



## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

*Planning Division*

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

**TO:** The Urbana Historic Preservation Commission  
**FROM:** Marcus Ricci, AICP, Planner II  
**DATE:** July 1, 2022  
**SUBJECT:** 710 West Oregon Street (Dr. Charles and Eudora Van Doren House):  
Historic Landmark Application, Case No. HP-2022-L-01

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### **Introduction**

Brian Adams has submitted an application to designate the “Dr. Charles and Eudora Van Doren House” (“Van Doren House”), located at 710 West Oregon Street, as a local historic landmark. Mr. Adams is submitting the application on behalf of the property owner, Denni Hubert; she consents to the nomination.

The Historic Preservation Ordinance requires that the Historic Preservation Commission (HPC) hold a public hearing on the application within 60 days of receiving a complete application. At the public hearing, the HPC should take comments from the nominators, the owners, and any other parties who wish to be heard on the application. In addition, the HPC should consider all written comments received prior to or during the hearing. It is the responsibility of the nominator to provide evidence of the suitability for historic landmark status as well as documentation of such evidence.

Following the public hearing, the HPC should review all information presented to it that is pertinent to the nomination. Since the property owner has consented to the nomination, the HPC may designate the property as a historic landmark if the HPC finds that the property meets one or more of the criteria set forth in Section XII-5.C.1. Staff have determined that the nomination meets criteria a, b, and c, and recommend that the Van Doren House be

Should the application be approved, the owner would be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission for future exterior changes to the property, including any proposed demolition, as per the requirements of Section XII-6 of the Zoning Ordinance.

### **Background**

The Van Doren House was built in 1915 for Dr. Charles and Eudora (Butz) Van Doren. It is located in the “Sarah M. Hall’s Subdivision” of the Campbell & Kelly’s Addition in West Urbana, and was designed by their son, Robert Guy Van Doren, in the Tudor Revival style. Charles was a practicing physician, operated several farms, and contributed to the Urbana community in many ways. Eudora (“Dora”) managed several rental properties. Following Charles’ death in 1933, Dora lived in the house until 1942, when she sold it to Carl Hartman, the Head of the Zoology and Physiology Department at the University of Illinois. In the 1980s, Bruce Shurts lived in the house and operated it as the “Shurts Bed and Breakfast.” In 2001, it

reopened as the “Hubert House Bed and Breakfast,” operated by the property owner.<sup>1</sup> The nomination application includes the main residence, the carriage house to the north, and the parcel, which is comprised of the east halves of Lots 5 and 6 of Sarah M. Hall’s Subdivision. Prior to the subdivision of Lot 6, the Van Doren family lived in a house at 712 West Oregon Street, built in 1901, at the northeast corner of the intersection of Oregon Street and South Busey Avenue. It was directly west of the current residence, which is on the former site of an outbuilding associated with the original residence.<sup>2</sup>

The Van Doren House exhibits many characteristics of the Tudor Revival architectural style, which are described in detail in the attached application (Exhibit A). The house has been minimally altered over the years and retains most of its original architectural features; modifications include west porch enclosure, modern siding on dormers and gables, and asphalt shingles.

## **Discussion**

Under Section XII-5.C of the Urbana Zoning Ordinance, the proposed landmark must meet one or more of seven possible criteria in order to qualify for landmark designation. The application states that 710 West Oregon Street meets four of the seven criteria – a, b, c, and e (highlighted below):

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

Each of these criteria is explained in the next section, followed by a staff analysis.

## **Designation Criteria**

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

The application provides a thorough summary of the development and significance of the Campbell & Kelly’s Addition (platted in 1893) and Sarah M. Hall’s Subdivision (platted in 1897). Formerly agricultural land, the addition was, at the time, the southwest corner of the City of Urbana. The growing

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<sup>1</sup> See landmark application (Exhibit A) for more on the careers of Charles and Robert Guy Van Doren.

<sup>2</sup> See pages 2 and 15-17 of the nomination report in the landmark application (Exhibit A)

significance of the University of Illinois influenced the development of this West Urbana neighborhood, as did the establishment of Carle Park through the combined efforts of Margaret Carle Morris and Dr. Van Doren. The development of Carle Park – a local park intimately associated with the cultural and social heritage of Urbana – initiated a significant building boom in southwest Urbana that provided work for local architects, laborers and building supply companies, and spurred continued expansion of the city limits to the south.<sup>3</sup>

For these reasons, City staff recommends a finding that 710 West Oregon Street qualifies under *critterion a)* as it has significant value as part of the economic and social heritages of Urbana.

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

As detailed in the application, Dr. Van Doren contributed to the community in many ways. In addition to his medical practice, he served on the Urbana school board and created “Van Doren Heights” (1909), an addition that expanded the residential limits of the city to the south, and encouraged additional development of the area. He also collaborated with Mrs. Margaret Carle Morris to create Carle Park, the third oldest park in Urbana, as part of the development, in memory of her first husband, Albert G. Carle. Van Doren also served on the board of the Kankakee and Urbana Traction Company, an electric rail service proposed to connect Urbana with other communities.<sup>4</sup>

City staff recommends a finding that 710 West Oregon Street qualifies under *critterion b)* as the house is closely associated with Dr. Charles L. Van Doren, an important person in local history.

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

Criterion c) is a two-part test: for a property to qualify under this criterion, it must 1) represent the distinguishing characteristics of an architectural type and 2) retain a high degree of integrity.

The Van Doren House, built in 1915, is a unique example of the Tudor Revival style, and was designed by architect Robert Guy Van Doren, son of Dr. Charles and Eudora Van Doren. The Tudor Revival Style encompasses a range of varied types based on late medieval models. In America, the style tends to emphasize steeply pitched, front-facing gables that dominate the façades. Ornamental half-timbering is common, while walls are typically constructed of stucco, masonry, or masonry-veneered walls.

The Van Doren main house exhibits features that can be classified within the “Parapeted Gables” and “Brick Wall Cladding” subtypes of McAlester and McAlester, including a parapeted gable on the distinctive entry porch. It is 2-1/2 stories with a simple rectangular ground plan and end gable roof. The house is asymmetrical with an off-center entry porch on the east side of the façade, a front gable above a second story, semi-hexagonal bay window near the center, and a two-story wing on the west side. A historic photograph of the house indicates the west wing was originally an open porch with no windows. The house is constructed of smooth dressed red brick laid in common bond. The brick chimney can be described as a combination gable wall and slope type. It retains a *good degree of integrity* with the following modifications noted: enclosure of the formerly open west porch; modern siding on soffits,

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<sup>3</sup> See application report, pages 3-4 for more details on value to economic and social heritage.

<sup>4</sup> See application report, pages 4-5 for more details on historic personal importance.

gables and dormers; wood-latticed side porch entry; entrance and storm doors; and asphalt roof shingles.<sup>5</sup>

The carriage house/garage is located at the northeast corner of the lot. It was extensively renovated in the 1990s and won an “Adaptive Use Award” from the Preservation and Conservation Association (PACA) of Champaign County in 1995. It is a two-story Craftsman-style structure with a simple rectangular ground plan and moderately pitched, flared side gable roof with a south-facing gable roof dormer. The first story is constructed of smooth dressed red brick laid in common bond. The end gables and second story north elevation feature boxed soffit ends and are clad in wooden shingles. The soffits appear to be original wooden beadboard. The carriage house maintains a *high degree of integrity*, retaining most of its original construction with some restored or replicated features such as the large double doors and four-light dormer windows on the south elevation. Modifications include an off-center 12-light window on the east elevation’s second-story gable, and a sliding glass patio door and a modern deck on the west elevation.

Staff recommends a finding that the Van Doren House qualifies under *criterion c*) as it is both 1) representative of the distinguishing characteristics of the Tudor Revival architectural style and 2) retains a good-to-high degree of integrity.

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

City staff recommends a finding that 710 West Oregon Street does not qualify under criterion d) as it was not built or designed by a person described by the criterion.

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

This criterion refers to a property having a visually distinctive location such as at the terminus of a street, located on a public square or in a park, on a hill, or with a unique and identifiable roofline.

