



REPORT TO HISTORIC PRESERVATION COMMISSION

FROM: Bruce A. Knight, FAICP, Planning Director

DATE: February 23, 2007

SUBJECT: Case No. PL06-0084: **Application for Landmark Designation for 107 South Wright Street (Greystone Apartment Building)**

A. Introduction: The Historic Preservation Commission is requested to nominate the Greystone Apartment Building located at 107 South Wright Street, as a landmark, and forward the application to the Plan Commission for further consideration. The HPC reviewed this case at its November meeting and remanded it back to staff for additional information.

In response to the HPC's request, the applicant has submitted a supplemental report outlining the building's history, complete with several appendices. Staff believes that this supplemental report addresses the Commission's request for additional information.

B. Recommended Action: Staff recommends that the Historic Preservation Commission nominate 107 South Wright Street as a Local Landmark and forward it to the Plan Commission for further consideration.

C. Background:

- 1. Applicant.** Peter Baksa
- 2. Owner.** Peter Baksa
- 3. Location.** 107 South Wright Street

4. Process As outlined in §37-497 of the Zoning Ordinance, the Historic Preservation Commission considers nominating a property based on specific criteria. If it is determined that the property meets the criteria, the Historic Preservation Commission makes the nomination and forwards the case to the Plan Commission for further consideration. If the Historic Preservation Commission determines that the property meets none of the criteria, they should make findings as to why the property does not meet any of the eligible criteria, deny the nomination, and close the case.

If the HPC nominates the property, a public hearing is scheduled for the Plan Commission.

Following the public hearing, the Plan Commission makes a recommendation on the nomination for or against designation to the City Council, based upon an expanded set of criteria. The City Council then considers the proposal and makes the final determination.

5. Description of Property. The Greystone Apartment Building is located at 107 South Wright Street, at the northwest corner of Wright Street and Clark Street in Champaign.

The Greystone does not fit neatly into any particular category of architectural style. The building is reminiscent of the Richardsonian Romanesque style, albeit in a minimal vernacular form. It was constructed in 1924 by G.A. Swenson, the owner of the Illinois Cut Stone Company. The Illinois Cut Stone Company supplied cut stone material for a number of University and University-related buildings during the early decades of the 20th Century. At the time of this building's construction, the company was experiencing a slow period of business; Mr. Swenson decided to build a stone clad building to keep his workers employed until orders for the company picked up. The Greystone is now a six-flat, but was originally built as a residence for the Swenson family with 4 apartments above.

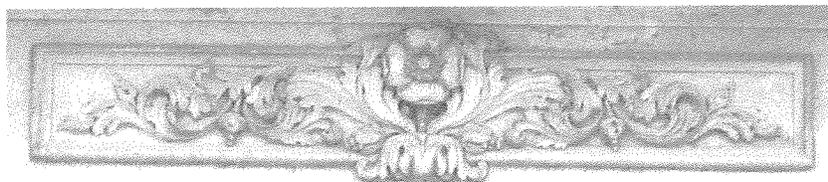


The building is simple, but the Indiana limestone cladding makes it noteworthy. The stones are smooth and the cut and fit is precise, appropriate for the home of a mason. The foundation coverage is of rusticated stone, as is common in foundations and outbuildings for buildings of

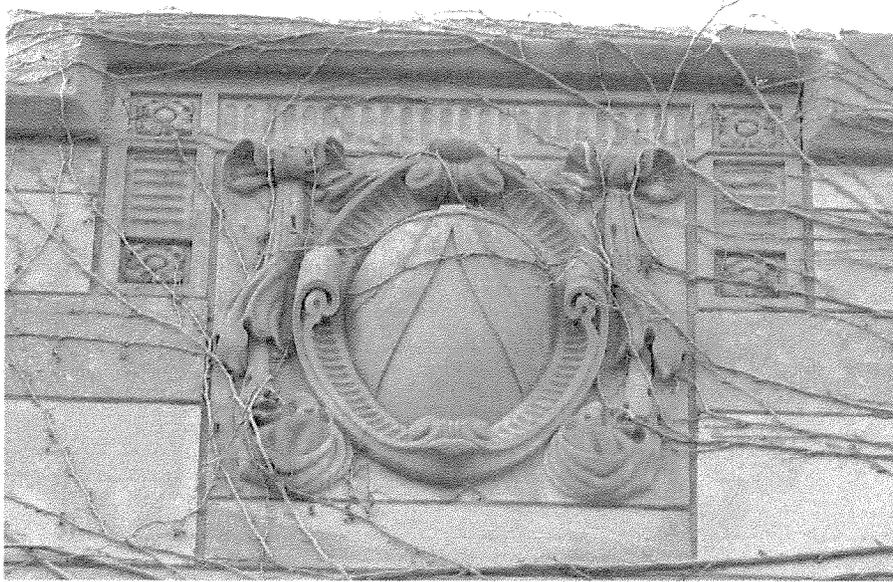
this style and time period. The entryway beautifully displays the craftsmanship of the Illinois Cut Stone Company.



