

REPORT TO HISTORIC PRESERVATION COMMISSION

FROM: Bruce A. Knight, Planning Director 

DATE: November 25, 1998

SUBJECT: Case No. HPC 98-015: Application for Landmark Designation for 101 North Elm Street, (Trevett House) (Owens Funeral Home)

A. Introduction: The Historic Preservation Commission is requested to consider the designation of the property at 101 North Elm Street as a landmark. The Commission is requested to make a determination as to whether the application further merits consideration by the Plan Commission.

B. Recommended Action: Staff recommends Alternative 1. Staff feels that sufficient information has been presented regarding criteria (b), (c), (e), and (f) from Section 37-491 of the *Zoning Ordinance* and recommends the Commission make a finding on these criteria as proposed in Attachment B.

C. Background:

Applicant: Kate Brest Van Kempen
Owner: Jeff Owens
Location: 101 North Elm Street

a. Description of Property: The house at 101 North Elm is an intricately detailed example of a Georgian Revival home. This house is an excellently maintained mansion from another era, whose beauty is enhanced by its prominent location on University Avenue facing West Side Park.

b. Comprehensive Plan and In-town Neighborhood Plan: The Comprehensive Plan recognizes historic preservation as a tool for achieving healthy neighborhoods and commercial areas. The Plan encourages the preservation of buildings that have historical and architectural significance as a means of promoting visual environments of high aesthetic quality and variety. The In-town Neighborhood Plan supports the creation of historic districts which "reinforce Neighborhood Plan objectives relative to the conservation and preservation of significant structures within the area".

The designation of the Trevett House as a landmark would be consistent with the Comprehensive Plan and the In-town Neighborhood Plan.

D. Alternatives:

1. Determine this application is worthy of a Landmark designation, make a finding on at least one of the designation criteria and forward the application to the Plan Commission for public hearing. (preliminary/final review of application concurrently)

2. Determine this application to be worthy of further consideration, but identify additional information the Commission would like to review to support the application and continue the case until the next meeting of the Commission. (preliminary review only)
3. Determine this application to not be worthy of further consideration, make findings to this effect on all criteria, and direct the Planning Director to notify the applicant of the Commission's determination.

E. Discussion of Alternatives: Alternative 1 should be chosen if the Commission determines that the application meets **at least one** criterion listed in the *Zoning Ordinance, Section 37-491 - Criteria for Designation Landmarks*.

The applicant states the property meets the following criteria from Section 37-491 of the *Zoning Ordinance* as follows:

(b) The property or structure is associated with an important person or event in national, state, or local history.

John R. Trevett, for whom this house was built in 1900, was a student of the first class of the Illinois Technological Institute in 1868. (The ITI later became the University of Illinois.) Mr. Trevett became a banker upon graduation, first working with the A.C. Burnham banking company, and later teaming with his neighbor Ross Mattis to form the Trevett-Mattis Bank, which has evolved into BankIllinois. Mr. Trevett was also (not all at one time) the Champaign City Treasurer, the Champaign City Park Commissioner, the Champaign Police Commissioner, a Captain of the Illinois National Guard, and a Trustee of the University of Illinois.

(c) The property or structure is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period style, craftsmanship, method of construction. or use of indigenous materials.

The property is an excellent example of many of the distinctive elements of Georgian Revival architecture making it valuable for the study of this period style.

(e) The property is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.

The property overlooks West Side Park, a scenic part of Champaign's Downtown and the house's distinctive style and features add to the beauty of the park.

Staff feels that the property also meets Criteria 37-491(f), as described below:

(f) The property or structure is one of the few remaining examples of a particular architectural style or use, or is an example, which clearly represents a major architectural style, and has undergone little or no alteration since its construction.

The application has supported this criterion by providing descriptions of the Georgian Revival style and the elements of the property that characterizes the property as a Georgian Revival residence. The residence has been converted to use as a funeral parlor, but alterations have been extremely sensitive to the architectural style of the structure.

Jeff Owens, the current owner of the property, supports the designation of this structure as an historic structure.

If Alternative 1 is chosen, a public hearing on the application will be scheduled at Plan Commission.

Alternative 2 should be chosen if the Commission feels the application will not meet any of the criteria for designation and is therefore not worthy of further consideration for a landmark. If the Commission chooses this alternative, it should make a finding regarding **each** criterion. The finding should state the reasons why the application does not meet each criterion. The finding should state the reasons why the application does not meet each criterion. If this alternative is chosen, the application process ends at this stage.