The Van Doren house is a good example of the Tudor Revival style and is somewhat unique in the immediate neighborhood. The Newton Wells house, built in 1907, at 803 West Oregon Street is a nearby Tudor Revival style home but, unlike the Van Doren house, it presents a symmetrical façade and has a stucco and shingle exterior. The Van Doren house also has a shallower setback from West Oregon Street.

City staff do not find these to be exceptionally strong distinguishing features of unique location or physical characteristics, and recommends a finding that 710 West Oregon Street does not qualify under criterion e) as identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

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

City staff recommends a finding that 710 West Oregon Street does not qualify under criterion f) as it is not a utilitarian structure as described by the criterion.

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<sup>5</sup> See application report, pages 6-12 for more details on architectural significance.

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

City staff recommends a finding that 710 West Oregon Street does not qualify under criterion g) as the area around the 710 West Oregon Street site has not yielded, and does not appear likely to yield, any archaeologically-significant information.

## **Summary of Findings**

Recommended statements of findings based on the application and the completed analysis are below. The Historic Preservation Commission may revise these findings based on their review and consideration of the case, including any evidence that may be submitted at the public hearing.

1. Article XII of the Urbana Zoning Ordinance provides the City of Urbana the authority to designate local landmarks and historic districts with the stated purpose of promoting the educational, cultural, economic and general welfare of the community.
2. On June 7, 2022, the City of Urbana received a landmark application to designate the property located at 710 West Oregon Street (“The Van Doren House”) as a local landmark. The application was deemed complete by staff on June 13, 2022.
3. The applicant, Brian Adams, is acting on behalf of Denni Hubert, the property owner, who consents to the landmark nomination.
4. The Van Doren House was built in 1915 and was designed by Robert Guy Van Doren in the Tudor Revival architectural style.
5. The Van Doren House qualifies under criterion a) as it has significant value as part of the economic and social heritages of Urbana.
6. The Van Doren House qualifies under criterion b) as the house is closely associated with Dr. Charles L. Van Doren, an important person in local history.
7. The Van Doren House qualifies under criterion c) as it is representative of the distinguishing characteristics of the Tudor Revival architectural style and retains a good-to-high degree of integrity.
8. The Van Doren House does not qualify under criterion d) as a notable work of a master builder, designer, architect, or artist.
9. The Van Doren House does not qualify under criterion e) as it is not identifiable as an established and familiar visual feature in the community.
10. The Van Doren House does not qualify under criterion f) as it is not a utilitarian structure as described by the criterion.
11. The Van Doren House does not qualify under criterion g) as the area around the 710 West Oregon Street site has not yielded, and does not appear likely to yield, any archaeologically-significant information.

## Options

In Case No. HP 2022-L-01, the Historic Preservation Commission may:

- 1) Find that the nomination meets one or more of the criteria for designation as a local landmark and approve the application to designate the property as a local landmark; or
- 2) Find that the nomination does not meet any of the criteria for designation and deny the application.

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

## Staff Recommendation

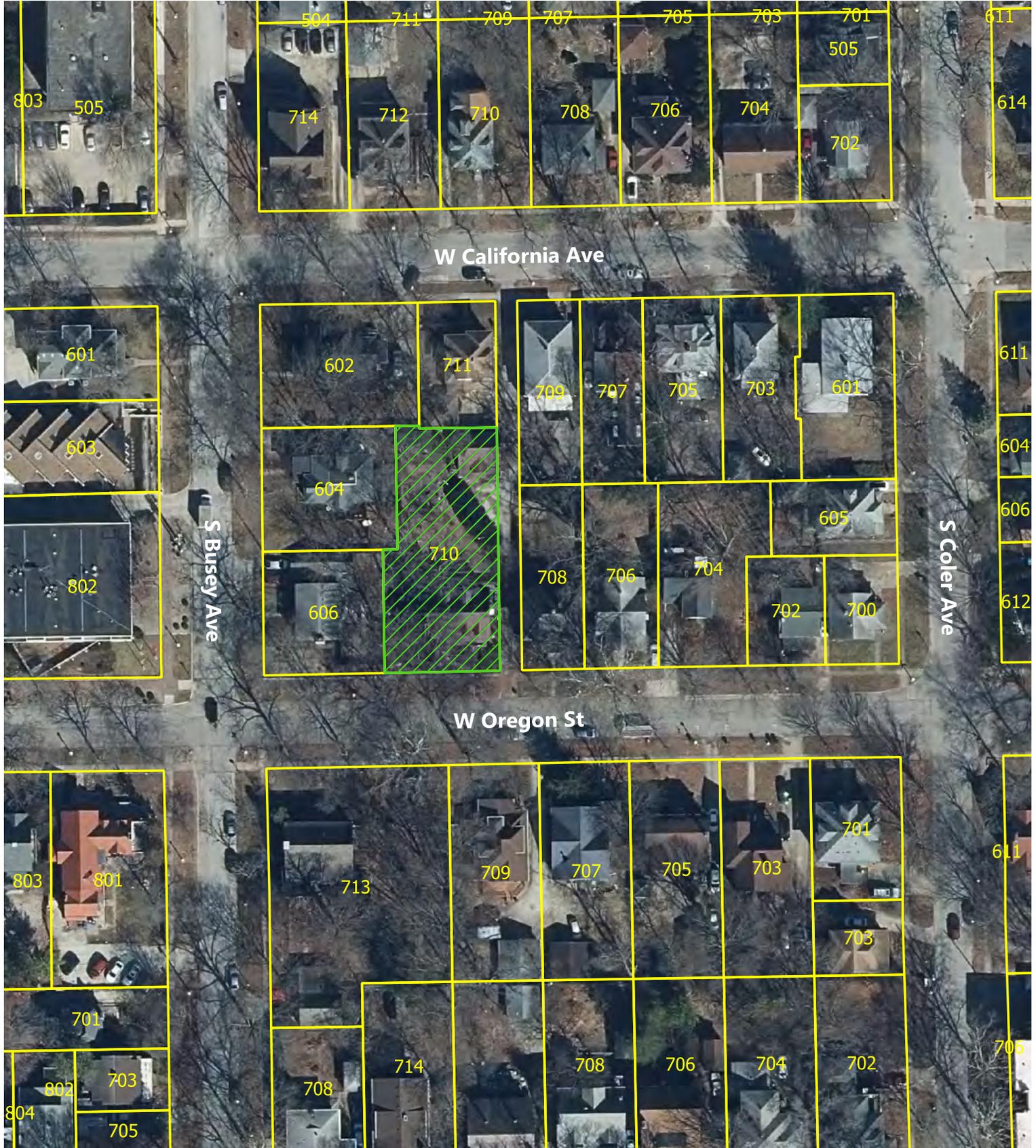
Since the property owner consents to the applicant's nomination of the property as a local landmark, the Historic Preservation Commission has decision-making authority in this case.

Based on the application and staff analysis provided above, staff recommends the Historic Preservation Commission find that the landmark nomination for 710 West Oregon Street conforms with criteria a), b), and c) of Section XII-5.C of the Urbana Zoning Ordinance and **APPROVE** the application, with Findings of Fact as stated in the Summary of Findings.

Attachments: Exhibit A: Location Map  
Exhibit B: Application, Nomination Statement with Photos

cc: Brian Adams, Applicant  
Denni Hubert, Owner  
Sheila Dodd, Interim Community Development Director  
Kevin Garcia, AICP, Principal Planner

# Exhibit A - Location Map



Case: HP-2022-L-01  
Subject: Historic Landmark Van Doren House  
Location: 710 West Oregon Street  
Applicant: Brian Adams for Denni Hubert

 SUBJECT PROPERTY



# Exhibit B - Application with Statement of Significance



## Application for Historic Landmark Designation

**HISTORIC  
PRESERVATION  
COMMISSION**

Although there is no fee to file an application for Historic Landmark Designation, **the Applicant is responsible for paying the cost of legal publication fees.** Estimated costs for these fees usually run between \$75.00 and \$225.00. The applicant will be billed separately by the News-Gazette.

**DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY**

Date Application Filed June 7, 2022 Case No. HP-2022-L-01

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### PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION

#### 1. APPLICANT CONTACT INFORMATION

Name of Applicant(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Address (*street/city/state/zip code*): \_\_\_\_\_

Email Address: \_\_\_\_\_

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

#### 2. OWNER INFORMATION

Name of Owner(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Address (*street/city/state/zip code*): \_\_\_\_\_

Email Address: \_\_\_\_\_

#### 3. PROPERTY INFORMATION

Location of Subject Site: \_\_\_\_\_

PIN # of Location: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Current Zoning Designation: \_\_\_\_\_

Current Land Use (*vacant, residence, grocery, factory, etc.*): \_\_\_\_\_

Present Comprehensive Plan Designation: \_\_\_\_\_

Legal Description (*If additional space is needed, please submit on separate sheet of paper*): \_\_\_\_\_

Date of Construction of Structure: \_\_\_\_\_

# Exhibit B - Application with Statement of Significance

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

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

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

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

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

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

## CERTIFICATION BY THE APPLICANT

I certify all the information contained in this application form or any attachment(s), document(s) or plan(s) submitted herewith are true to the best of my knowledge and belief.

Brian Adams  
Applicant's Signature

6/13/22  
Date

## PLEASE RETURN THIS FORM ONCE COMPLETED TO:

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

# Exhibit B - Application with Statement of Significance

## URBANA HISTORIC PRESERVATION COMMISSION

Suggested Format for Content and Organization of “Statements”

For Property Located in a Proposed Historic Landmark

### *Summary Paragraph*

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

### *Property Description*

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

### *History*

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

### *For Architectural Significance*

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

### *Context*

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

# Exhibit B - Application with Statement of Significance

## Van Doren House, 710 West Oregon Street, Urbana, Illinois Application for Historic Landmark Designation

The Dr. Charles L. and Eudora (“Dora”) *Butz* Van Doren House at 710 West Oregon Street, Urbana, Illinois, was constructed in 1915 in the Tudor Revival style. It was designed by their son, Robert Guy Van Doren, an architect who graduated from the University of Illinois in 1914. The house is located in the Sarah M. Hall’s Subdivision of the Campbell & Kelly’s Addition to Urbana. At the time of its construction, this tract was near the southwest boundary of the City of Urbana with little development to the south. This application includes two contributing elements: the Van Doren residence and the associated carriage house to the north.

Campbell & Kelly’s Addition to Urbana is depicted in the 1893 Plat Book of Champaign County. It is bordered on west by Lincoln Avenue (west of which is a 40-acre tract owned by Allen McClain), on the south by a 158-acre tract owned by Margaret Morris, on the north by Dry (now Illinois) Street, and on the east by Orchard Avenue. At this time, this represented the southwest corner of the City of Urbana. The 1913 Atlas of Champaign County indicates that by this time, the addition had been reduced in size. The southern boundary was now located at Oregon Street, no longer extending to the north limit of the former Margaret Morris tract, now Washington Street.

The 1913 Atlas also indicates that nine lots formed “Sarah Hall’s Subdivision” within the Campbell & Kelly addition. This subdivision is bounded on the west by Busey Avenue, on the north by Illinois Street, on the east by Coler Avenue, and on the south by Oregon Street. Lots 4, 5, and 6 are separated from Lots 1-3 and 7-9 by a north-south alley. By 1913, the city had grown farther south, extending to Michigan Avenue.

Currently, the house at 710 West Oregon Street is situated on an irregular-shaped lot bordered by an alley to the east. This lot, which is oriented north-x-south, was created from the eastern portions of Lots 5 and 6 of Sarah M. Hall’s Subdivision, both of which were owned by the Van Doren’s at one time. Lots 5 and 6 are oriented east-x-west. Dora Van Doren purchased Lot 6 from Sarah M. and Justin S. Hall on September 1, 1899, for \$725. The deed stipulates that the “*Party of the second part agrees to erect house on said lot to cost not less than \$200...*”. (Deed Record, Book 116, p. 273). It was on the western portion of this lot that the Van Doren’s built their first residence in Urbana, 712 West Oregon Street (this house burned down in February 1968 [Clements 1968]). On November 20, 1914, Dora purchased Lot 5 from Kate B. Adams for \$5,500 (Deed Record, Book 158, p. 493). On November 13, 1924, Dora and Charles sold the west 85 feet of Lot 6 to the Iota Chapter of Alpha Omicron Pi, “*...subject to a mortgage now existing dated April 6, 1923 for \$13,500.00*” (Deed Record, Book 191, p. 382). By this time, they had built their second residence at the east end of Lot 6, at 710 West Oregon Street. On October 5, 1927, the Van Doren’s sold the west 80 feet of Lot 5 to William T. Marberry (Deed Record, Book 208, p. 13).

In summary, the Van Doren’s owned both Lots 5 and 6 by 1914, the year before their residence at 710 West Oregon Street was built. Between 1924 and 1927, they sold the west portions of these two lots. Thus, the current shape and orientation of their lot on West Oregon Street was created by 1927. The south half of the lot, where the house is located, was originally the eastern half of

## Exhibit B - Application with Statement of Significance

Lot 6 of Sarah M. Hall's Subdivision, formerly the site of 712 West Oregon Street, now occupied by 606 South Busey Avenue. The north half of the lot, the current back yard of the house, was originally the east half of Lot 5, on which 604 South Busey Avenue is located.

The Sanborn Fire Insurance maps from 1923 through 1969 continue to depict the original east-west limits of Lots 5 and 6, extending from South Busey Avenue on the west to the alley between West Oregon and West California streets. The 1923 Sanborn Fire Insurance Map depicts two structures on Lot 6: 712 (built 1900) and 710 (built 1915) West Oregon Street, both built by the Van Doren family. Lot 5 contains a dwelling at the west end (604 South Busey Avenue) and an outbuilding at the east end, at the alley. However, as discussed above, the east portions of Lots 5 and 6 had been truncated to create the lot on which 710 West Oregon Street is located.

The property at 710 West Oregon Street currently consists of the residence and a carriage house located at the northeast corner of the lot. Prior to the subdivision of Lot 6, the Van Doren family occupied an earlier residence they had built in 1900 at 712 West Oregon Street, at the northeast corner of the intersection with South Busey Avenue. The 1915 Sanborn Fire Insurance map depicts this residence and an outbuilding to the east along the alley. In his autobiography, Mark Van Doren (1958, p. 28) writes:

*Our barn, east of the house, was at least as interesting because it always had a horse in it. Automobiles were soon to make their appearance on the streets and roads, but it was not until 1908 that we had one.*

The outbuilding associated with the 1900 Van Doren residence is in the approximate location of the current house at 710 West Oregon Street. The current carriage house occupies a location formerly part of Lot 5 to the north of Lot 6. The 1923 Sanborn Fire Insurance map depicts a 1 ½ story frame garage at the northeast corner of Lot 5, along the alley. This corresponds to the current location of the carriage house at 710 West Oregon Street. Based on this, it appears the carriage house at 710 West Oregon Street was within the original boundaries of Lot 5 (the location of 604 South Busey Avenue); division of the lots resulted in its incorporation into the current lot occupied by 710 West Oregon Avenue. As discussed above, deeds indicate this had occurred by 1927. This same arrangement of buildings is depicted on the 1945 Sanborn Fire Insurance map. The 1969 Sanborn Fire Insurance map no longer depicts the house at 712 West Oregon Street, which burned down in February 1968 (Clements 1968).

The current lot dimensions (73.5-x-156.8 feet) of 710 West Oregon Street are close to the original dimensions of east-x-west oriented Lots 5 and 6 (79.4-x-150 feet); the Van Doren's may have desired to retain a lot of similar dimensions, changing the orientation to north-x-south.

Following Charles Van Doren's death in 1933, his wife Dora remained in the house until 1942, when she moved to 602 West Oregon Street, a house the couple purchased in 1923 as a rental unit. She sold 710 West Oregon Street to Carl G. Hartman in 1942. He was Head of the Zoology and Physiology Department at the University of Illinois from 1941 until 1947. The next owner was another University of Illinois Professor, Arthur Lincoln Scott, who purchased the property in 1947

## Exhibit B - Application with Statement of Significance

from Hartman. He was an assistant professor of English who retired in 1970. The 1971 city directory records Bruce Shurts residing at the house. By the 1980s the property was known as the Shurts Bed and Breakfast. In early 2001, it had reopened as the Hubert House Bed and Breakfast.