Simply designed, but beautifully detailed doorjambs support a doorhead which is a virtual mantelpiece. Atop the doorhead, Corinthian scrolled consoles support a console table sopraportia feature. A decorative carving of a tudor rose and leaves completes the overdoor decoration.



A decorative roofcrest tops the structure, with widely separated crenelations. Crowning the center of the front of the building is a heavily decorated medallion crest, although the crest itself is a simple oval decorated with a chevron.



The chimney of the Greystone is also decorated with ornamental touches.



Behind the main apartment building is a decorated garage. When the property was developed in 1924, only one garage was provided for the landlord, as automobiles were a relative rarity.



The garage is covered in the same stone as the apartment building, but the finish is rusticated, with each stone having a square “pillow” shape. The roof is covered in green tile. The crowning glory of the garage, however, is the carving over the doorway of a “mad driver”. Gripping the steering wheel with all his might, determined expression on his face, hair wildly flying in the wind, the driver portrayed over this garage was certainly experiencing the adventure of motoring in the first years of the 20th century.



Unfortunately the upper portion of the steering wheel has been broken off, but this action oriented sculpture warns all who pass by to give a wide berth to the car that exits this garage.

6. Comprehensive Plan. The Comprehensive Plan recognizes historic preservation as a tool for achieving healthy neighborhoods. 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.

7. Recent Zoning Ordinance Amendment. The City Council approved an amendment to the Zoning Ordinance effective in November of 2006 which permits the Zoning Administrator to reduce the off-street parking requirement by up to 50% to encourage the rehabilitation of locally designated historic structures. This reduction would also require the Zoning Administrator to determine that it would be physically impractical to provide the required parking in the rear or interior side yard of the structure due to the size, shape or topography of the lot, or that the provision of such parking would detract from the historic character of the property. This reduction does not apply to any expansion of any structure, unless such expansion has received a Certificate of Appropriateness from the Historic Preservation Commission.

8. Historic Criteria. The applicant considered the potential findings and has proposed the following findings as most appropriate for this nomination. The petitioner requests that the Commission make a determination that the Greystone Apartment Building located at 107 South Wright Street meets the following criteria from Sec. 37-491 of the City Code:

(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.

The Greystone is an excellent example of stone masonry, which is a rare finish for apartment buildings of this era in Champaign, and used local Indiana limestone. The building showcases elegant detail work and impeccable mason's skill in stonecutting and fitting.

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

There is nothing in town like the garage for the Greystone. As this building was constructed by a stone-cutting company, they did this one-of-a-kind carving of an apparently mad driver whose hair is blowing in the wind over the garage door entrance.

The Greystone itself is familiar to campus residents as a uniquely stone-clad apartment building. The masonry work is an example stonecraft work at its best.

(f) 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 Greystone was constructed in 1924 by G.A. Swenson, who operated the Illinois Cut Stone Company. The Illinois Cut Stone Company supplied cut stone material for a number of University and University-related buildings during the early decades of the 20th Century. At the

time of this building's construction, the Company was experiencing a slow period of business; Mr. Swenson decided to build a stone clad building to keep his workers employed until orders for the company picked up. The Greystone is now a six-flat, but was originally built as a residence for the Swenson family with four apartments above. The applicant's supplemental report describes the occupancy in greater detail. Very few apartment buildings were built in Champaign that were clad in stone. This building is a unique example remaining of this style.

As with many apartment buildings of the era in Champaign and elsewhere, even though the main body of the building is stone or brick, the rear portion was clad in other material, usually wood or stucco. This rear portion is now covered in siding which has the look of wood, this change does not alter the overall essential character or style of the building.

D. Alternatives:

1. Nominate the Greystone Apartment Building located at 107 South Wright Street for landmark status, and forward the case to the Plan Commission.
2. Do not approve the nomination for landmark status, which will deny the nomination.

E. Discussion of Alternatives:

Alternative 1 would nominate the Greystone Apartment Building for landmark status. The HPC should choose this alternative if they determine that the application meets at least one criterion listed in the Zoning Ordinance, Section 37-491, Criteria for Designation of Landmarks.

a. Advantages

- Recognizes the historic character of this community resource.
- Consistent with the Comprehensive Plan.
- Promotes the preservation of an important architectural resource.
- Allows the applicant to utilize reduced parking provisions for historic structures provided for by a recent Zoning Ordinance amendment.

b. Disadvantages

- None.