F. Budget and Staffing Impact: If the property is designated as a Landmark, staff time will be required to review any applications for exterior alterations.

Prepared by:



Kevin D. Phillips
Zoning Administrator

KDP:mlm

Attachment: A - Proposed Finding for Final Review
B - Application for Landmark Designation - 101 North Elm

**HISTORIC PRESERVATION COMMISSION
FINAL REVIEW
PROPOSED FINDING OF FACT - LANDMARK
101 North Elm Street (Trevett House)**

FINDINGS OF FACT ON CRITERION (b), (c), (e), and (f) OF SECTION 37-491 OF THE ZONING ORDINANCE:

(b) The property or structure is associated with an important person or event in national, state, or local history. John R. Trevett, for whom this house was built in 1900, was a student of the first class of the Illinois Technological Institute in 1868. (The ITI later became the University of Illinois.) Mr. Trevett became a banker upon graduation, first working with the A.C. Burnham banking company, and later teaming with his neighbor Ross Mattis to form the Trevett-Mattis Bank, which has evolved into BankIllinois. Mr. Trevett was also (not all at one time) the Champaign City Treasurer, the Champaign City Park Commissioner, the Champaign Police Commissioner, a Captain of the Illinois National Guard, and a Trustee of the University of Illinois.

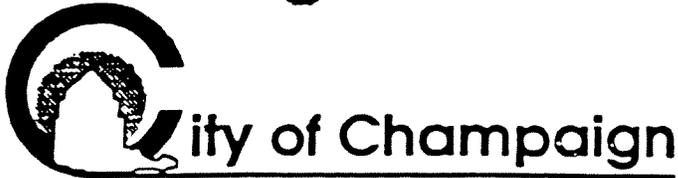
(c) The property or structure is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period style, craftsmanship, method of construction, or use of indigenous materials. The property is an excellent example of many of the distinctive elements of Georgian Revival architecture making it valuable for the study of this period style.

(e) The property is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics. The property overlooks West Side Park, a scenic part of Champaign's Downtown and the house's distinctive style and features add to the beauty of the park.

(f) The property or structure is one of the few remaining examples of a particular architectural style or use, or is an example, which clearly represents a major architectural style and has undergone little or no alteration since its construction. The application has supported this criterion by providing descriptions of the Georgian Revival style and the elements of the property that characterizes the property as a Georgian Revival residence. The residence has been converted to use as a funeral parlor, but alterations have been extremely sensitive to the architectural style of the structure.

Jeff Owens, the current owner of the property, supports the designation of this structure as an historic structure.

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HISTORIC PRESERVATION COMMISSION
C/O PLANNING DEPARTMENT
102 N. NEIL ST.
CHAMPAIGN, IL 61820
PHONE: (217) 351-4486
FAX: (217) 351-6910

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MAR 12 1998
PLANNING DEPT.
Designation
Case No.: _____

APPLICATION FOR LANDMARK DESIGNATION

PLEASE PROVIDE THE FOLLOWING INFORMATION (please print or type):

1. Common street address of Property being nominated:

101 N. ELM
CHAMPAIGN, IL 61820

2. Legal description of property being nominated:

TREVETT HOUSE / OWENS FUNERAL HOME

3. Property Index Number:
(from tax assessor's roll)

42-20-12-329-008

4. Name of Property Owner:
(from tax assessor's roll)

WILLIAM H. OWENS

5. Address of Property Owner:
(from tax assessor's roll)

101 N. ELM
CHAMPAIGN, IL 61820

6. Attach a map showing the boundaries and location of the property.

7. Attach photographs and slides showing the important features of the property or structure.

8. Indicate which of the following criteria apply to the property or structure (check all that apply):

- The property or structure has significant value as part of the historical, cultural, artistic, social ethnic, or other heritage of the nation, state or community
- The property or structure is associated with an important person or event in national, state or local history.
- The property or structure is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period style, craftsmanship, method of construction or use of indigenous materials.
- The property or structure is the notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.
- The property or structure is identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
- The property or structure is one of the few remaining examples of a particular architectural style or use, or an example which clearly represents a major architectural style, and has undergone little or no alteration since its construction.

9. Attach a general statement describing the property and its historical significance and the reasons why it should be designated as a historic landmark. Include a statement describing how the property meets the criteria listed above in #8. At the end of these statements, please list your sources of information, including bibliographic references.

PLEASE NOTE: Additional detailed information and photographs to support this nomination may be required if the Historic Preservation Commission finds that the property merits consideration.