The Van Doren House is being nominated for historic landmark designation under the following five criteria:

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

### **Significant value as a part of the architectural, cultural, economic, and social heritage of the community**

The Campbell & Kelly's Addition/Sarah Hall's Subdivision, in which the Van Doren House is located, developed significantly later than the earliest part of the city—the downtown and related areas to the immediate west and southwest of the downtown. Situated at the south end of Big Grove, near the confluence of the Boneyard and Saline creeks, the City of Urbana was surveyed and platted in September 1833. The original city plan consisted of four north-south streets intersected by four east-west streets. Today this area constitutes the city's downtown. Population growth and economic development remained slow during the 1830's and 1840's due to poor transportation systems. Urbanization intensified when the railroad arrived in the 1850's. The Illinois Central Railroad connected the area with Chicago in 1854, resulting in an economic and population explosion in Champaign County. Between 1850 and 1860, population in the county increased from 2,645 to 14,629. Pioneer farmers were replaced by land speculators, merchants, intellectuals (lawyers, doctors, teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories that had been established. The early population derived primarily from the south (e.g., Kentucky) was augmented by immigrants from the northeast (New York, Massachusetts, Pennsylvania, Ohio, etc.). Foreign-born immigrants, primarily of Irish and German origin, also began to arrive, and with their presence the religious composition of the county changed. The former exclusive dominance of Protestant and Baptist denominations was balanced by the formation of Catholic and Jewish congregations. A variety of factories sprung up overnight, many of them associated with the burgeoning construction industry and agricultural production. These included brick and tile factories, sawmills, a sash and door factory, foundry and machine shop, plow and wagon factory, as well as a woolen factory and flouring mills, among others. Between about 1850-60 the Main Street of the Original Town of Urbana became a hub of activity, lined with a variety of retail stores, saloons, law and real estate offices, banks, and other

## **Exhibit B - Application with Statement of Significance**

places of business and recreation. The City of Urbana was incorporated on February 14, 1855, and in 1867 was chosen as the site of for the Illinois Industrial University (University of Illinois) through the efforts of Clark Robinson Griggs. Also in 1867, the first railroad to actually pass through Urbana, the Danville-Urbana-Bloomington-Pekin Railroad (later the I.B. & W), was chartered, again by C.R. Griggs. Economic development slowed in the 1870's. Major developments in the latter half of the 19<sup>th</sup> century and early 20<sup>th</sup> century included: the large-scale draining of swampy prairies surrounding the city, resulting in the dominance of grain production at the expense of cattle breeding; the establishment of a gas lighting system; paving of streets; establishment of an electric rail line; construction of hospitals; and the continued expansion of retail businesses.

The property including the Van Doren House was not developed until around 1900 as part of the Campbell & Kelly's Addition/Sarah M. Hall's Subdivision. During the late nineteenth and early twentieth centuries, the residential part of Urbana expanded southward and westward through a series of additions platted by various individuals over time. Prior to this, the area was primarily agricultural land at and beyond the city's corporate limits. The growing significance of the University of Illinois and its proximity to the developing neighborhood to the near east of campus has much to do with the development of the West Urbana neighborhood, as did the establishment of Carle Park through the combined efforts of Margaret Carle Morris and Dr. Charles L. Van Doren. Development of Carle Park, currently still intimately associated with the cultural and social heritage of Urbana, also initiated a significant building boom in southwest Urbana, providing work for local architects, laborers and building supply companies, and spurred on continued expansion of the city limits to the south.

### **Associated with an important person in local history**

#### ***Dr. Charles Lucius Van Doren***

Charles Lucius Van Doren was born May 21, 1857, in Farmington, Illinois (Fulton County), the son of William H. and Hannah Van Doren. He graduated from Bennett Medical College, Chicago in 1881, and soon after opened a practice in Hope, Vermilion County. Here he married Eudora ("Dora") Ann Butz on May 9, 1883. Dora was born in Hope on May 4, 1863. The couple moved to Urbana in 1900 where Charles continued his medical practice. Dr. Van Doren also operated farms near Hope and Villa Grove, totaling about 1,000 acres. Charles and Dora had five sons: Carl, Mark, Paul, Robert Guy, and Frank. Carl and Mark Van Doren would become writers and professors at Columbia University, and both would win Pulitzer Prizes for their works.

When the family moved to Urbana, Charles had a large house built in 1901 at 712 West Oregon Street, and the northeast corner of the intersection with Busey Avenue in the Sarah M. Hall's Subdivision of Campbell & Kelly's Addition to Urbana. At this time, Oregon Street was at the extreme southwest edge of Urbana's corporate limits, with little development to the south.

During his tenure in Urbana, Charles Van Doren would wear many hats and contribute to the community in many ways. In addition to his medical practice, he also served on the Urbana school

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board and in 1909 created “Van Doren Heights”, an addition to Urbana that surrounded newly established Carle Park. Bordered by Washington Street on the north, Pennsylvania Avenue on the south, Orchard Street on the west, and Race Street on the east, Van Doren’s Addition would expand the residential limits of the city to the south and encourage additional development of that area.

Carle Park, the third oldest park in Urbana, was donated to the city on March 5, 1909, by Mrs. Margaret Carle Morris in memory of her first husband Albert G. Clarke, an early pioneer who died in 1881. She also donated \$10,000 to beautify the park with a fountain and statues. Mrs. Morris had sold 30-acres of her property to Dr. Van Doren, who platted the “Van Doren Addition to the City of Urbana”. Mrs. Morris stipulated that as part of the sale, about 10 acres was to be turned into a public park.

On 25 March 1909, the *Urbana Courier-Herald* wrote:

*D. (sic) C.L. Van Doren is having his new addition surrounding Carle Park surveyed and will begin improving the land as soon as the weather permits.*

By May 6, 1909, grading and planting of grass seed had been completed in the park, and Van Doren had placed an order for “forest” shade trees, which arrived by May 19 and were soon planted by a large force of workers.

The Van Doren Addition with Carle Park was a success, and quickly attracted buyers, spurring urban expansion southwards. On October 30, 1909, the *Urbana Courier-Herald* wrote:

*Lots on Van Doren Heights are going like hot cakes on a cold morning.*

And on October 6, 1910:

*There is just now a lively scramble for lots fronting on Carle park. People who have bought are highly elated. Those who have secretly planned to buy, in the future, have suddenly awakened to the fact that nearly all the choicest lots are already gone, and that it will very soon be impossible to secure any kind.*

*(Urbana Courier-Herald, 1910)*

Charles Van Doren also played a role in the ill-fated “Kankakee and Urbana Traction Company”, or “University Route”, designed to connect Urbana with Kankakee to the north and Charleston to the south with electric rail service. Incorporated in 1909, the planned system caused much fanfare in Urbana, which anticipated the electric service would attract riders interested in local connections to nearby communities without relying on traditional steam rail service. Apparently still smarting from the chosen route for the Illinois Central Railroad through Champaign in the 1850s, Urbana city leaders anticipated the community would benefit from a rail system that directly connected Urbana with other communities. Van Doren was on the board soon after incorporation, and by August of 1917, had replaced George M. Bennett as president. Trains began operating in November of 1912, although the line had not reached its planned final destinations, stalling out at Paxton in the north. Soon however the system began experiencing financial problems, partially

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due to the rise of motorized vehicles, especially trucking companies which began competing for hauling business. The traction company's holdings were sold in 1926 and the road was abandoned.