Alternative 2 would not approve the nomination designating 107 South Wright Street as a local landmark. The Historic Preservation Commission should choose this alternative if it determines that the application for 107 South Wright Street meets none of the criteria listed in the Zoning Ordinance for designation as a landmark.

a. Advantages

- None.

b. Disadvantages

- Would not be consistent with the Comprehensive Plan.
- Does not promote preservation of an important architectural resource.
- Does not allow for reduced parking requirements.
- Could result in redevelopment of the property to provide additional parking

F. Community Input: A public notice advertising the public hearing for this case before the Historic Preservation Commission on November 1, 2006 appeared in the October 18, 2006 edition of the News Gazette. The HPC reviewed this case at its November meeting and remanded it back for additional information. **To date no community input has been recieved**

G. Budget Impact: There is no significant budget impact for a historic designation.

H. Staffing Impact: In the future Staff may be requested to review an application for a Certificate of Appropriateness, but the processing of such occasional individual applications falls well within the Planning Department's routine baseline services.

Prepared by:



Kevin Phillips
Zoning Administrator

Reviewed by:



Rob Kowalski, AICP
Assistant Planning Director

Attachments: A. Application for Landmark Designation
B. Aerial Photograph
C. Proposed Findings
D. Supplemental Report

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HISTORIC PRESERVATION COMMISSION
 C/O PLANNING DEPARTMENT
 102 N. NEIL ST.
 CHAMPAIGN, IL. 61820
 PHONE: (217) ~~351-4486~~ 403 8800
 FAX: (217) ~~351-6910~~ 403 8810

Designation
 Case No.: _____

**APPLICATION TO NOMINATE
 (LANDMARK)**

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

PROPERTY INFORMATION

1. Common street address of Property to be nominated:
107-109 S Wright St

2. Legal description of property to be nominated:
South 1/2 of Lots 107 & 108 of the Master in Chancery
subdivision of the South part of lot 1 of the Southwest Quarter
of Section 7, T. 19 N R 8 E, of the 3rd PM Champaign
County, Illinois

3. Property Index Number: 40-21-07-384-010
 (from tax assessor's roll)

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

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

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

7. Attach/enclose photographs and 5 – 8 color slides of the property. Each facade and any significant features of the property or structure should be shown in the set of photos and slides.

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.

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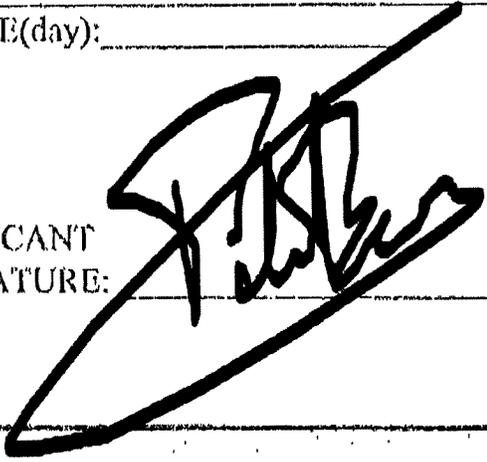
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P. 03

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

APPLICANT INFORMATION

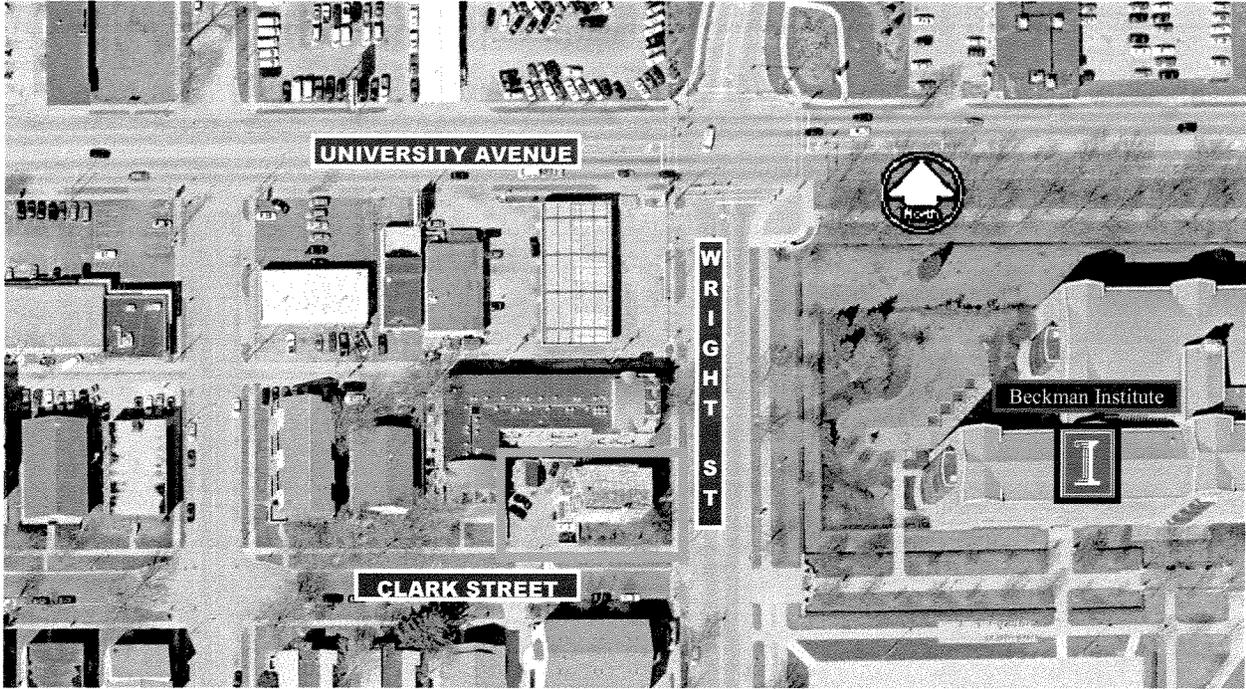
APPLICANT'S NAME: _____
ADDRESS: _____
CITY: _____ ZIP CODE: _____
PHONE(day): _____

