartment building type. The Georgian is one of the few remaining early twentieth century apartment buildings related to the university campus and as such represents a significant property type.

The era of the "modern" apartment building may date as early as about 1870, with the property type as it developed in the United States being substantially influenced by trends in New York.¹² Richard Morris Hunt's Stuyvesant Apartments, constructed in 1869, set the tone for the apartment building as a desirable place for middle- and upper-class families in the United States. The property type evolved substantially from its earliest versions, which were most typically a copy of the tenement houses of the time, with the added refinement of better location and materials of construction.¹³ The image, and moreover the reality, of living in congested urban areas, was that of poverty and overcrowded living conditions, associations with the tenement, which was in strong contrast to the image of freedom and space offered by the single family house.¹⁴ Nevertheless, apartment buildings were beginning to have an appeal all their own.

As R.E. Lee Taylor of the Office of Parker, Thomas & Rice, Architects of Baltimore phrased it in his article "Design and Plan of Small City Apartment Buildings," *The Architectural Forum*, September 1925, the apartment building originated as it did, in response to "the demand for simpler living conditions and in the desire for a means of escape from increasingly vexing problems of service and maintenance in the privately owned house. . ." ¹⁵ Taylor criticized earlier apartment buildings as having a plan "which was singularly ill-adapted to the requirements" of what was truly needed in apartment living.¹⁶ Earlier apartment buildings in major large-sized cities were largely built within restricted city limits; as was also the case in medium and smaller-sized communities, apartment buildings were often being constructed on lots which had previously been occupied by one or two single family dwellings.

Within the property type "apartment building," are several sub-types, which illustrate the evolution of the property type: the railroad apartment which focused on narrow, urban lots and was common

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in larger metropolitan areas; elevator buildings, which provided a convenience and luxury to residents; the courtyard, sometimes also referred to as "garden apartments" or "suburban apartments," designed to furnish more of the interior spaces with natural light typically through a u-shaped plan; and six-flats, which might incorporate sleeping porches or glass-in porches for additional natural light in a three story design. Availability of light was a key issue in apartment building design, with the earlier more common railroad apartments furnishing only the front and back rooms with natural light, with the other living spaces without direct access to natural light. The Georgian fits the definition of the railroad apartment sub-type, however it deviates from the norm in the context of its construction. While it was built on a narrow lot which had been designed for single family residential use, the ample space surrounding the building (due to the generously sized lot of the Chi Beta house to the south and the residences which remained to the north) allowed for its long side elevations to be packed with windows for fourteen bays. The amount of light to the units, as well as the amount of light to the long interior corridor as provided through the extensive entrance bay windows, placed the Georgian above the typical design of railroad apartments. The lots to the north and south have remained without dense construction and this has allowed the design of this building to continue to succeed.

The Changing Land Uses and The Occupants of the Georgian

The Georgian represents significant land use changes which occurred in the areas surrounding the university in the 1920s. The construction of the Georgian coincided with an extensive building campaign at the university and at a time of increasing enrollment, which impacted the housing needs of the campus and adjacent community.

The block on which the Georgian was built and the adjacent blocks, changed substantially in the mid-late 1920s. The 1924 Sanborn Fire Insurance Map shows numerous vacant lots, including much of the Ben Baer [sometimes also noted as "Bear"] Addition on which the Georgian was built. Seven lots comprised the Orchard Place addition which lines Armory Avenue on this block; all of these lots were empty except for lot 11/#506 on which a large 2-1/2 story dwelling with a wrap-around porch was located. The middle of the block was the Ben Baer Addition, with lots 1, 2, and 3 facing South Fifth Street, and lots 4, 5, and 6 facing South Sixth Street. On lot 3, 1012 South Fifth Street, was a seemingly simple two story dwelling with a detached garage. Lot 1 at 1006 South Fifth Street was a fraternity house, two and one-half stories with a 2/3 facade front porch. The remaining lots of this addition were vacant. Isaac Grove's Addition spanned the north of this block and onto the block east of here, and was almost completely built up at this time, in stark contrast to the southern 2/3 of the block. A large fraternity house was located at 505 Chalmers (lots 2 and 3), with a small lot at the northwest corner of the block belonging to A.T. Hall's 2nd Addition; with an address of 501 Chalmers, this small lot was filled substantially with a large two story house and

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a small detached garage. Two single family dwellings, a fraternity house, and two small garages were packed onto Lot 1 of Grove's Addition. The two and one-half story single family house at 507 Chalmers had a full-facade porch and a large west elevation semi-hexagonal bay. Nearby to the east at 509 was the fraternity house, a two and one-half story square shaped dwelling which also had a full-facade porch. At 1001 South Sixth Street was another single family house, two stories with a full-facade porch and a large south wing. The two garages were located to the rear and south of this house. A one and one-half story dwelling occupied the generous Lot #4 of Grove's Addition at 1003 South Sixth Street.

One block to the east, single family dwellings were evenly spaced along the 1000 block of South Wright Street. A cluster of four single family dwellings occupied the northwest corner of that block, but at least two of the lots on the east side of the 1000 block of South Sixth Street were vacant, between a large fraternity house at 1006 South Sixth Street and a large two story single family residence at 1016 South Sixth Street, at the northwest corner of South Sixth at Armory.

On the two blocks to the north, between East Daniel, Chalmers, South Fifth Street and South Wright Street, only five lots remained vacant, and only two of these were the half-block long lots like those in the Bear Addition. Three fraternity houses, Osborn Hall (Episcopal Church), and small scale apartment buildings were set among twenty-five single family houses, only a few of which had garages. Despite the location of the University of Illinois Armory at East Armory Avenue, this area remained dominantly single family.

By just the next year, the block surrounded by South Fifth and South Sixth streets, Armory, and Chalmers had begun to change dramatically. The "fireproof" Georgian had been constructed on Lot 6 of the Ben Baer Addition, occupying much of the long, narrow half-block deep lot. The Chi Beta house was also built in 1925, removed to the south of the Georgian on Lot 4 of Ben Bear's Addition and south into the Orchard Place Addition, with an address of 1011 South Sixth Street. Establishment of new facilities for sororities and fraternities increased dramatically in this era, substantially influenced by the need for student housing, particularly housing for women. The West Residence Hall (a Charles Platt design), later renamed the Laura Evans Hall, was added to the original Women's Residence Hall, later renamed Busey Hall, in 1925-26 in response to the need for housing for women.

But clearly the elegance and detailing of the Georgian was beyond what one would typically see for rental student housing. A logical conclusion might be that the Georgian provided higher end rental housing for faculty and staff, but such was not the case initially. City directory research indicates a variety of occupants, but initially few if any faculty or other university staff. The first listings for the building were in the 1927 directory and included Paul E. Roberts, manager of the building; John D.

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Murphy, who worked in sales for Joseph Kuhn & Company; Edward L. Brown, who was a department manager at Lewis & Company, and his wife Mae; Edward W. Mason, an accountant with Warner System, and his wife Clara; Harold J. Mayer of Mayer's Coffee Shop; Irene Ulum, manager of Standard Publication Company Inc.; and J. Ted Swartz, an insurance agent, and his wife Elizabeth. While the Warner System was located fairly nearby at 602 E. Green Street (in the Bresee Building), many of the other occupants listed worked elsewhere such as downtown Champaign. Mayer's Coffee Shop was located at 12 Main Street in downtown Champaign, as were the Joseph Kuhn & Company and Lewis department stores. Gordon F. and Alberta Kamerer lived in the building and owned the nearby Daniel Street Pharmacy, which advertised in the city directory, "Stop In! For our Famous Malts, Drug Sundries, Toilet Articles; Conveniently located." An Edward A. Kamerer was also living at the Georgian and working at the pharmacy, but the relationship is unknown.