Despite his dedication to multiple personal and community endeavors, Charles Van Doren often found himself in financial distress. Son Mark Van Doren (1958, p. 39) wrote in his autobiography:

*It was years before I realized that he had crushing problems with his farms and the other enterprises he took on.*

Apparently, the failure of the traction system proved to be a great burden:

*People put money into it because he asked them to; they believed in him as he believed in it, for his initial faith in it was very strong; and thoughts of these people were to rob him of much sleep before he died. The railroad never did prosper...we all witnessed the dismal, slow disaster without any power to stop it on our part. It was eventually, in combination with the agricultural depression of the 1920's, to take away from him whatever wealth he had..."*

(Van Doren 1958, p. 42)

In order to help with the family finances, his mother bought a few houses as rental properties and also rented out rooms in the family house (Van Doren 1958, p. 42). Mounting financial problems may explain why Charles Van Doren had the house at 710 West Oregon Street built in 1915 (Van Doren 1958, p. 71). This house, designed by his son Robert Guy Van Doren, was built immediately east of their original residence at 712 West Oregon Street.

**Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period and style, and which retains a high degree of integrity**

### *Architectural Description*

Built in 1915, the Van Doren House is a unique example of the Tudor Revival style designed by architect Robert Guy Van Doren, son of Dr. Charles and Eudora Van Doren. Robert Guy Van Doren was born on November 3, 1887. He attended Thornburn High School in Urbana and graduated in 1905. Afterwards, he attended the University of Illinois, graduating in 1910 from the College of Engineering with a degree in Architecture. His thesis was entitled "A Design for a University Library" and was approved by N. Clifford Ricker. In June 1910, he moved to Muskogee, Oklahoma where he assumed a position with the architectural firm of Smith, Parr & Van Doren after graduating. He had built a new house here in the summer of 1910 after graduating from the university. In October of 1910, he returned to Illinois briefly to marry Verla E. McCray in Danville. After the wedding, the couple returned to Muskogee. Verla was a graduate of the Women's College at Jacksonville, Illinois. In August 1911, the couple had a daughter, Mary Elizabeth.

One project Smith, Parr & Van Doren worked on was a third story addition to the I.O.O.F. building in Checotah, Oklahoma (*Western Contractor* 1912). Robert, or "Guy" as he was commonly

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known, was still with the firm in November 1913 (*Alumni Register of the College of Engineering* 1913).

The 1914 City Directory indicates Guy and his wife were back in Urbana at this time. He was employed as a draftsman by architect Archie Henry Hubbard of Champaign. Hubbard was a faculty member at the University of Illinois and also served as Associate to the Supervising Architect, James M. White. In 1915, he and C.J. Pankow of Urbana formed an architectural firm. Hubbard headed an office in Champaign, while Pankow oversaw the Urbana office.

By 1916, the Van Doren is residing in Detroit, where for a while he was employed with the Kahn architectural firm. He continued to reside in the Detroit area through the 1930s, eventually opening a business in Jackson. In 1945, he and his wife established an antique business in Clinton, Michigan. Guy Van Doren passed away on November 11, 1960, in Jackson.

The Van Doren house is situated at the southern end of a rectangular lot measuring approximately 73-x-157 feet. However, when originally constructed, the house was at the east end of Lot 6 owned by Charles Van Doren. The current lot was created from the eastern portions of Lots 5 and 6. The lot is bounded by an alley to the east and West Oregon Street to the south with shallow setbacks. To west the lot is bounded by the west halves of Lots 5 and 6. A low, common-bond brick wall with a concrete cap separates the property from a herringbone brick sidewalk to the south and the asphalt alley to the east. The wall is breached near the southeast end by two stairs that lead to a walk to the entrance of the house. On the east side of the lot, along the alley, the wall is breached in two locations to permit access to two entryways from the east. At its northern terminus, the wall gradually slopes downward to ground level. A high metal triad spear picket fence, not original to the property, is located along the inside of the brick wall, extending along the entire length of the south side of the lot. The fence continues along the east side of the lot along the alley, terminating at a point in line with the house façade. A high wooden fence partially obstructs views of the south and east side of the back yard. The carriage house at the northeast corner of the lot is accessed from a gravel lot that opens from the alley. The alley is accessed from West Oregon Street by a short brick-paved drive with concrete curbing that terminates in line with the wall along the south edge of the lot. A metal hitching ring is located in the concrete sidewalk near the curb along West Oregon Street.

The Van Doren House is 2-1/2 stories with a simple rectangular ground plan and end gable roof. The house is asymmetrical with an off-center entry porch on the east side of the façade, a front gable above a second story, semi-hexagonal bay window near the center, and a 2-story wing on the west side. A historic photograph of the house indicates the west wing was originally an open porch with no windows. The house is constructed of smooth dressed red brick laid in common bond. The exterior walls rest on a horizontal, decorative string course of bricks resting on vertical soldier bricks. The brick chimney can be described as a combination gable wall and slope type. The lower portion of the chimney is currently not visible on the exterior of the west elevation where it is obscured by the west wing/former porch. The stack passes through the soffit and the south-facing roof of the south elevation. The top of the stack is T-shaped with a stone cap resting on a rowlock course of bricks. All roofs are clad with asphalt shingles.

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### *South Elevation/Façade*

At ground level in the center of the south elevation is a stringer of three basement windows resting on a stone sill. Each window features two muntins separating three glass panes.

In the center of the first story are three windows: a center window of 15/1 double-hung sash flanked by two 9/1 double-hung sashes. These windows rest on stone sills above brick headers. Decorative shutters are located to the east and west of these windows.

The west wing has three centrally placed 9/1 light sashes with stone sills above brick headers. As mentioned above, a historic photograph of the house indicates the west wing was originally an open porch with no windows. Sanborn Fire Insurance maps from 1923 and 1945 do not depict this west wing; it first appears on the 1969 map. However, a historic photograph from 1916 depicting the Van Doren family in front of the fireplace at the west wall of the house depicts doors in the wall to the north and south of the hearth, indicating the wing must be an original part of the house. As stated above, an undated historic photograph of the house depicts this wing as an open porch.

The first floor of the façade is dominated by a distinctive off-center entry porch at the east end. This is of brick construction with a stone, semi-elliptical Tudor arch beneath a steeply pitched roof with a stone-capped parapet. Between the peak of the roof and the arch is a decorative diamond of brick and stone. The steeply pitched porch roof is clad in asphalt shingles. On the west and east sides of the porch are narrow windows glazed with diagonal panes. Access to the porch is from the south via a steep stairway of seven steps.

The second story of the façade is dominated by the large bay window. Two central 6/6 sashes are flanked by single 6/6 sashes to the east and west. Although now clad in modern siding, an historic photo shows this window with decorative half-timbering and stucco infill. Above the bay window is an end gable, also clad in modern siding. Within this gable is a small square 6 light window. The historic photograph shows this gable, like the bay window below, with half-timbering and stucco infill. The soffits of the end gable are also clad in modern siding.

To the east of the bay window are paired 9/1 light double hung sashes with a stone sill. At the east end of the second story is a small 6 light window with a stone sill.

The small second story of the west wing can be classified as a cupola. It has paired 6/1 sashes on the south elevation and is clad in modern siding. The historic photo of the house depicts a string of three, multi-light windows here, possibly casement windows.

Two gabled roof dormers with 3/9 light windows are located on the eastern half of the roof. The dormers and soffits are clad in modern siding. The historic photographic indicates these dormers originally exhibited half-timbering with what appears to be stucco infill.

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### *East Elevation*

There are three basement windows on the east elevation. The southern-most window features a stone sill and two vertical muntins separating three glass panes. At the north end of this elevation is a 3/1 paired sash, in front of which is a brick window well with concrete cap. A metal coal chute door manufactured by the Burr Company foundry of Champaign is located between the southern basement window and the southeast corner of the house.

There is an entryway located between the two sets of basement windows. It is currently sheltered by a modern entry porch of wood frame and lattice screening construction. The entrance and storm doors are modern. Access to the entrance is via six concrete steps that lead from the alley to the east. Immediately south of the entryway is a small 4/1 sash window with a stone sill.

Above the coal chute at the southeast corner of the house are 6/1 light paired sashes with a stone sill. Continuing to the north at the northeast corner of the house above the basement windows are paired 6/1 light sashes with a stone sill.

Near the center of the east elevation, above the east entryway, is a 9/9 light sash with a stone sill. To the north and slightly above this window is another 12/1 sash near the northeast corner of the house.