APPLICANT SIGNATURE:  DATE: _____

Applications should be submitted to 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 City Council Chambers at 102 N. Neil St. in Downtown Champaign.

**Attachment B: Aerial Photo
Location of the Greystone Apartment Building,
107 South Wright Street**



Attachment C

**Findings of Fact
Greystone Apartment Building, 107 South Wright Street
Landmark Designation**

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Attachment D

Supplemental Report Regarding the
Property Located on 107-109 S Wright
St., Champaign, IL

Prepared by: Eunice Kim, Illinois Properties Inc.

TABLE OF CONTENTS

Section I.

Description of current use and recent renovations to the building

Section III

Historical account of the various uses of building

Section IV

Historical account of original owner

Section I.

Currently, the building located on 107-109 S Wright St in Champaign, IL is used as a six unit apartment building, primarily housing students attending the University of Illinois, Urbana-Champaign. It is currently the only all limestone structure in the City of Champaign that is used for residences.

The current property owner acquired building in May of 1993 and immediately began to renovate according to the architectural integrity of the original structure. This required careful attention to the myriad Gothic-like details of the building, including but not limited to, the preservation of minute crenulations and limestone carvings all around the outside façade, the restoration of all of the original brass mailboxes and the replacement of the limestone balusters that had to be dug out and placed into the porch railings.

Other renovations did not necessarily invoke the idea of preservation, rather a more protectionist attitude was implemented, i.e. the extensive landscaping around the building and the black wrought iron fence that serves both the functional purpose of providing a protective boundary around the property while simultaneously adhering to the aesthetic components of the original structure.

Thusly, all of the above mentioned renovations among others, are contributing factors to the building' popularity and notoriety among campus students and city residents as a historically important structure.

Section II.

While the building currently serves mainly as student housing, since its erection in 1924, the building has undergone many purposes. The original owner and his wife did reside in the building in its infancy, although city records show that they eventually moved to a single family residence in Urbana. Gustav Adolph Swenson and his wife Alice M Swenson (nee Kirby) began their term of residence in 1925. Along with the building being their primary residence, it appears that they used the building also as a boarding house for widows. Such a conclusion can be drawn by perusing city records (see Appendix A) that indicate an upwards of four additional residents, not including Mrs. Alice Swenson, to be living in said building. Of these four residents, three were widows. Further research indicates similar demographic patterns in regards to the type of residents that lived there in the years that passed.

As time progressed, this building housed family members of the Swenson family, most of who were involved in the family business, namely Mr. Gustav A Swenson's Illinois Cut Stone Co (see Appendix B). While the purpose of the building as residences remained relatively uniform, the types of residents that lived there morphed over the years. In the 1940's many residents seemed to be single or widowed women nurses, perhaps due to its close proximity to the Mercy House Hospital, presently Provena Hospital and of course, this building continued to provide housing for the University students as well.

Section III.

To fully understand the historical significance and importance of this building, one must not ignore the life of the builder and owner, Gustav Adolph Swenson. Born in Minnesota in 1887, he lived in Champaign and worked as a stone contractor. He and his wife, Alice Swenson, never had any children. This fact presents itself in the historical archives of the building itself, when Mrs. Alice Swenson died in February, 1987 (she outlived her husband by several years. He died in September, 1967 of a heart attack). According to city records, the building shows to have had several occupants in 1987. In 1988, there is no information presented. Perhaps the fate of Mr. and Mrs Swenson's estate was called into question as they did not have any children. Regardless, the building had no tenants nor was any information listed in city records as to the occupancy until the present owner acquired the property in the early 1990's. (See Appendix C-D).