Listings in the city directory would sometimes list "Georgian Apartments" without an address, but at other times the listing would include only the address, 1005 South Sixth Street. Oftentimes, the unit number was not given, so occupancy (as to how often people were rooming together or living individually) is difficult to determine. In addition to the multiple Kamerer listings for 1927, three Ulum's are listed, including Irene (see above); Zella, a department secretary at the university; and Loren B., for whom no occupation given. Other university employees included James H. Flynn, an assistant professor, and his wife Rachel H.; Dr. Ethel E. Little, an associate professor;¹⁷ Dr. Marion T. Rosser, an assistant professor, and his wife Mary T.; and Walter A. Stohrer, an assistant with the athletic association, and his wife Ivera. Assuming the number of units has not changed significantly over the years, these six people were the only occupants out of twenty-seven units who worked at the university.

According to the city directory listings from 1932, the Great Depression appears to have had a substantial impact on the Georgian, just seven years after its construction. Fifteen of the units were empty, but not all of the units were listed. Those occupying the building included Miss Elizabeth A. McBride, a stenographer in Economics at the university; Miss Frances H. Osgood, a clerk and stenographer at the School of Journalism; Burriss S. Dickinson, a journalism instructor at the university; Rexford C. Parmelee, an assistant bursar at the university; John W. Bledsoe, a train dispatcher for the Illinois Central, and his wife Addie; Thomas M. Whetzel, an assistant foreman for Kent & Company, and his wife Adelle; Glen Brown, an aviator, and his wife Margretta; and Odon Guitar, an employee at Curtis Publishing, and his wife Geneva. One university student, Charles E. Logan, was listed. Thus, of the listings available, five of nine units were occupied by people affiliated with the university and the occupations of the residents were beginning to be dominated by university employees.

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By the 1937 directory listings, the Georgian had become overwhelmingly occupied by people affiliated with the university. Included were Howard Rovelstad, an assistant professor; Stanley H. Pierce, an instructor, and his wife Burness; Arthur E. Cullison, an assistant professor; Walter H. Leigh, an assistant professor; Glenn R. Maynard, a cataloger; C. Ronald Cassity, an assistant professor, and his wife Lutrelle; Henry R. Todd, an assistant chemist at the State Water Survey, and his wife Elinor; and Mrs. Fern Sperlin, a case worker with Family Welfare, among others. By this time, fourteen of nineteen listings for the Georgian were for people working at the university. Since this time, the Georgian has been dominated by university-related occupants, providing attractive, convenient rental housing for faculty, clerical staff, and eventually students.

The Georgian continues to provide well-designed historic housing, now mostly for university students. In the ensuing decades after the construction of the Georgian and the nearby Chi Beta, the context of these buildings was enhanced with the early to mid-twentieth century construction of St. John's Roman Catholic Church (1929) and Newman Hall (1927), just across the street and also well representing the Georgian Revival style. In 1937, the University of Illinois Y.M.C.A. was constructed at the southwest corner of South Wright Street and Chalmers, just one block from the Georgian, further changing the composition of what had been a single family residential area. By the 1951 Sanborn map, the land uses to the blocks west of the quadrangle were changing significantly from single family residential to university use or student-related housing. Single family houses were disappearing or being converted to apartments and vacant land was rapidly developed.

Ownership and Construction

According to deed research, Lot 6 of Ben Baer's Addition to the City of Champaign was purchased by Winifred and William H. Gray from Orlo P. Center et. al. in February 1924.¹⁸ William Gray's employment was identified as "real estate" in the 1924 city directory, but no corporate affiliation for Mr. Gray was identified in that or subsequent directories. In slightly less than a year later, the Grays had sold the property to Roger Franklin Little who developed the Georgian.¹⁹ The incredible connections of Roger Little with the construction of this building, in this style, and in this location are significant aspects of the property's development. Little was a seven-term member of the Illinois General Assembly, serving as a Representative of the Twenty-Fourth District and serving the 53rd, 56th, and 57th General Assembly as Majority Floor Leader. Little's first term began the same year the University of Illinois hired Charles A. Platt; Little's tenure in the House lasted until 1934, extending three years past Platt's association with the university. Completing the significant connections is that Little lived on the 600 block of Chalmers, just one-half block from the University of Illinois quadrangle and around the corner from Lot 6, Ben Baer's Addition, his entire married life.

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Roger Franklin Little was born in Crittenden Township, Champaign County, Illinois on October 19, 1885. He was the son of Matilda Merry and Egbert Little; Egbert had come to Champaign County in 1868 and was engaged in farming.²⁰ Little graduated from Tolono High School in 1902, the University of Illinois college of Literature and Arts in 1907, and the College of Law in 1909.²¹ Little had been president the Y.M.C.A. for one year, and had been active in Phi Delta Chi, Delta Sigma Rho, and Pi Theta organizations.²² After passing the bar exam, Little worked in the State's Attorney's office for two years. On March 14, 1911, he married Julia Florence Bush at the home of her parents, Mrs. and Mrs. J.D. Bush, 211 West Green Street, Urbana. Reportedly fifty people were in attendance. The new Mrs. Bush was noted as a "singer of considerable repute," and had at one time been a student of the household science department at the University of Illinois.²³ The wedding announcement concludes that they "will reside at 604-1/2 East Chalmers Street, where a new house has been provided."²⁴

In the fall of 1911, Little began a practice with Judge Boggs, then in 1914, began a practice with Chancy L. Finfrock, a partnership which lasted the remainder of his life. The Little and Finfrock offices were in downtown Urbana at 107-1/2 - 109-1/2 West Main Street, a building which was later demolished for a parking deck. Little's political involvement came soon, first as a Ward 2 Champaign City Council member in 1914.²⁵ Little had been active in other interests as well, belonging to the First Methodist Church in Urbana, the Knights of Pythias, and the Masons.²⁶ In 1921, Little was elected to his first of seven two-year terms as a Representative in the Illinois General Assembly.²⁷

The Littles would have been right in the thick of change and growth in their thirty-four years on Chalmers Street. Their address changed several times according to city directories, but it was always in the 600 block on the north side of Chalmers Street. By 1914, the initial marital address had changed from 604-1/2 to 606; later versions of Sanborn maps indicate both 604 and 606 are houses of similar size, both sharing a single residential lot eventually with a third house. A logical assumption is that "604-1/2" was changed to "606." No 604-1/2 was indicated on the 1915 Sanborn map, the first to show this area of the city. The 1924 Sanborn map indicates a large house at the northeast corner of Chalmers and South Sixth streets, at 602 Chalmers, and shows "From Plans." The Littles address had changed to 608 Chalmers, according to city directories, from 1923 - 1927, after which their address was 602. Possibly, the Littles sold their marital home and moved to the adjacent 608 while constructing a new home at the corner of the block. Their address in city directories remained 602 Chalmers until after Mr. Little's death, when Julia evidently moved back to 608. The 1951 Sanborn map (from a 1924 update) indicated that 608 Chalmers had been changed into apartments by this time. While the changing of addresses is unusual, this scenario seems entirely plausible. The city directory information supports the Sanborn maps.