10. Please provide the following applicant information.

APPLICANTS NAME: Kate Brest van Kempen PHONE(day): 307-3073
ADDRESS: 1006 S. Third St. #20 CITY: Champaign, IL
SUMMER ADDRESS: _____ ZIP CODE: 61820
2024 Park Pl.
EVANSTON, IL 60201
(847)475-1537

APPLICANT
SIGNATURE: KEBrestvan Kempen DATE: 10 March 1998

Applications must be received in the Planning Department
three weeks prior to the next Historic Preservation Commission meeting for
consideration at that next meeting.

The Historic Preservation Commission meets the first Thursday of each month
at 4 p.m. in the Council Chambers.

Kate Brest van Kempen
UP 320
Local Landmark Nomination
March 10, 1998

Trevett House/Owens Funeral Home
101 North Elm
Champaign, IL
Property Index Number: 42-20-12-329-008

Summary

The Trevett House, more commonly known as the Owens Funeral Home, is an intricately detailed example of the Georgian Revival style. The property is representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period; the property is identified as an established and familiar feature in the community owing to its unique location; and the property is associated with an important person in local history. Through this statement, the unconditional reason for why this property should be a local landmark will be attained.

*Property Description**

Built in 1900, the Trevett House is rectangular in plan and is one of the oldest examples of the Georgian Revival style in the area. The materials used in construction were the strongest materials available, resulting in the excellent condition of the building today. The foundation was built of a smooth faced coursed ashlar stone which is known for its ability to convey the feeling of durability better than any other cladding material. (Gottfried, 26) The upper-most portion of the foundation includes a cut stone water table, connecting the foundation to the exterior walls. The exterior walls are 17 inches thick and are of running bonded brick, which was originally seen in interior walls or walls connecting two buildings, adding to the powerful presence of the building. (Courier, 1977) The corners of the building are accented with quoins, providing strong edges, advancing from historical masonry construction. (Gottfried, 150)

Construction Materials

The roof design is of a moderately pitched trunkated hip (a hip with a flat roof), adding a dramatic end to the connecting lines of the roof's shape. This flat area allows for an intricately decorated balustrade with newel posts on the corners and approximately 1 and 1/2 feet away from the corners. On all four corners of the sloping part of the roof are chimneys placed within the roof surface. The roof comes to an end with a three part entablature which is trimmed with a box cornice which is ornamented with dentils.

The roof also includes three gabled dormers, two on the right side of the building and one on the back side. These dormers are detailed with some classical elements and frieze windows which are located on the dormer sides. Within the dormers are two 1/1 double hung windows and a cornice return which accents the continuity of the dormer as well as the overall symmetry of the building.

The roof also has two pediments, one being much larger than the other. The pedimented dormer on the facade is a very common characteristic of the Georgian Revival style. It is composed of the same brick pattern as the entire building, but it is painted white, separating the grand pediment from the rest of the structure. Placed in the center is a plain circular window with a bracket located above and a plain wooden design below. Dentils line the interior of the pediment, as with the rest of the building, complimenting the main cornice and following a common characteristic of the specific style. The second pediment, located on the left side, is much like the first. The main differences are within the window design. The window is a centrally placed circular window, but it has two lights instead of one, and brackets are placed above and below the window. The overall roof structure was designed with the utmost attention paid to detail and continuity.

Building Elements

The Trevett House is a 2 and 1/2 story structure with three bays. The windows on all sides of the building are 1/1 double hung with flat arches above and plain lug sills below, both carved out of stone. Within the flat arches, which are predominately ornamental, are keystones in the center, adding to the ornamental nature of the arch. There is one window, however, that is different than all of the rest that really catches the eye. On the left side's second story, there is a beautiful stained glass oval window. It has, consonant to the circular window in the above pediment, two brackets, one above and one below. The right side has a two story bay with six of the 1/1 double hung windows located within.

The front door is flat wood with an oval window in the upper half. Surrounding the door are two long side lights and three transom lights, the center one being the length of width of the door. The second story fenestration has a smaller wooden door with an arched window in the upper half. Surrounding the door are two side lights, adding to the overall symmetry of the facade. Adding to the beauty of this central window structure is a decorative triangular pedimented hood with cornice returns, all carved out of stone. Both ends of the hood are supported by an ornamental bracket and the windows are surrounded by quoins.

The facade is dominated by a large colonnaded wrap-around porch with paired Ionic columns as support. The porch has a magnificent entrance system in which the porch bows out, creating an inviting and welcoming feeling. The roof of the entrance system is flat and crowned with a balustrade, following the same pattern as the one atop the main roof.