Near the fascia at the southeast corner of the house is a small 6 light window with a stone sill.

In the center of the east gable are paired 9/1 light sashes with a stone sill. Above this, decorative brickwork at the peak of the gable features a vertical, narrow recess terminating with stone squares at top and bottom. The soffits at the east gable end are clad in modern siding.

### *North Elevation*

The north elevation is dominated by a one-story unit that projects from the 2-1/2 story core of the house. This projection originally functioned as Dr. Van Doren's medical office.

The 2-1/2 section of the house exhibits windows at basement, first, second and roof levels, and these will be described first. To the east of the projecting unit on the north elevation of the 2-1/2 story section of the house is a basement window at ground level with two vertical muntins separating three glass panes. Above this basement window is an 8/1 sash with a stone sill. On the first floor at the west of the 2-1/2 core of the house is a 15-light window. The second floor exhibits three symmetrically placed window openings. At the east and west ends of the second story are 12/1 light sashes with stone sills. Centered between these are paired 6/1 light windows with a stone sill. The roof exhibits two identical centrally located gable roof dormers. Each dormer features small 12-light windows. The dormers are clad in modern siding materials. The western-most end of the north elevation consists of the west wing of the house. It is accessed by a 15-light door that was installed in the late 20<sup>th</sup> century. Other architectural details of this part of the house

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are obscured by a modern deck. The north elevation of the cupola on the west wing is clad in modern siding material, as is the soffit.

The one-story projection on the north elevation is accessed from the alley to the east by a stairway of seven concrete steps. The doorway has a stone jamb. There is a wooden, single panel, 8-light storm door behind which is an 8-light paneled entry door. There are two centrally located basement windows on the north elevation of the projection. Each consists of two vertical muntins separating three glass panes. Above these, slightly off-center, are paired 12-light windows with a stone sill. The west elevation of the projection also exhibits paired 12-light windows with a stone sill. The one-story projection has a low-pitched roof with asphalt shingles.

### *West Elevation*

The west elevation of the Van Doren house is rather simple. The west facing elevation of the north projection has already been described above. The west elevation of the first floor of the 2-1/2 story core of the house consists of two parts. The northern section exhibits a string of three 15-light windows with a stone sill. The south section consists of the west wall of the west wing with no windows or other openings, and no decorative details. Soffits of the west wing are clad in modern materials, as is the west elevation of the cupola.

The second floor of the west elevation features paired 9/1 light windows with a stone sill in the south section of the elevation. Analogous to the east elevation, the center of the west gable exhibits paired 9/1 sashes with a stone sill. Above this, decorative brickwork at the peak of the gable features a vertical, narrow recess terminating with stone squares at top and bottom. The soffits at the west gable end are clad in modern siding.

### *Carriage House/Garage*

The carriage house/garage is located at the northeast corner of the lot. It in the 1990s it was extensively renovated and won an "Adaptive Use Award" from the Preservation and Conservation Association (PACA) of Champaign County in 1995. It is a 2-story Craftsman-style structure with a simple rectangular ground plan and moderately pitched, flared side gable roof with a south-facing gable roof dormer. The south facing roof plane is longer than the north facing plane, extending from the roof peak to the brick wall on the south elevation. The north facing roof plane is about half the size of the south facing plane, and rests on the shingled second story of the north elevation. The first story is constructed of smooth dressed red brick laid in common bond. The end gables and second story north elevation feature boxed soffit ends and are clad in wooden shingles. The soffits appear to be original wooden beadboard. Mark Van Doren (1932) describes the carriage house in a fictionalized account from his childhood about ponies the family owned. He describes the building thus:

*The outside walls were low and pretty, and made of red brick, with square white windows not too close to the ground and with the roof pitched high like the roof of an old cottage. The front door...was at the end of a passage which ran through the middle of the barn to a door exactly*

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*like it at the other end...A door just wide enough to let one pony through with his saddle on opened into the alley...*

This description closely matches the current carriage house on the property. It also accurately describes the location of this structure on an alley along the property; alleys are relatively rare in this neighborhood.

### South Elevation

The interior of the carriage house is accessed by two large double doors. Each door is identical and consists of an upper 8-light window over a large panel with wooden chevrons. These doors are exact replicas of the originals, which were removed during renovations. All door hardware is original. A gable roof dormer is centered above the doors. It is original to the carriage house and is clad in wooden shingles. The paired 4-light dormer windows are modern replicas of the originals. Above the windows is a band of plain wooden trim that continues around each side of the dormer. The soffits of the dormer are original bead board.

### East Elevation

A flush wooden entry door is located at the south end of the east elevation. It has plain wood casing and a lintel decorated with chevrons. At the north end of this elevation is a double-door entryway similar to those on the south elevation. The two doors have 6-light windows above large panels with wooden chevrons. Between the north and south entryways is a smaller, off-center utility access door with wooden chevrons. A band of plain wooden trim separates the first and second stories.

There is an off-center 12-light window in the second story gable. This is a modern replacement window in the same style as the original.

### West Elevation

The west elevation is dominated by a large modern sliding patio door in the end gable to provide access to living space on the second story and as an emergency egress. Details of the first floor are obscured by a modern deck.

### ***The Tudor Revival Style***

Tudor Revival style encompasses a range of varied types based on late Medieval models. In America the style tends to emphasize steeply pitched, front-facing gables that dominate the façades. Ornamental half-timbering is common, while walls are typically constructed of stucco, masonry, or masonry-veneered walls. The Van Doren house exhibits features that can be classed within the “Parapeted Gables” and “Brick Wall Cladding” subtypes of McAlester and McAlester (1984:355-356). The distinctive Parapeted Gables Subtype...

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*...is based on more formal English building traditions of Late Medieval times. In these, the walls of the characteristic front-facing gables rise in a parapet above the roof behind.*

The distinctive entry porch of the Van Doran house exhibits such a parapeted gable. The Brick Wall Cladding subtype is the most common Tudor subtype.

## **Identifiable as an established and familiar visual location or physical characteristics**

The Van Doren house is a unique example of the Tudor Revival style and is somewhat unique in the immediate neighborhood. The Newton Wells house, built in 1907, at 803 West Oregon Street is the nearest Tudor Revival style home. Unlike the Van Doren house, it presents a symmetrical façade and has a stucco and shingle exterior. The Van Doren house also differs from others in the neighborhood in its shallow setback from West Oregon Street.

## **Selected Sources**

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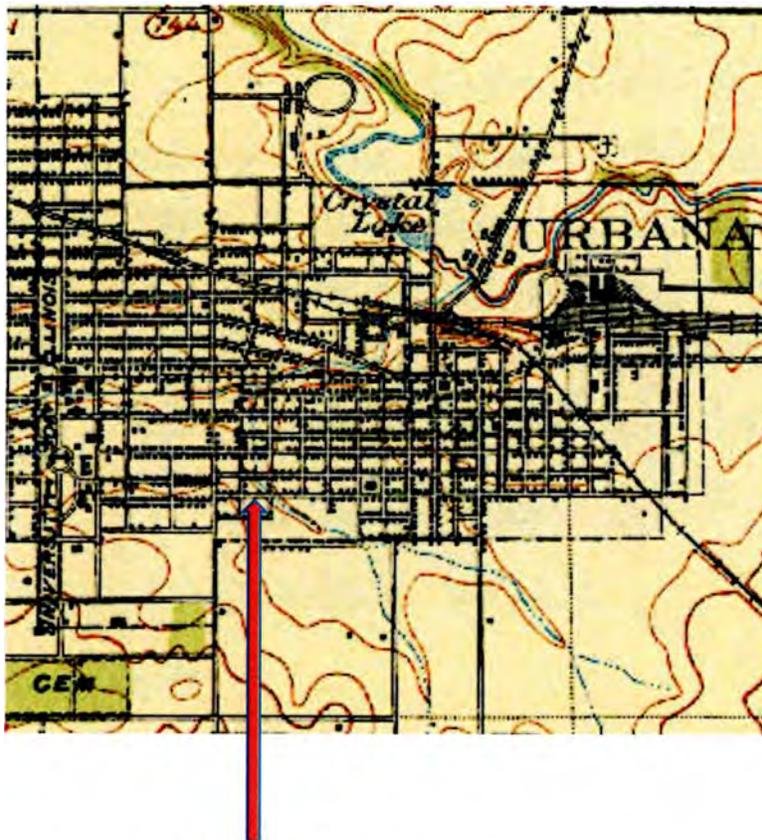
*Urbana Courier-Herald*, 26 April 1908, p. 1; 25 March 1909, p. 1; 19 August 1909, p. 1; October 2, 1909, p. 4; October 30, 1909, p.3; October 6, 1910, p. 5; 31 October 1912, p. 12.