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Therefore in 1925, the Littles would have been constructing a new house just two or three doors away from their first home; they would have bought the lot at 1005 South Sixth Street and had plans to build the Georgian; Roger Little would have been in his second or third term of the General Assembly (serving as Majority Floor Leader in 1923-24); Charles A. Platt's plan for the university campus would have been finalized, with implementation begun; Platt's first building, the Agriculture Building/Mumford Hall would have been completed (1924); and five other of Platt's designs were being completed—the new Main Library (just one block south of the Little's house), David Kinley Hall, the Women's Residence Hall West (the second dormitory on campus for women), the men's gym/Huff Hall, and McKinley Hospital. The university was in the midst of an incredible growth campaign, Georgian Revival was the style of choice, and Roger F. Little was in a position of influence.

Roger F. Little died in 1945, with services held at the First Methodist Church on Tuesday, October 3. Reportedly "nearly seventy members of the Champaign County Bar Association" attended. Little was buried in Mt. Hope Cemetery.²⁸ One of the Little's sons, Roger H., became a noted Champaign County Judge; he died in 1980 after a two year bout with cancer. Julia Bush Little died in July 1982.²⁹ All of the houses on the north side of the 600 block of Chalmers have been demolished. A modern apartment building is now in the middle of the block, with Lutheran students services buildings on either side.

The Georgian has essentially had only two owners during its eighty years. The property was purchased from Julia B. Little, Ethel E. Little, Madge Little, Emma H. Little, Leroy L. Little, and Madge Little as a guardian of James Stuart Little and Sidney Phelps Little, minors, in a transaction which was dated October 15, 1950 for a sum of \$130,000 by the ALMAN Corporation.³⁰

The ALMAN Corporation was formed on August 11, 1950. Shareholders in the corporation included Audrey W. and Edward C. Albers (then at 710 S. Lynn St.) and William M. Youngerman and Ruth K. Youngerman (then at 1210 West John Street), with the two last names providing the inspiration for the new corporation name. According to the corporation papers, the purpose for organization was "to provide housing for rent and/or for sale, and to acquire any real estate, or interest or rights therein or appurtenant thereto, and to acquire any and all personal property in connection therewith," among other property purchase and rental tasks. Typically the corporation officers alternated between the President and Vice President offices being held by the two men, and the women holding the Secretary and Treasurer offices. At the corporation's first annual meeting in 1951, the initial 600 shares were divided among the corporation's four shareholders: Edward C. Albers with the largest holding at 180, William M. Youngerman with 150, and the two spouses

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notably with fewer shares each which combined with their husbands to equal each couple's holdings—Ruth K. Youngerman with 150 shares and Audrey W. Albers with 120 shares.

The corporate composition of the ALMAN remained consistent until the death of Edward C. Albers in 1968. At the January 14, 1969 meeting of the corporation, Audrey W. Albers represented the estate of Edward E. Albers and the number of corporation directors was reduced from four to three, with the Youngerman's son, William D. Youngerman, becoming a director, along with his parents. The Alman Corporation's real estate holdings were divided in a Memorandum of Agreement dated January 1, 1970, between Audrey W. Albers as the executor of the estate of E.C. Albers (deceased), the Alman Corporation, and the William M. Youngerman family. The corporation's real estate holdings had grown to include The Charles Apartments at 51-53 East John Street; The Edwards Apartments at 802-804 South Locust; and "residence property" located at 55 East John Street, which were known as the Albers Property; the Georgian apartments at 1005 South Sixth Street and the Delta Apartments located at 706 South First Street were not involved in the transaction of January 1, 1970. At this time, the "Albers Property" separated from the Alman Corporation. The ALMAN's other holdings at that time were modern in comparison to the Georgian. The Delta, still extant, is a c. 1965 two story, yellow brick building with an English basement and is of no architectural style. The Charles and Edwards apartment buildings are twin buildings facing East John and South First Street respectively and are also still extant; dating to c. 1960, these buildings are also on English basements and are faced with red brick with buff colored brick spandrels. The pyramidal hip roofs are without eaves; paired double-hung sash are on the side elevations, with Chicago windows on the main facade of each building. The residence at 55 E. John is also still extant, a completely altered side gable Ranch style house, dating to the mid-twentieth century.

Eventually, the Youngerman owned Alman Corporation was liquidated. On June 28, 1980, in a special meeting of the Board of Directors, The ALMAN Corporation was dissolved, with Ruth K. Youngerman the only surviving member of the original board and her three children—William D. Youngerman, Kay Ann Youngerman, and Joseph Kuhn Youngerman, serving as the other directors. Despite the dissolving of the ALMAN Corporation, the Youngerman family, through the Youngerman Trust #3, has continued to have ownership in the building since 1950.

Architects

No architect has been confirmed as being associated with the Georgian, although the design and detailing of the building would indicate a professional architect was responsible. Likely an architect for such a project would have been local and the possibilities at that time were certainly limited. Only four architecture firms were listed in the 1925 city directory for Champaign and Urbana. While nothing is known about one of these architects, Charles R. Clark, who had an office in 501

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Lincoln Building, the other three firms were extremely proficient in the styles of the period; all three have left a lasting impression on the Champaign-Urbana community.

Long-time influential architect Joseph W. Royer was with Royer, Danley & Smith, on the second floor of the Flat Iron Building in Urbana. Royer was a master of period revival styles, from the Romanesque Revival Champaign County Courthouse and the Classical Revival Nathan Cohen Building at 132-136 West Main Street in Urbana, to the Tudor Revival Knowlton-Bennett Building at 135-137 West Main Street and his own private residence in the Mission style at 801 West Oregon. By 1925, Royer would have been the most experienced of all the local architects and Roger F. Little would have worked within one block of four Royer designs (including the 1914 renovation of the Masonic Temple Building/Tiernan's Opera house at 115 West Main) and two blocks from Royer's office in downtown Urbana. Another block away were the Royer-designed Urbana Free Library and the Urbana Lincoln Hotel.

Architects Fred E. Berger and Ralph Kelley of Berger - Kelley Associates had offices in 304-305 Lincoln Building. Berger, a 1913 University of Illinois graduate in architecture, had earlier been in partnership with H.R. Temple as Temple and Berger, also in the Lincoln Building, which Temple had designed. The Berger - Kelley association began in 1924 and by 1940, the firm occupied an entire issue of the New York based *Architecture and Design*, August, 1940, featuring school buildings throughout Illinois, commercial buildings, and residences. Around the University of Illinois campus, Berger - Kelley designed McKinley Foundation, University Place Christian Church, Delta Gamma Sorority House (804 South Mathews Avenue, Urbana), Alpha Kappa Lambda Fraternity House (401 East Daniel, Champaign), Chi Omega Sorority House (907 South Wright, Champaign, just around the corner from the Little's home), and Christie Clinic in downtown Champaign.

Architect George Ramey was in practice at 411 Robeson Building, which he had designed in 1916. Ramey graduated from the University of Illinois just one year before Fred Berger; he had also practiced with Spencer & Temple in the Lincoln Building, before establishing his own practice. Ramey designed his home at 919 West University Avenue and the home of Ed Eisner, a grocer, next door at 917 West University, a home that Fred Berger later occupied (including in 1925.) Ramey served as the supervising architect for the Virginia Theatre in downtown Champaign in 1920. His significant single family residential designs include the F.K. Robeson House, 210 South Prospect; the Dorrell S. Noel House at 1107 West University Avenue; the H.L. Ford House at 812 West University Avenue; the renovation of the George M. Mattis House at 900 West Park Avenue, and the B.B. Harris House at 1101 West University Avenue. In 1927, just two years after the construction of the Georgian, Ramey designed Newman Foundation, just across South Sixth Street from the Georgian and also in the Georgian Revival style. The following year, Ramey designed The

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Manor, 311 West University Avenue. The Manor is the most sophisticated of all the community's historic apartment buildings, significantly larger in scale, and a splendid execution of the Tudor Revival style. Overlooking West Side Park just west of downtown Champaign, The Manor would be more at home in a large metropolitan city.