Given the prominence of Mr. Gustav Swenson's obituary, it is obvious that he was a vibrant and integral part of the Champaign community. As a stone contractor, he was responsible for providing the materials and labor for many of the historical structures in the Champaign-Urbana area. It is said that he provided the stone for many of the still standing fraternity and sorority houses. Such speculation is confirmed by documents in reference to a lawsuit against the Alpha Gamma Delta house association, filed in 1928 by all of the contractors who erected the building, Mr. Swenson being one of them (see Appendix E).

Given his numerous contributions to the history of the city of Champaign, the life of Mr. Gustav Swenson should be considered seriously when determining the validity of this particular building being listed as a Local Landmark, especially given the present

owner's proven willingness to preserve the architectural integrity of the property, which inadvertently preserves the legacy of the man who erected the structure. Should the property change hands, as of yet, there is no legislation or city ordinance that would protect this building from being torn down. Therefore, it is imperative, given the presented information, that this building be listed as a Local Landmark, whereby preserving an indispensable part of Champaign history.

Crashes

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G. A. SWENSON IS STRICKEN AT GAME, DIES

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Gustav Adolph Swenson, 76, longtime Urbana resident and golfing enthusiast, died Friday night following a heart attack while attending the Urbana-Danville football game.

Mr. Swenson, 106 E. Pennsylvania, U, was pronounced dead on arrival at Carle Memorial Hospital at 7:30 p.m.

Funeral services will be at 10:30 a.m. Monday at Renner Funeral Home, Urbana, with Rev. W. J. Jarman of the University Place Christian Church officiating. Burial will be in Kasota, Minn.

Friends may call at the funeral home from 7 to 9 p.m. Sunday.

Mr. Swenson was born April 20, 1887, at Kasota, Minn., son of Joseph and Julia Swenson. He attended Kasota grade and High schools, and the University of Minnesota. He was a stone contractor.

Mr. Swenson married Alice Kirby in February 1911. She survives.

Also surviving are two brothers, Oscar, Florida, and Einer, Bureau, Ill.; two sisters, Mrs. Hileve Cole, and Mrs. Lill Leherr, both of St. Peter, Minn.

He was a member of the Lutheran Church and the Urbana Golf and Country Club.

Mr. Swenson 30 years ago was one of the top golfers in Twin City competition, winning the title in 1934 with 227. From 1931 through 1943 he won the Urbana club championship seven times, winning five in a row from 1931 through 1935.

C.H.S. Starts

News-Gazette
Sept 28, 1963

p3

Mann's Chapel, Rossville.

Visitation will be from 5 to 8 p.m. Sunday at the funeral home.

Mrs. Hughes was born April 7, 1914, at Potomac. She married Ernest C. Smith. He died Jan. 10, 1975. She then married Willard Hughes on July 12, 1980, at Potomac. He survives.

Also surviving are a son, Lannie Smith of Potomac; five stepsons, William Hughes of Delphi, Ind., Robert Hughes and Russell Hughes, both of Rossville, Joseph Hughes of Watseka and David Hughes of Hoopeston, three stepdaughters, Mary Zemke of Hoopeston, Jeane Johnson of LaFayette, Ind., and Susan Queen of Portland, Maine; two grandchildren; 17 step-grandchildren, and two sisters, Flossie Ellis of Potomac and Ruby Jolley of Potomac.

She was preceded in death by a brother and a sister.

Memorials may be made to the American Heart Association.

John Kroes

Visitation for John H. Kroes, 92, of 808 W. Clark St., C, will be from 10 a.m. to 10:45 a.m. Saturday at Owens Funeral Home, Champaign.

Mr. Kroes died Thursday morning (Feb. 26, 1987) at the Veterans Administration Medical Center in Danville.

A funeral mass will be celebrated at 11 a.m. Saturday at Holy Cross Church, Champaign, the Rev. Dennis H. O'Riley officiating. Burial will be in Woodlawn Cemetery, Urbana.

Verna McCullough

DANVILLE -- Verna M. McCullough, 65, of Danville died at 5:15 p.m. Thursday (Feb. 26, 1987) at the Danville Care South nursing home, Danville.

Funeral services will be at 10 a.m. Monday at Spring Hill Cemetery Chapel, Danville. Burial will be in Spring Hill Cemetery, Danville.

Visitation will be private. Barrick and Son Guardian Chapel, Danville, is handling arrangements.

member of the Rutland Christian Church.

Memorials may be made to the Vine Street Christian Church, Arthur, or the American Cancer Society.

Alice Swenson

Alice M. Swenson, 96, of Urbana died at 8:15 a.m. Friday (Feb. 27, 1987) at the Urbana Americana Healthcare Center.