The left side of the building has a rather small, private porch which is colonnaded as well. The supporting columns, however, are not paired and are tapered columns instead of Ionic. This porch is structured around a trio of windows that are 1/1 double hung. The upper lights of the windows are stained glass, much like the oval window, rather than plain glass.

The back porch was much like the left side porch except much more private. From the street view, it was very hard to get a good enough view to be able to document it accurately.

Instead of having a porch on the right side, a porte cochere was placed instead. It is decorated and supported by paired Ionic columns like the columns located on the front porch. It is also has a flat roof and is crowned by a balustrade similar to the one on the roof and front porch.

The building also includes a carriage house that was not very elaborately detailed. The left side (the only side able to be seen from the street) has two symmetrical garage-like doors. They were each painted white with ten windows across the top of each. The building itself is 1 and 1/2 stories and has a hip roof with a gambrel.

*History***

John R. Trevett was a very active participant in the development of the City of Champaign. Born and raised in Chicago, Mr. Trevett came to Champaign and enrolled in the first class of the Illinois Technological Institute in 1868, which is now known as the University of Illinois. Upon graduating from the Institute, he began working as a banker at A. C. Burnham Banking Co. which at that time was one of the most solid banking institutions in the midwest. He eventually took up partnership with Ross R. Mattis, a fellow banker and neighbor, and began the Trevett-Mattis Bank, currently known as the Bank of Illinois.

While Mr. Trevett was very involved in his banking business, he was also very involved in city government. He was the Champaign City Treasurer, the Champaign City Park Commissioner and the Champaign City Police Commissioner at separate times. He was the captain of the Illinois National Guard as well as an active member of numerous private clubs in Champaign. He also served as a trustee of the University of Illinois from 1912-1918.

It is obvious through the documented community services he was involved in that he was a major part of the development of Champaign, but a passage from his death announcement confirms this belief of involvement:

"A man with a life long character of indisputable repute, a prominent banker with a kindly heart and the interest of his fellow citizens and city always in mind, Captain Trevett achieved all successes, both in business and socially, that could be desired. The old adage, 'merit always commands its reward,' is well exemplified in his career." (C/U Courier, 1926)

Architectural Significance

Beginning in 1886 in New England, the Georgian Revival Style is a wonderful replication of the once dominant style of the eighteenth century, Georgian. The Georgian style gained its name from the architecture that was the most common under King George of England. It was also coexistent with the Second Renaissance Revival in which they were both "motivated by the same desire to restore order to the architectural scene." (Whiffen, 159) Among some of the common elements are hipped roofs, large chimneys, formal symmetry with typically three to five bays, quoins, columned porticos, classical entablatures, raised basements and water tables, and the central part of the facade is typically crowned with a pediment. (Gordon, 101) The Trevett

House is an excellent example of the Georgian Revival and of the most common elements found within. Due to the fact that this style is generally found in the New England/East Coast areas, a building of this inclusive nature is important to, not only Champaign, but the region as well.

Context

Another criterion for which this building is being nominated is its location in Champaign. The Trevett House overlooks West Side Park, one of the most scenic areas in Champaign. The overlooking house adds quality to the park as well, making them each a complimentary feature to the other. Due to the fact West Side Park is a special site in Champaign, the historical integrity of the area once was must be acknowledged, if not kept. If historic buildings are torn down and more modern apartment buildings replace them, the overall effect of the park would change.

Conclusion

In conclusion, the Trevett House is a definite asset to the City of Champaign. The Georgian Revival style was w wonderful example of a period of time when aesthetics played a major role in the design of a building, not speed. Not only is it a beautiful site, but the man who had it built was a highly regarded man who should be honored by the designation of it as a local landmark.

Bibliography

Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Ohio Historic Preservation Office, Ohio Historical Society, Columbus, OH: 1992

Gottfried, Herbert and Jan Jennings. *American Vernacular Design: 1870-1940*. Van Nostrand Reinhold Co., New York: 1985.

Mc Alester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knoph, Inc., New York: 1984.

*All unknown terms found in:

Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Ohio Historic Preservation Office, Ohio Historical Society, Columbus, OH: 1992

**All information found in the history section was found in:

The Elm St. file at the Champaign County Historical Archives.

The Trevett file at the Champaign County Archives

Was one of U. of I. Old Graduates. Champaign/Urbana Courier, June 12, 1926.