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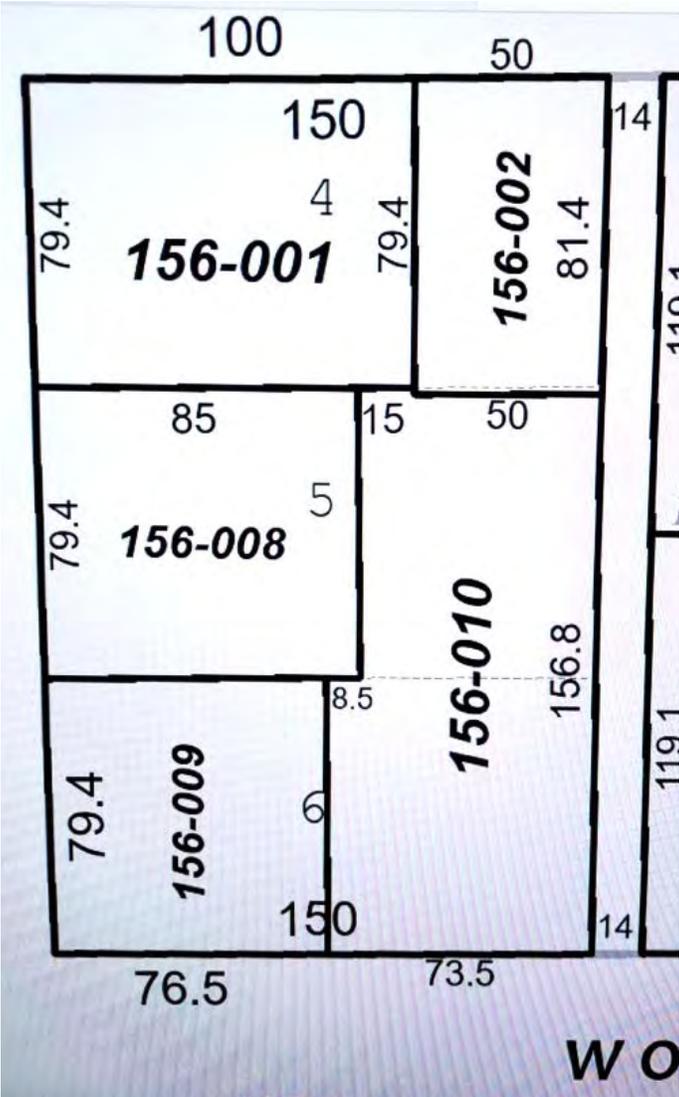
1958 *The Autobiography of Mark Van Doren*. New York: Harcourt, Brace and Company.

*Western Contractor*, Vol. 21, No. 587, April 10, 1912, p. 18



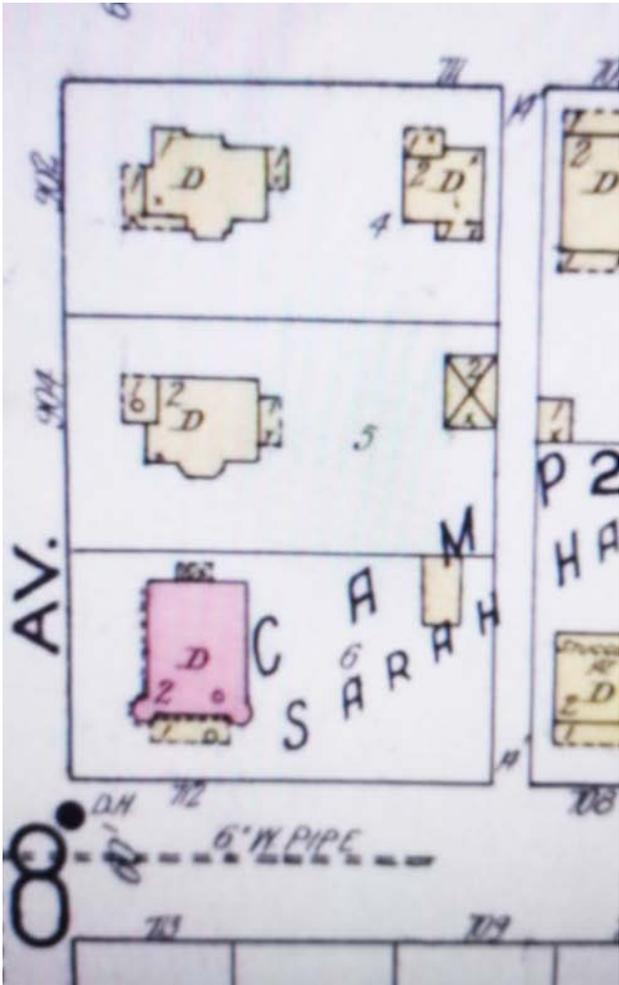
Location of 710 West Oregon Street on 1918 topographic map.

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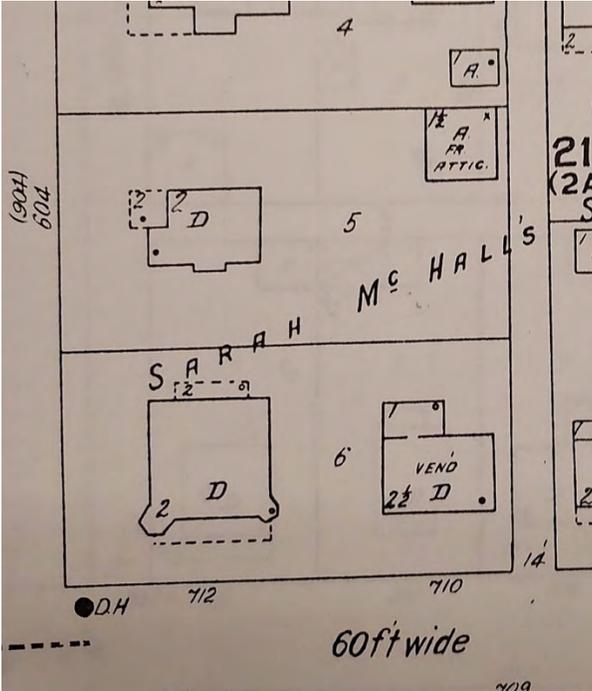
Current Plat of 710 West Oregon Street parcel (Parcel #92-21-17-156-010). This parcel was formed between 1924 and 1927 from the east halves of Lots 5 and 6. The house is located in what was the east half of Lot 6; the carriage house is located in what was the east half of Lot 5. An alley runs along the east side of the lot, between West Oregon and West California streets.

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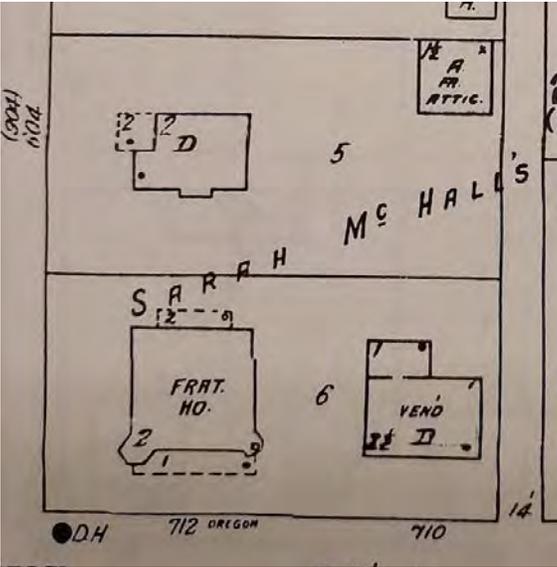


Detail from the 1915 Sanborn Fire Insurance Map showing the original plats of Lots 5 and 6, both of which were owned by the Van Doren's by 1914. The dwelling in the west half of Lot 6 was the first residence built by the Van Doren family in 1901. It burned down in 1968. An outbuilding is depicted in the northeast corner of the lot. The outbuilding at the northeast corner of Lot 5 may be the carriage house currently on the lot with 710 West Oregon Street.