Graveside services will be in Kasota Hill Cemetery, Kasota, Minn.

Renner-Wikoff Chapel, Urbana, is in charge of local arrangements.

Mrs. Swenson was born March 29, 1890, at Kasota, Minn., a daughter of William and Ella Koenen Kirby. She married G. Adolph Swenson on Feb. 22, 1911, at Kasota, Minn. He died Sept. 26, 1963.

Survivors include a sister, Mabel Kirby of Urbana.

She was preceded in death by two brothers.

Mrs. Swenson was a former member of University Place Christian Church.

Gene Williams

GIBSON CITY — Funeral services for Richard E. "Gene" Williams, 57, of Gibson City will be at 2 p.m. Sunday at the First Presbyterian Church of Gibson City, the Rev. Laurence Sunkel officiating.

Burial will be in Drummer Township Cemetery, Gibson City.

Visitation will be from 6 to 8 p.m. Saturday at Lamb Funeral Home, Gibson City, and for one hour before the services Sunday at the church. Masonic services will be at 8 p.m. Saturday at the funeral home.

Mr. Williams died Thursday (Feb. 26, 1987) at home.

He was born April 1, 1929, at Gibson City, a son of L.R. and Cleo Hoy Williams. He married Virginia Carter on July 30, 1950, at Galesburg. She survives.

Also surviving are a son, Lance Williams of Mesa, Ariz.; a daughter, Sharla Williams of Gibson City; and two brothers, Bob Williams and

day in the Illinois State
DAILY GAZETTE
• 3-7-7
PICK FOUR
0-3-8-2
ESTIMATED LOTTO
\$13 million

Births

BENNATO: Grace and Sebastian son, 2:12 p.m. Thursday, Lakeview
BENNETT: Tereasa and Mark Ben daughter, 4:44 a.m. Friday, Carle.

CAVANAUGH, MORRIS: Patricia C Morns, 809 W. Clark St., U, a daughter, Thursday, Carle.

DOWNES: Susan and Michael Doda daughter, 11:09 a.m. Friday, Carle.

ELDER: Anne Casey Elder and John St., U, a daughter, 4:37 a.m., S

LUBBERS: Melinda and Delbert L daughter, 2:19 p.m. Thursday, Carle.

MAIER: Carla and David Maier, 6:27 p.m. Thursday, Carle.

NEATHERLY: Sherry and Clyde I son, 8:32 a.m. Friday, Burnham.

PATEL: Jyoti and Janak Patel, 2:1 daughter, 11:49 a.m. Thursday,

PIKE: Rebecca and David Pike, 1 C, a son, 1:08 p.m. Thursday, Carle.

SHIELDS: Susan and Bryan S daughter, 5:45 a.m. Friday, Gibson City.

WINNETT: Angela and Randall I twins, a daughter, 6:16 a.m., and Thursday, Marcy.

Deaths

DAUM: Birde Atteberry Daum, 9 day, Sullivan Health Care Center, 1 p.m. Sunday, McMullin-Young Fun

Bunal Oak Grove Cemetery, Bethel

DEANY: Leo R. Deany Sr., 91, Ave., C, formerly of Chicago and H.

Irish Sweep

DUBLIN, Ireland (AP) — A 67-year-old Irish Sweep cumbered Friday to the top of state-run lotteries; he had won \$1 million abroad.

"It's a very traumatic experience that would never have been possible if it weren't for the spokesman for the private Hospitals Trust, which has a big-money competition for the Sweepstakes title, once had the

STATE OF ILLINOIS :
: SS.
CHAMPAIGN COUNTY :

IN THE CIRCUIT COURT,
TO THE SEPTEMBER TERM, A.D. 1928 -

E. J. MANTHEI and F. M. MANTHEI, Partners :
Doing Business as MANTHEI BROTHERS MARBLE :
& TILE COMPANY; M. L. HECKER, an Individ- :
ual, Doing Business as M. L. HECKER COMPANY; :
J. E. BROWN; G. N. BACON and WILLIAM S. :
SANDWELL, Partners Doing Business as G. N. :
BACON & COMPANY; WALTER A. MECK, Doing :
Business as TWIN CITY ROOFING COMPANY; :
ROY CHUMBLEY; G. A. SWENSON, Doing Business :
as ILLINOIS CUT STONE COMPANY; T. M. BACON :
& SONS, a Corporation; R. F. BLOCK and H. E. :
WEISE, Partners Doing Business as HOME LUMBER :
COMPANY, :

Complainants, :

-vs- :

SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIA- :
TION, a Corporation; TWIN CITIES SAVING :
& LOAN ASSOCIATION, a Corporation; and :
WALTER J. VILLARD, :

Defendants. :

BILL TO FORECLOSE
MECHANIC'S LIENS.