Research continues to determine an architect for the building. Unfortunately none of these three firms have a surviving record of works.

Context

The Georgian compares favorably with other local apartment buildings. It is especially notable for its detailing, Georgian Revival style, and very high degree of integrity.

Because of the building's location, just one block within the Champaign city limits, just one block from the City of Urbana, and now surrounded by the University of Illinois, the context for the Georgian is most appropriately early twentieth century apartment buildings near the University of Illinois campus, regardless of municipal boundary. The 1931 city directory was the first to list "Apartments" as a category, providing a convenient list of sixty-five apartment buildings which existed within relatively the same development period as the Georgian.

The attached list groups the sixty-five apartment buildings into four categories: Champaign, Champaign campus town, Urbana, and Urbana campus town. Twenty-eight apartment buildings, including the Georgian, would be considered to be in the campus town area. For Champaign, this would roughly be from the west side of Wright Street through South Neil Street, and roughly south of Springfield Avenue; for Urbana, this would be from the east side of Wright Street through Lincoln Avenue. Within these boundaries, Champaign had eight buildings and Urbana had eighteen.

Generally speaking, campus town apartment buildings are fitted onto narrow lots which were formerly occupied by single family residences, thus narrow facades with longer elevations are most common. Also generally speaking, apartment buildings outside the campus town area tend to be more sophisticated in design, particularly many in Champaign, in the downtown and extending west to Prospect Avenue. These buildings would be good candidates for Multiple Property Documentation to the National Register of Historic Places. Unlike Champaign, Urbana's non-campus town apartment buildings are more in keeping with those in the campus town area. Many are sited among single family residences and blend well in architecture and scale. Tudor Revival is the most typical style applied to apartment buildings in Urbana, with several notable examples including the Howard Apartments at 402 South Race, which includes some open upper story terraces.

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Of the eighteen apartment buildings which existed in the campus town of Urbana in 1931, four remain: the Lincoln Apartments at 808 South Lincoln Avenue, the Nevada Apartments at 1108 West Nevada, the Oregon Apartments at 1207 West Oregon, and the Daura Apartments at 908 West Nevada. Surrounded by university construction, the Daura likely will not last much longer. The seventeen unit Lincoln is also three stories with an English basement. Detailing is minimal compared to the Georgian; nevertheless, the brick building has header lug sills, soldier course beltcourses, and corbeling beneath the parapet base. The facade has gable front pavilions on the end bays, with the entrance bay "recessed" between these. Above is a balcony from the second story, with large consoles; a triple window group is on the third story above with a pent shed tile roof. The front gables have stucco and "half-timbering" with tile pent roofs also. Some of the 3 vertical/1 double-hung sash have been replaced and artificial siding has been applied to some areas of the facade, including the central balcony. Rear sleeping porch bays are intact. The Daura appears single family residential from a straight-on view of its facade. Craftsman in influence, the Daura has a belcast hip roof, brick first story, and stucco second story; a central two story porch dominates the facade. The building is narrow rectangular in shape with much longer side elevations. The Nevada apartment building (now "Krannert View Apartments"), 1108 West Nevada, is two stories in variegated brown/tan brick, with extensive dormer additions add a third story. It is three bays wide and six bays deep, as is of no architectural style. Artificial siding has been applied to the front gables and added dormer extensions. The building is relatively without detail other than header lug sills and a soldier beltcourse at the top. The Oregon is three stories with an English basement, three bays wide and eleven bays deep. Two front pavilions are in the end bays with front window groups of five small double-hung sash being replacement windows. The building is slightly Tudor Revival in influence, with steep front gables and "half-timbering." The entrance bay has shed pent roofs on the second and third stories. Side elevations have recessed porches on the elevated first and second stories. The building is no longer apartments; it is occupied by the University of Illinois School of Social Work.

Champaign campus town historic apartment buildings have fared better than those in Urbana, with seven of the ten buildings (including the Georgian) from the 1931 city directory list having survived. None of these buildings is Georgian Revival in style, nor do most of these buildings retain the degree of integrity which the Georgian retains. The Georgian is also larger in scale than most. And despite campus town locations, none of the other surviving buildings has the location of the Georgian, just one block from the University of Illinois quadrangle.

The O'Byrne Apartments at 111 East Springfield Avenue is the only one of the remaining buildings to reflect an architectural style to the degree of the Georgian. The O'Byrne is a very good example of the Classical Revival style and retains a high degree of integrity on the exterior. Smaller in scale

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than the Georgian, the O'Byrne is also nicely detailed, red brick with a striking central entrance featuring Doric columns, a tall round arched fanlight, a concrete round arched hood with elaborate keystone, and original large light doors. The corner units feature enclosed porches which are incorporated within the main plane of the building. The Morgan Court Apartments appear to be suffering a bit from neglect and have had some window replacement (sliders and casements, rather than double-hung sash), but the paired buildings continue to retain a good degree of integrity and reflect Craftsman influence. Original double-hung windows are three vertical/1; entrances are framed with extending brick piers with wood shake shed hoods and knee braces. The long rectangular facades of the buildings face the smallish courtyard.

The Roland Apartments at 905-909 South First Street, like the Georgian, have narrower rectangular ends facing the street; the setback is only a few feet. The longer rectangular side elevations face a grassy yard which does not appear to have ever been intended as a courtyard. The south building has concrete balconies on the north elevation with iron open railing; multi-light doors access. The buildings have no style and are minimally detailed, appearing quite modern to have been constructed by 1931. The Temple apartments at 903 South Fourth Street are modestly Tudor Revival in influence. Much smaller in scale than the Georgian, the building has a very slight setback from the front sidewalk and appears to have about eight units. The facade is symmetrical, with soldier jack arches over window groups; 8/1 double-hung sash are framed with narrower 6/1 double-hung sash. The central bay's windows have been replaced with tinted sash. The parapet features to low-pitched gables.

The University apartments at 805 - 809 South First Street are unusual in that their long rectangular facade faces the street. The building is eleven bays long and only three bays deep. The building is modestly Tudor Revival/Mediterranean in influence, and is just one block north of the Roland Apartments. Like many of the apartment buildings, the University has an English basement. The double-hung windows are oddly small in scale. Three entrances are highlighted with triple rowlock round arches and keys.

The Greenman apartments at 52 East Green Street are three stories, three bays wide and six bays deep, constructed in red brick with an English basement. Front end bay pavilions contain glassed-in porches with sets of 4/4 double-hung sash on each side of the porch. Other windows are 8/1 and appear to be original. Brick detailing is minimal, limited to a soldier course atop the third story windows; the building is of no architectural style. Ashlar stone (or perhaps PermaStone) has been added to the side pavilions and to the top of the front pavilions, in a rather odd application that would appear not to be original.

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Conclusion

The Georgian is significant as an excellent example of the Georgian Revival style as applied to an apartment building in Champaign, and as an apartment building type, representing a significant example of architecturally stylish early twentieth century multi-family housing near the University of Illinois campus. The building's handsome brick and concrete formal symmetrical facade is exquisitely detailed, and retains a very high degree of integrity. As such, it is an excellent complement to the outstanding Georgian Revival style architecture which was produced on campus during the 1920s and early 1930s, and inspired our community in the construction of private buildings. As an apartment building type, the Georgian represents a deviation of the railroad apartment building sub-type, with its two long exposed side elevations providing ample light to the residents throughout all the building's units. Retaining a high degree of architectural integrity, the Georgian is one of the few remaining early twentieth century apartment buildings near the university campus and as such represents a rare property type.