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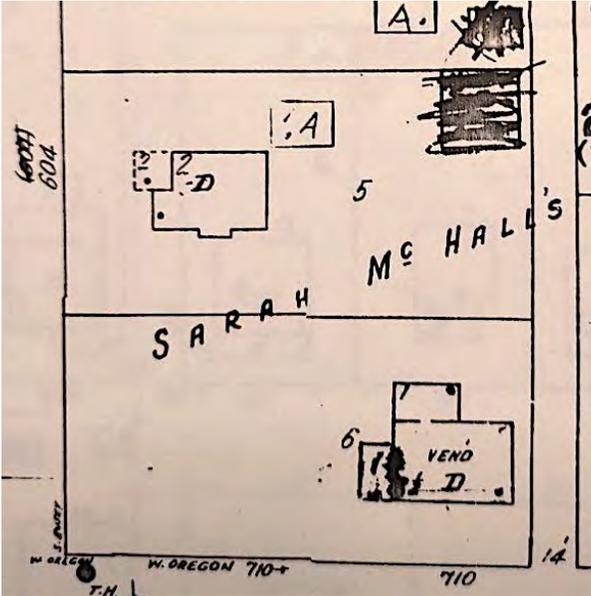


Detail from the 1923 Sanborn Fire Insurance Map. Both the 1901 (left) and 1915 (right) Van Doren houses are depicted on Lot 6. The Van Doren’s would sell the house at 712 West Oregon Street to the Iota Chapter of Alpha Omicron Pi in 1924. Also, the 1915 house does not depict the west wing/porch. The outbuilding formerly at the northeast corner Lot 6 is gone.



Detail from the 1945 Sanborn Fire Insurance Map. The 1901 Van Doren house is now a “frat house”. By this time, the Van Doren’s had sold the western portions of Lots 5 and 6. The 1915 Van Doren house does not depict the west wing/porch. The Van Doren carriage house is in the upper right corner of Lot 5.

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Detail from the 1969 Sanborn Fire Insurance Map showing the original plats of Lots 5 and 6. The dwelling in the west half of Lot 6 is gone, having burned down in a fire in February 1968. A west wing is depicted on 710 West Oregon Street. The outbuilding at the northeast corner of Lot 5 is the carriage house at 710 West Oregon Street. Why it has been crossed out is unknown; possibly to indicate it is no longer associated with the dwelling at the west end of Lot 5 (604 South Busey Avenue).

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Charles Lucius Van Doren in 1911.



Eudora "Dora" (*nee* Butz) Van Doren in 1914.



Robert Guy Van Doren (1887-1960), architect of 710 West Oregon Street.  
Photograph from 1914.

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LOTS FOR SALE. LOTS FOR SALE. LOTS FOR SALE. LOTS FOR SALE.

**LOTS FOR SALE**

I am now ready to offer for sale, lots on

**VAN DOREN HEIGHTS**

Only a limited number of those facing

**ON CARLE PARK**

will be offered at present. The opportunity to secure one of these will be brief.

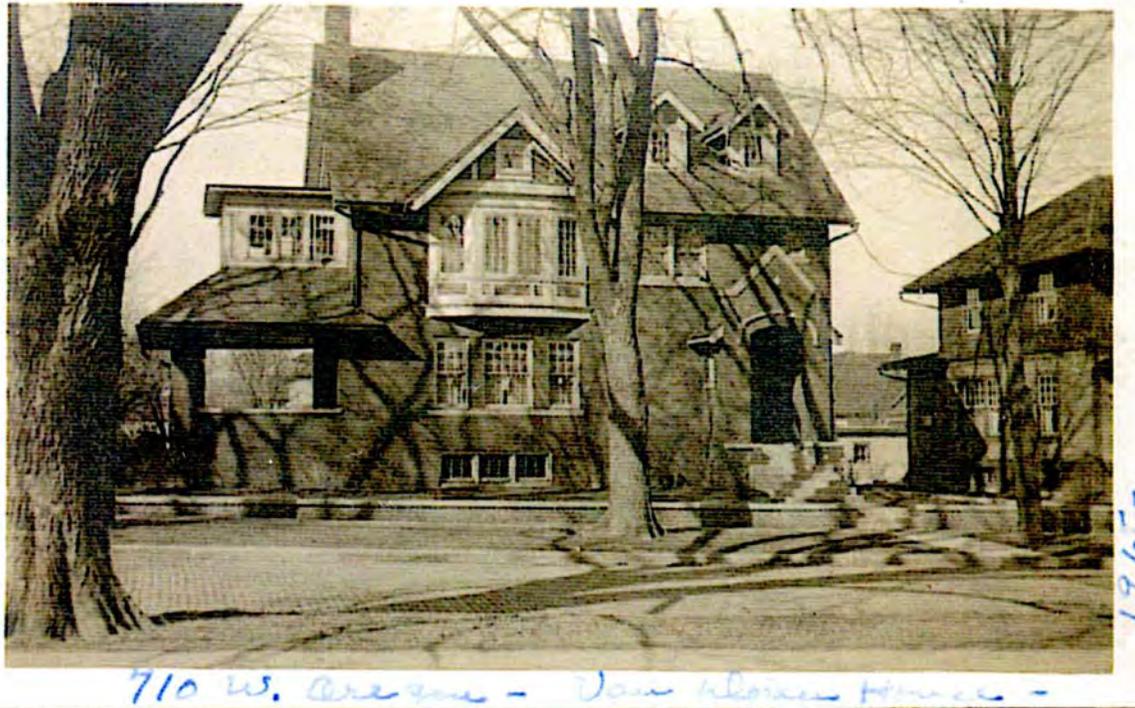
**THIS NOTICE WILL APPEAR BUT ONCE.**

**C. L. Van Doren**

Cor. Race and Elm Sts. Urbana, Illinois.

LOTS FOR SALE. LOTS FOR SALE. LOTS FOR SALE. LOTS FOR SALE.

Advertisement for Lots in Van Doren Heights.  
*Urbana Courier-Herald*, 2 October 1909, p. 4.



Historic photograph of 710 West Oregon Street. Note open porch/west wing and half-timbering with what appears to be stucco infill.

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Photograph of house ca. 1975. The roof appears to consist of slate shingles. The façade exhibits half-timbering with what appears to be stucco infill.

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710 West Oregon Street. South elevation/façade.

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710 West Oregon Street. South elevation/façade. Detail east entry porch.

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710 West Oregon Street. South elevation/façade. Detail east entry porch.



710 West Oregon Street. South elevation/façade. East entry porch, west window detail.

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710 West Oregon Street. South elevation/façade. West wing/porch.

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710 West Oregon Street. South elevation/façade and east elevation. View to northwest.

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710 West Oregon Street. East elevation, south portion. Coal chute by Burr Company foundry of Champaign in lower left.

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710 West Oregon Street. East elevation, south portion. Coal chute by Burr Company foundry of Champaign.

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710 West Oregon Street. East elevation. Entrance detail.

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710 West Oregon Street. East elevation. North portion detail.

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710 West Oregon Street. View of the stairway and entrance to the north projecting unit (former office of Dr. Van Doren) of the north elevation.

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710 West Oregon Street. Detail of decorative foundation brick work. North elevation.



710 West Oregon Street. North elevation.

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710 West Oregon Street. North and west elevations. View to southeast.

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710 West Oregon Street. Alley and wall on east side of property. View to south.

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710 West Oregon Street. Carriage house, south elevation.

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710 West Oregon Street. Carriage house, east and north elevations.



710 West Oregon Street. Hitching ring in concrete walk to house, north side of West Oregon Street.