TO THE HONORABLE FRANKLIN H. BOGGS, JUDGE OF THE CIRCUIT COURT OF
CHAMPAIGN COUNTY, ILLINOIS,

IN CHANCERY SITTING =

Your petitioners, E. J. MANTHEI and F. M. MANTHEI, Partners Doing Business as MANTHEI BROTHERS MARBLE & TILE COMPANY; M. L. HECKER, an Individual, Doing Business as M. L. HECKER COMPANY; J. E. BROWN; G. N. BACON and WILLIAM S. SANDWELL, Partners Doing Business as G. N. BACON & COMPANY; WALTER A. MECK, Doing Business as TWIN CITY ROOFING COMPANY; ROY CHUMBLEY; G. A. SWENSON, Doing Business as ILLINOIS CUT STONE COMPANY; T. M. BACON & SONS, a Corporation; and R. F. BLOCK and H. E. WEISE, Partners Doing Business as HOME LUMBER COMPANY, by BUSCH & HARRINGTON,

solicitors, respectfully represent unto the Court that they are contractors, builders and dealers in lumber, lime, cement, plaster, roofing materials, stone, paints and other building material, and that their places of business are in the City of Champaign, in the County of Champaign and State of Illinois; that on or about the 1st day of July, A.D. 1927, WALTER J. VILLARD, who is made a party defendant to this petition, applied to your petitioners and requested them to furnish materials and labor for the erection of a sorority or dwelling house on the following described premises, to wit:

Lot Two (2) and all of Lot Three (3), except the North thirty-one feet thereof of Assessor's Subdivision of Lot "E" of Assessor's Plat of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian in the City of Urbana, Illinois;

owned in fee simple by SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, and thereupon a separate contract was entered into between each of your petitioners and the said WALTER J. VILLARD by which your petitioners were ^{requested} and did furnish all the following necessary materials, to wit: lime, sand, plaster, gravel, cement, paints, glass, putty, shingle stain, oil, roofing and sheet metal work, marble and tile, sandpaper, stone, lumber, and all necessary labor in connection with the furnishing of said materials.

Your petitioners further represent that it was stipulated and agreed by the defendants, SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, and WALTER J. VILLARD, that they would pay your petitioners for such materials and all necessary materials and labor furnished upon said building, as much as the same were reasonably worth, and at the usual and market price, and that payment would be made to your petitioners as soon as all of the materials and labor had been furnished, or after any extra or additional work or labor was done, or extra materials furnished.

Your petitioners further represent that they did in pursuance of the terms of said contract, and upon the request of the said SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, and WALTER J. VILLARD, commence furnishing and delivering to the said SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, and WALTER J. VILLARD, the materials for said building as above mentioned, and continued thereafter until the 9th day of June, A.D. 1928, to furnish and deliver to them such materials of the kinds, qualities, amounts and dates respectively, as are shown by the exhibits of the respective petitioners hereto attached and expressly made a part of this petition by reference:

- E. J. MANTHEI and F. M. MANTHEI, Partners Doing Business as MANTHEI BROTHERS MARBLE & TILE COMPANY, being marked - - - - - "EXHIBIT A";
- M. L. HECKER, an Individual, Doing Business as M. L. HECKER COMPANY, being marked - - - - - "EXHIBIT B";
- J. E. BROWN'S, being marked - - - - - "EXHIBIT C";
- G. N. BACON and WILLIAM S. SANDWELL, Partners Doing Business as G. N. BACON & COMPANY, being marked - - - - - "EXHIBIT D";
- WALTER A. MECK, Doing Business as TWIN CITY ROOFING COMPANY, being marked - - - - - "EXHIBIT E";
- ROY CHUMBLEY'S, being marked - - - - - "EXHIBIT F";
- G. A. SWENSON, Doing Business as ILLINOIS CUT STONE COMPANY, being marked - - - - - "EXHIBIT G";
- T. M. BACON & SONS, a Corporation, being marked, "EXHIBIT H";
- R. F. BLOCK and H. E. WEISE, Partners Doing Business as HOME LUMBER COMPANY, being marked, "EXHIBIT I";

Your petitioners further represent that all of said materials as shown by said exhibits were actually used in and about the erection and construction of said building upon the premises described above.