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Appendix A: APARTMENT BUILDINGS LISTED FOR 1931

Listed below are the listings for "Apartment Buildings" in the 1931 city directory, the first year to include the category. Sixty-five apartment buildings were listed for Champaign and Urbana. These have been organized into Champaign campus town, Urbana campus town, Champaign, and Urbana to provide context for the Georgian apartment building, 1005 South Sixth Street, Champaign, constructed in 1925. The buildings are listed in alphabetical order by name, as they were in the city directory listing. See the above text for summary descriptions of campus town apartment buildings which remain.

* = DEMOLISHED.

Champaign campus town - 10 buildings listed, seven remain in July 2005

*The Bresee Apartments, 108 East John
*Chalmers Apartments, 504 Chalmers
Georgian Apartments, 1005 South Sixth Street
Greenman Apartments, 52 East Green
*Harvard Apartments, 806 South Third
Morgan Court Apartments, 106 East John
O'Byrne Apartments, 111 East Springfield Avenue
Roland Apartments, 905-909 South First Street
Temple Apartments, 903 South Fourth (between Daniel and Chalmers)
University Apartments, 805-807-809 South First

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Urbana campus town - 18 buildings listed, 4 remain in July 2005

- *Bennett Apartments, 1203 West Illinois Street
- *Bresee Apartments, 1104 West California Avenue
- *Burton Apartments, 1210 West California Avenue
- *California Apartments, 1208 West California Avenue
- *Carrier Apartments, 1102 West Oregon
- *Colonial Arms Apartments, 506 South Matthews Avenue
- Daura Apartments, 908 West Nevada
- *DuBois Apartments, 1102 West California Avenue
- *Gregory Apartments, 1101 West Oregon
- *Illinois Apartments, 1117 West Illinois
- *Kirkpatrick Apartments, 1114 West Nevada
- Lincoln Apartments, 808 South Lincoln Avenue
- Nevada Apartments (now "Krannert View Apartments"), 1108 West Nevada
- *Newman Apartments, 604 Gregory Place
- *Nicolaus Apartments, 909 West California Avenue
- Oregon Apartments, 1207 West Oregon
- *Schenck Apartments, 506 Gregory Place
- *Virginia Apartments, 508 South Goodwin Avenue

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Champaign

Avalon Apartments, 812 West Green Street
Cambridge Apartments, 805-807 West Church Street
Coons Apartments, 611 South State
Eldridge Apartments, 306 North State
*Faulkner Apartments, 107 West University Avenue
Flanigan Apartments, 306 West Columbia Avenue
Gehrig Apartments, 203 North Randolph
Glen Apartments, 305-309 North Prairie
*Harlow Apartments, 507 West Church
Hartford Apartments, 310 West Hill
Hawthorne Apartments, 207 West Washington
*Hessel Apartments, 208 West Church
*Hines Apartments, 105 South Randolph
Hughes Apartments, 611 West University
The Manor Apartments, 311 West University Avenue
McGurty Apartments, 501 North Randolph
Oxford Apartments, 808-810 West Park Avenue
Park View Apartments, 305 West University Avenue
*Paris Apartments, 112-114 West Clark
Pembroke Apartments, 406-410 North Prairie
San Carlos Apartments, 308 North Prairie
Sperry Annex Apartments, 308 North State
*Walkup Apartments, 209 West Church
*Zybell Apartments, 121-123 West Hill

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Urbana

Brooklyn Apartments, 406 West Oregon
Carolyn Apartments, 207 West Main Street
The Elm Apartments, 705 West Elm, Urbana
Elmwood Apartments, 709 West Nevada
Gables Apartments, 703 West Nevada
Green-View Apartments, 407 West Green
Howard Apartments, 402 South Race Street
Levant Apartments, 705 West Nevada
Mosier Apartments, 911 West High
Sims Apartments, 603 West Green
*Stratford Apartments, 206 North Race
Vanderberg Apartments, 706 South Coler Avenue
Van Pat Wood Apartments, 801-803 South Coler Avenue

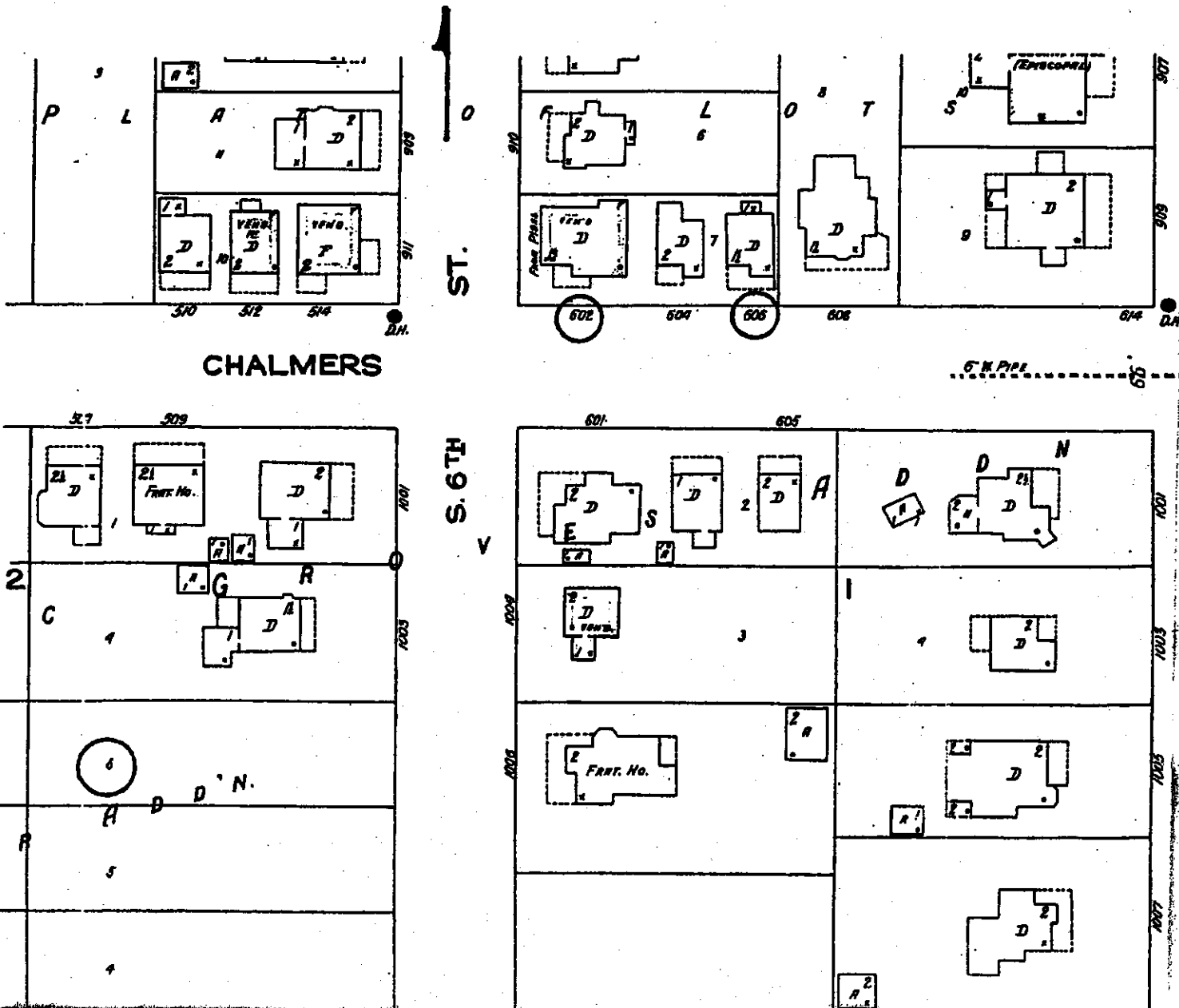
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1924 Sanborn Map showing 606 Chalmers (the Roger F. and Julia B. Little House #1/marital house) and the 602 Chalmers (Little House #2 "From Plans"); shown also is Lot #6/Ben Baer's Addition, the lot on which the Georgian was built.



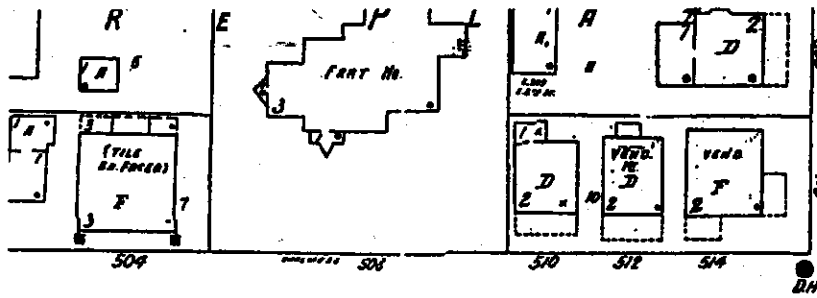
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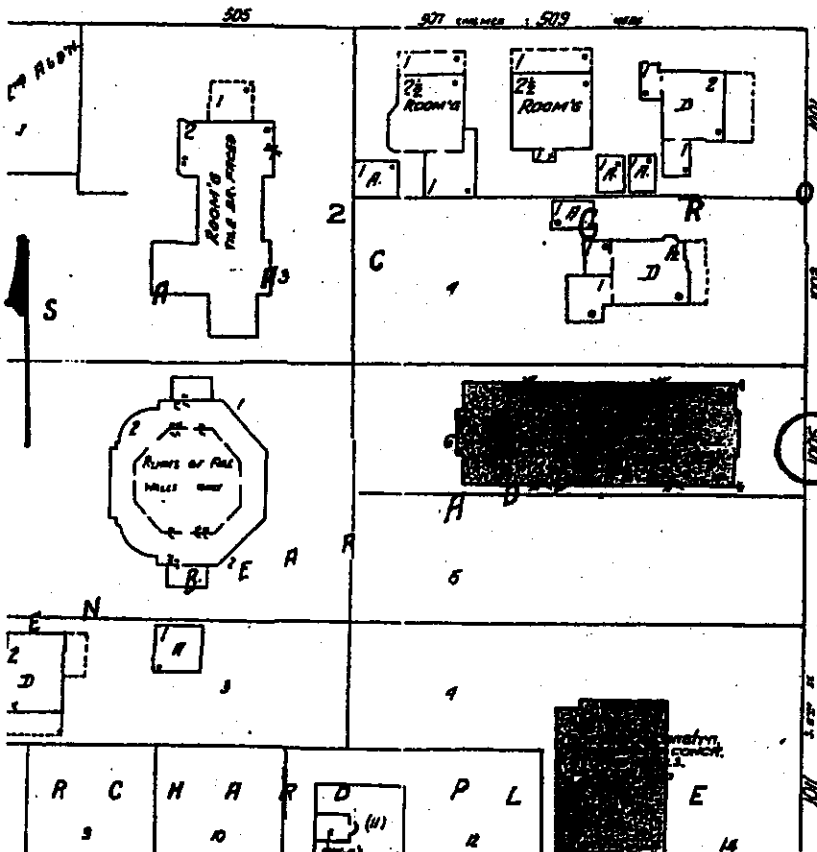
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1924 - March 1951 updated edition of the Sanborn map showing the former Little House #1 removed, the Little House #2 occupied by the Lutheran Student Center, and the Georgian Apartment Building at 1005 South Sixth Street.



E. CHALMERS



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Endnotes

1. John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (Nashville: American Association for State and Local History, 2nd ed., 4th printing), 19.
2. *Ibid.*, 19; 10-12.
3. Stephen C. Gordon, *How to Complete the Ohio Historic Inventory* (Columbus: Ohio Historic Preservation Office, 1982), 101.
4. *Ibid.*
5. Karen A. Sullivan and Ken M. Itle, "University of Illinois buildings designed by Charles A. Platt," National Register of Historic Places Multiple Property Documentation Form, December 1999, E-4.
6. *Ibid.*
7. *Ibid.*
8. *Ibid.*, E-8.
9. *Ibid.*, E-9.
10. *Ibid.*, E-11.
11. *Ibid.*, E-16.
12. "The Development of the Apartment House," *The American Architect*, CX, No. 2136 (Wednesday, 29 November 1916): 331.
13. *Ibid.*
14. Susan Benjamin/Evanston Preservation Commission, "Suburban Apartment Buildings in Evanston, Illinois," National Register of Historic Places Inventory-Nomination Form, October 1983.
15. R.E. Lee Taylor, "Design and Plan of Small City Apartment Buildings," *The Architectural Forum*, Volume XLIII, Number 3 (September 1925): 121.
16. *Ibid.*

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17. The exact relation of Dr. Ethel Esther Little to Roger Franklin Little has not been confirmed. The 1925 Faculty and Staff Directory from the University of Illinois lists Dr. E.E. Little as living at 602 Chalmers, which would have been with Roger F. and Julia Bush. The 1927 Faculty and Staff Directory confirms the city directory listing, that Dr. Little was residing at the Georgian. Dr. Little was listed as having a A.B., B.S. and M.D.; she was an associate in hygiene and was a medical advisor to women. Dr. Little was also listed among numerous Littles who were part of conveying the property at 1005 South Sixth Street to the ALMAN Corporation in 1950, with the assumption being that she was a heir to Roger F. Little's estate; however, her name was not listed among those in the deed record.
18. Champaign County Recorder of Deeds office, Date of Instrument 26 February 1924, Date of Filing 27 February 1924, Book 191, Page 458.
19. Champaign County Recorder of Deeds, Date of Instrument 20 February 1925, Date of Filing 28 February 1925, Book 194, Page 420, revenue stamp \$6.50.
20. David W. Godwin, *A Biographical History of Western Star Lodge No. 240 A.F. & A.M.* (Mattoon, Illinois: United Graphics Press, May 1998), p. 216.
21. Little Family File, the Champaign County Historical Archives of the Urbana Free Library. Photocopied article, "Roger F. Little weds Miss Bush; Nuptial ceremony at home of bride's parents in Urbana," hand dated 14 March 1911, no newspaper identified.
22. Ibid.
23. Ibid.
24. Ibid.
25. Champaign County Historical Archives, *Public Servants, 1833 - 1991*, p. 166.
26. Louis L. Emmerson, ed., *Blue Book of the State of Illinois* (Springfield, Illinois: Illinois State Journal Company, 1921), 158.
27. *Illinois Blue Book*, 1921-23, 1923-24, 1925-26, 1927-28, 1929-30, 1931-32, 1933-34, and 1935-36.
28. "Little Rites Held Tuesday in Urbana," *News-Gazette*, 3 October 1945, p. 7.

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29. *News-Gazette*, 17 July 1982, p. 8.

30. Corporate records of the ALMAN Group in the possession of Ruth K. Youngerman. Deed records indicate a succession of transactions to convey the property, including: Julia B. Little, 6 October 1950; Leroy Little, Jr., 16 September 1950; Emma Little, 12 September 1950; Robert B. Little, et. al., 19 October 1950; and Madge Little, 16 October 1950 (Dates of Instrument given). These names conflict somewhat with those given in the ALMAN corporate papers. See also Endnote #17 for information on Dr. Ethel E. Little.