Your petitioners further represent that the prices annexed respectively to the several items for materials in said exhibits contained are the usual and market prices

for such materials at the times respectively when the same were furnished; and that your petitioners have been paid in cash to apply upon the materials and labor so furnished, the amounts as shown in and by the credits upon said bills, and no more; and that there is still due your petitioners, E. J. MANTHEI and F. M. MANTHEI, Partners, etc., the sum of TWELVE HUNDRED SIXTY-FOUR DOLLARS and FORTY-FIVE CENTS (\$1264.45); M. L. HECKER, etc., the sum of THIRTY-TWO HUNDRED ELEVEN DOLLARS and FORTY-TWO CENTS (\$3211.42); J. E. BROWN, the sum of THIRTEEN HUNDRED SEVENTY-SEVEN DOLLARS and NINETY-TWO CENTS (\$1377.92); G. N. BACON and WILLIAM S. SANDWELL, Partners, etc., the sum of TWO HUNDRED TWELVE DOLLARS and NINETY-SEVEN CENTS (\$212.97); WALTER A. MECK, etc., the sum of EIGHT HUNDRED TWENTY-FIVE DOLLARS and SEVENTY-THREE CENTS (\$825.73); ROY CHUMBLEY, the sum of ONE HUNDRED FORTY DOLLARS (\$140.00); G. A. SWENSON, etc., the sum of SIX HUNDRED SEVENTY DOLLARS (\$670.00); T. M. BACON & SONS, a Corporation, the sum of THREE HUNDRED EIGHT DOLLARS and SEVENTY-ONE CENTS (\$308.71); R. F. BLOCK and H. E. WEISE, Partners, etc., the sum of FORTY-SEVEN HUNDRED SEVENTY-THREE DOLLARS and TWENTY-NINE CENTS (\$4773.29); together with interest thereon from the date of the furnishing of the last material or labor by your respective petitioners, as shown on their attached exhibits which the said WALTER J. VILLARD and SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, agreed to pay, and which your petitioners claim.

Your petitioners further represent that they have frequently applied to the said WALTER J. VILLARD and SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, for the payment of the amounts so remaining due, but that said defendants have hitherto failed and neglected to pay the same, or any part thereof.

Your petitioners further represent that TWIN CITIES SAVING & LOAN ASSOCIATION, a Corporation,

has some interest in the premises by reason of a mortgage executed to said defendant by the defendant, SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, but that such interest is subject to liens of your petitioners by virtue of the statute in this state made and provided in relation to mechanic's liens.

Your petitioners further represent that each of them did serve, or cause to be personally served, a written notice of the claims of each of your petitioners, of the amount due, or to become due, on GEORGE E. RAMEY, the architect on said job, within sixty (60) days after the completion of the original contract, or within sixty (60) days after the completion of extra or additional work, as shown on the attached exhibits.

FORASMUCH, THEREFORE, as your petitioners are without remedy in the premises except in a court of equity, your petitioners pray that the said SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation; TWIN CITIES SAVING & LOAN ASSOCIATION, a Corporation; and WALTER J. VILLARD; who are made parties defendant to this petition, may be required to make full and direct answer to the same, but not under oath, the answers under oath being hereby waived; that your petitioners be allowed to have and maintain liens upon said premises for the respective amounts due them in accordance with the statute in such case made and provided; that an account may be taken under the direction of the Court of the amount due your petitioners from the said WALTER J. VILLARD and SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, as aforesaid; that a decree may be rendered in favor of your petitioners for the amounts so found to be due, and that the said WALTER J. VILLARD and SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation, may be decreed to pay the same, together with the costs of this proceeding before a short day to be fixed by the Court; that in default of such payment, the said premises may be sold as the Court shall direct to satisfy such debts and costs; that in case of such sale and a fail-

ure to redeem therefrom pursuant to law, the defendants, and all persons claiming through or under them, or either of them, after the commencement of this suit may be forever barred and foreclosed of all right or equity of redemption of said premises; and that your petitioner may have such other and further relief in the premises as equity may require, and to the Court shall seem meet.

MAY IT PLEASE THE COURT to grant the writ of summons in chancery, directed to the Sheriff of CHAMPAIGN COUNTY, ILLINOIS, commanding him that he summons the defendants, WALTER J. VILLARD and TWIN CITIES SAVING & LOAN ASSOCIATION, a Corporation;

and to the Sheriff of COOK COUNTY, in said state, commanding him that he summons the defendant, SIGMA OF ALPHA GAMMA DELTA HOUSE ASSOCIATION, a Corporation; all to be and appear before said Court on the first day of the next SEPTEMBER TERM, A.D. 1928, thereof, to be held in the Court House in Urbana, in the County of Champaign, and State of Illinois, aforesaid, then and there to answer this bill, etc.

E. J. Manthei

F. M. Manthei

Partners Doing Business as MANTHEI BROTHERS MARBLE & TILE COMPANY.

M. L. Hecker

Doing Business as M. L. HECKER COMPANY.

J. E. Brown

G. N. Bacon

William S. Sandwell

Partners Doing Business as G.N. BACON & COMPANY.

Walter A. Meck

Doing Business as TWIN CITY ROOFING COMPANY.