According to the obituary of Julia Bush Little (*News-Gazette*, 17 July 1982, B-8), the Littles had four children: Richard (then of Highland Park), Robert (then of Urbana), Roger H. (who had died in 1980 in Urbana), and Mary Lou (then of Arlington, Massachusetts). At the time of Julia Little's death, the Littles had twelve grandchildren and ten great grandchildren.

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9. Major Bibliographical References

The ALMAN Corporation records, private collection of Ruth K. Youngerman.

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Blumenson, John J.-G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Nashville, Tennessee: American Association for State and Local History, 2nd ed., 4th printing, 1983.

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Emmerson, Louis L, editor. *Blue Book of the State of Illinois*. Springfield: Illinois State Journal Company, 1921, 1923, 1925, 1927, 1929, 1931, 1933, and 1935.

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Little Family File, Champaign County Historical Archives in the Urbana Free Library.

Sanborn Fire Insurance Maps, 1924 and 1951 (as updated).

Sullivan, Karen A. and Itle, Ken M. "University of Illinois buildings designed by Charles A. Platt," National Register of Historic Places Multiple Property Documentation Form, December 1999.

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Taylor, R.E. Lee (of the Office of Parker, Thomas & Rice, Architects, Baltimore). "Design and Plan of Small City Apartment Buildings." *The Architectural Forum*, Volume XLIII, Number 3, September 1925.

Thies, Marilyn. Interview/building tour by Alice Edwards Novak, 12 August 2005.

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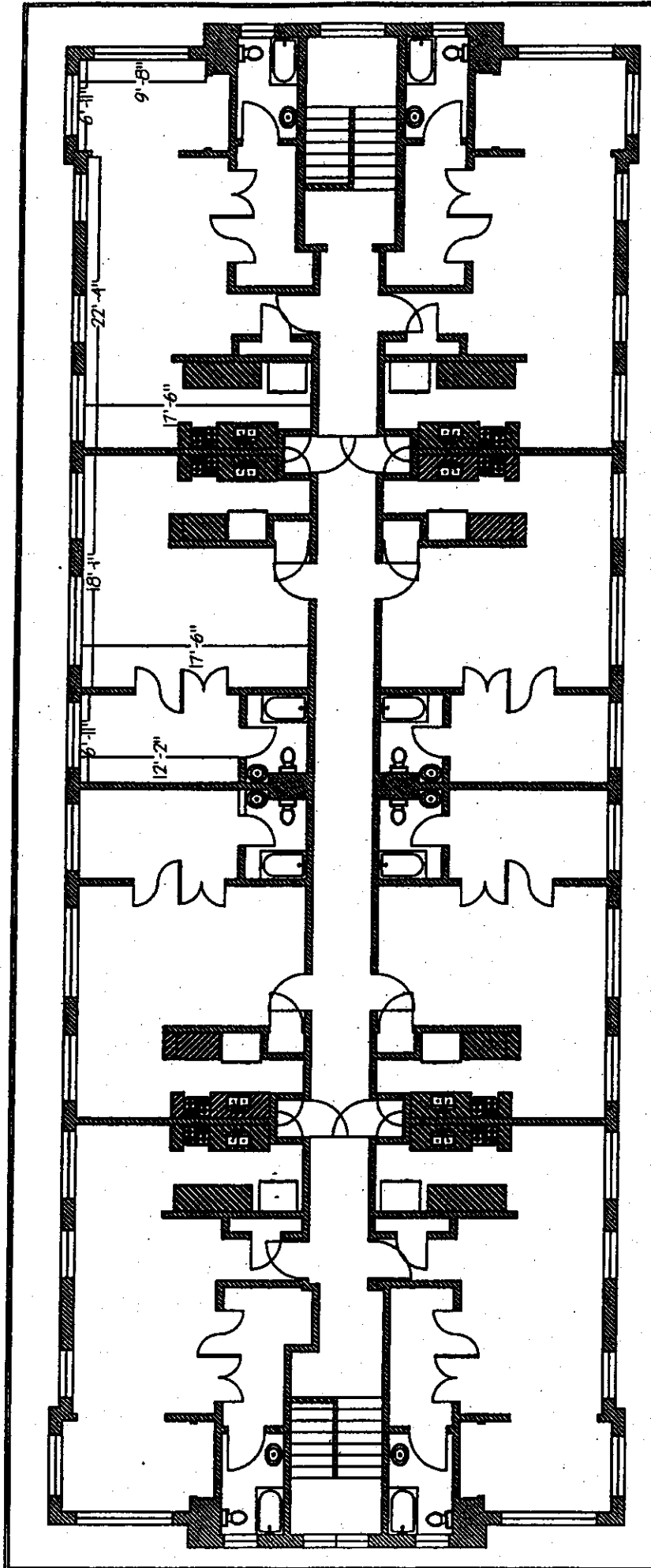
10. Geographical Data

Verbal Boundary Description

Lot 6, Ben Baer's Addition to the City of Champaign in Champaign County, Illinois.
PIN 46-21-18-183-009

Boundary Justification

The boundary includes the entire city lot which has historically been associated with the building.



The Georgian
 1005 South Sixth Street
 Champaign, Champaign County, Illinois

Third Floor plan

Nomination to the
 National Register of Historic Places

Map by Travis Salzman
 Director of Marketing
 Barr Real Estate
 Champaign, IL



Planning Department 102 N. Neil Street Champaign, IL 61820 ☎ 217-403-8800 www.ci.champaign.il.us

September 8, 2005

Tracey A. Sculle
Survey & National Register Coordinator
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, Illinois
62701-1507

Dear Ms. Scully:

I am happy to report to you that the Champaign Historic Preservation Commission has reviewed and recommended favorably on this case forwarded to us by your agency for local review.

On September 1, 2005, we reviewed 1006 So 6th Street, and found that it qualified under Criteria C.

The Champaign Historic Preservation Commission recommends that the Illinois Historic Preservation Agency forward this Nomination for placement on the National Register of Historic Places to the United States Department of the Interior with a recommendation for approval.

Sincerely,



Gary Olsen
Chair, Champaign Historic Preservation Commission

**Historic Preservation Commission
Minutes
September 1, 2005**

1. **Call to Order.** The meeting was called to order at 4:10 by Vice Chairman Chalifoux.
2. **Roll Call.** Members Present: Appel; Chalifoux; Martin; Smith; and Wacholtz
Staff Present: Phillips
3. **Approval of Minutes.** **Appel** - The word "Revival" should be added after the word "Georgian" in the second paragraph under New Business. **Wacholtz** – Moves to accept the minutes after the correction is made; **Martin** – Seconds and the vote is unanimous.
4. **Old Business.**

- **Text Amendments for Historic Preservation Ordinance**

Smith – Would like to see the definition of "appurtenance" added to Section 37-453 Definitions. H would like it to read "***Appurtenance shall mean a secondary or accessory element of a landmark or district that's attached to or distinct from the original structure.***"

Phillips – Informs the Commission that they can recommend text amendments to the Plan Commission. That Commission will then vote on the text amendments, and forward its recommendation on to Council, who will ultimately either approve or deny the text amendments.

Appel – Has several changes to the strikeout version of the HPC Ordinance. They are as follows:

Section 37-481 (b) Terms – Per Joe Hooker's suggestion, this entire section should be amended. **Phillips** – Will talk to Legal and amend the Section. The strikeout version will be brought back next month for a final look before presenting it to Plan Commission.

Section 37-498. Notice of nomination - Remove the word "Plan", and leave this as it originally was.

Section 37-512. Certificate of Appropriateness – procedures (a) – This subsection should stay as it originally was written. Subsection (b) should be entirely stricken, and should be replaced by the revision that was placed in subsection (a).

Section 37-523. Criteria for construction, alteration, and demolition (i) – Second sentence should read "The new work shall be differentiated from the old and shall be compatible with **the historic materials**, massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Sec. 37-525 through Sec. 37-530 – Should be deleted.

Appel – Moves to make the following adjustments in the current version of the Ordinance: add the definition of appurtenances; Section 37-498, delete the word plan in the second line; Section 37-512, retain the struck out wording and move the proposed changed wording to section (b), replacing what’s currently in section (b); Section 37-522, section (i), add the phrase “historic materials” following the phrase “shall be compatible with the” ; and delete Sections 37-525 – 37-530. Wacholtz - Seconds, and the vote is unanimous.

5. New Business.

- **PL05-0074: 1005 S. Sixth Street Review of Nomination to the National Register of Historic Places (the Georgian)**

Phillips – Does a brief overview of the case. This building was recently made a local landmark by this Commission, and it’s clear that it qualifies for the national register.

Alice Novak, 601 W. Delaware Ave., Urbana - Showed several slides of the exterior and interior of the proposed structure. The interior of this building matches the exterior in integrity. The original numbers are on the apartment doors; the woodwork is original and has never been painted; and there terrazzo floors throughout the hallways. Some of the hallway lights have been changed, but the units are amazingly intact.

After doing a title search she discovered that Roger F. Little and Julia Little had the building constructed in 1925. The Little’s lived around the corner from the Georgian apartment building.

Appel - Moves to recommend to the State of Illinois that 1005 N. Sixth Street be nominated for the National Register of Historic Places, based upon her belief that it meets National Criterion C. **Wacholtz** - Seconds, and the vote is unanimous.

6. Study Session.

7. Notification of Plan Commission and City Council Action.

8. Correspondence/Announcements.

Alice Novak announces that the Illinois Site’s Advisory Council will meet Thursday, September 9, at which time this case will be reviewed.

9. Audience Participation.

10. Adjournment. Smith moves to adjourn the meeting; Wacholtz – Seconds, and the meeting adjourns at 4:55 p.m.



Planning Department 102 N. Neil Street Champaign, IL 61820 217-403-8800 www.ci.champaign.il.us

September 2, 2005

Tracey A. Sculle
Survey & National Register Coordinator
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, Illinois
62701-1507

Dear Ms. Scully:

I am happy to report to you that the Champaign Historic Preservation Commission has reviewed and recommended favorably on two cases forwarded to us by your agency for local review.

On August 4, 2005, they reviewed the application for 508 E. Armory, AΦ Sorority, BA Chapter, and found that it qualified under Criteria A & C.

On September 1, 2005, they reviewed 1006 So 6th Street, and found that it qualified under Criteria C.

We will bring fuller documentation to your scheduled meeting in Urbana on September 8, 2005, but because of the short turnaround time we are faxing this notice to you for your information.

The Champaign Historic Preservation Commission recommends that the Illinois Historic Preservation Agency forward these two Nominations for placement on the National Register of Historic Places to the United States Department of the Interior with recommendations for approval.

Sincerely,

Kevin Phillips
Zoning Administrator
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August 3, 2005

Ms. Tracey Sculle
Survey and National Register Coordinator
Illinois Historic Preservation Agency
Preservation Services Division
1 Old State Capitol Plaza
Springfield, IL 62701-1507

RE: National Register Nomination for *The Georgian*

Dear Ms. Sculle:

It is my understanding that your office will soon be forwarding a National Register nomination for The Georgian apartment building, located at 1005 South Sixth Street, to the City for review and comment by our Historic Preservation Commission. At this time we are scheduling this discussion with the Commission for their regular meeting on Thursday, September 1, 2005. This would essentially waive the two month review time allowed for Commission review.

Please be advised that in order for the Commission to review the nomination at their September 1st meeting our office will need the nomination materials at least two weeks in advance. If materials are not received in advance we will schedule discussion for the next regularly scheduled meeting.

If you have any questions, please contact me at 403-8800 or rob.kowalski@ci.champaign.il.us.

Sincerely,

A handwritten signature in black ink that reads "Rob Kowalski". The signature is written in a cursive, slightly slanted style.

Rob Kowalski, AICP
Assistant Planning Director

cc: Kevin Phillips
Alice Novak



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • Teletypewriter Only (217) 524-7128

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MEMORANDUM

TO: Kevin Phillips, Champaign Historic Preservation Commission

FROM: Tracey A. Sculle, Survey and National Register Coordinator *TAS*

DATE: August 4, 2005

SUBJECT: Preliminary Opinion on the Georgian, Champaign, Illinois

The locally landmarked Georgian apartment building located at 1005 South Sixth Street in Champaign meets Criterion C for architecture and building type for listing in the National Register of Historic Places. This building was built in 1925 and is an excellent local example of the Georgian Revival style, as applied to apartment buildings in the University of Illinois campus area. The Georgian is also an important local example of a building type--the railroad apartment. The apartment was developed by Roger F. Little, a representative to the Illinois General Assembly, who was at the time of the building's construction in the middle of serving what would be seven two-year terms. The Georgian apartment building compares favorably with other Georgian Revival style apartments and railroad type apartment buildings. The period of significance for the apartment is 1925, when it was constructed. In my opinion, the Georgian clearly conveys its architectural significance and retains sufficient integrity to be listed in the National Register of Historic Places.

* Georgian, The,
1005 S. Sixth St.,
Champaign, 05001260,
LISTED, 11/15/05

ILLINOIS, COOK COUNTY,
Anderson--Carlson Building,
2044-48 W. Farwell Ave.,
Chicago, 05001259,
LISTED, 11/15/05

ILLINOIS, COOK COUNTY,
Pacesetter Gardens Historic District,
13604--13736 S. Lowe Ave.,
Riverdale, 05001252,
LISTED, 11/16/05

ILLINOIS, COOK COUNTY,
Rogers Park Manor Bungalow Historic District,
Roughly bounded by W. Lunt Ave., N. Western Ave., both sides of W. Farwell
Ave. and N. California Ave.,
Chicago, 05001258,
LISTED, 11/15/05
(Chicago Bungalows MPS)

ILLINOIS, JACKSON COUNTY,
Murphysboro Elks Lodge,
1329 Walnut St.,
Murphysboro, 05001255,
LISTED, 11/15/05

ILLINOIS, LAKE COUNTY,
Linn, Howard and Lucy, House,
555 Shoreacres Dr.,
Lake Bluff, 05001257,
LISTED, 11/15/05

ILLINOIS, LAKE COUNTY,
Swift, Louis F., House,
255 E. Foster Place,
Lake Forest, 05001256,
LISTED, 11/18/05

ILLINOIS, PEORIA COUNTY,
International Harvester Building,
1301-1309 Southwest Washington St.,
Peoria, 05001254,
LISTED, 11/15/05

ILLINOIS, RANDOLPH COUNTY,
Shiloh College,
13043 Walnut St.,
Shiloh Hill, 05001251,
LISTED, 11/15/05

ILLINOIS, WILL COUNTY,
Downtown Peotone Historic District,
Roughly N. First St. and both sides of N. Second St., roughly bounded by the
alley S of Main and N by North St.,
Peotone, 05001253,
LISTED, 11/16/05