

Aurora University
1400 Southlawn Place
Aurora
Kane County
Illinois

HIBS No. K-2021-1-1

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Illinois State Historic Preservation Office
1 Old State Capitol Plaza
Springfield, Illinois 62701

ILLINOIS HISTORIC AMERICAN BUILDING SURVEY

AURORA UNIVERSITY BUILDING

Location: 1400 Southlawn Place, Aurora, Kane County, Illinois 60506

Present Owner: Aurora University
347 South Gladstone Avenue, Aurora, Kane County, Illinois 60506

Present Use: Vacant

Significance: The property at 1400 Southlawn Place is an example of a Mid-Twentieth Century Ranch home.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date(s) of Construction:

The residence at 1400 Southlawn Place was constructed in circa 1955-1957.

2. Architects:

Barton & Hall Builders, Aurora

3. Original and Subsequent Owners:

Kenneth S. and Vera Hall (1955-1957)
Richard E. and Cynthia P. Voland (1957-1993)
Richard E. and Cynthia P. Voland, Trustees (1993-2012)
Cynthia P. Voland, Trustee, and successors/ Richard E. Voland Jr.,
Deborah T. Voland (2012)
Aurora University (2013-present)

4. Original plans and construction:

Barton & Hall Builders – “erect one-story brick veneer residence and attached garage for an estimated cost of \$19,800.00” (Permit No. 2606A), 8 September 1955.

5. Alterations and additions:

Interior renovations include the addition of walls to create offices for Aurora University Wellness and Counselling Center.

July 1989– building permit (Permit No. 89-2024) for tuck pointing and re-roofing.

B. Historical Context

1. Kane County, Aurora Township, and the City of Aurora:

Kane County is located in northeastern Illinois, bordered on the north by McHenry County, on the east by Cook and DuPage, on the south by Kendall, and on the west by DeKalb County. The Fox River runs the length of eastern Kane County, fed by numerous tributaries including Tyler, Ferson, Blackberry, Big Rock, and Mill Creeks from the west, and Brewster, Norton, and Indian Creeks from the east. Streams in the northwestern townships such as Burlington and Hampshire flow into the Rock River. Early settlers in eastern Kane County, especially along the Fox, encountered large tracts of timber, which were dubbed the “Big Woods” in Batavia and Aurora Townships, and “Little Woods” in St. Charles Township. The well-fed Fox River was an excellent source of water power and the largely limestone bed provided a solid foundation for numerous dams constructed along its route through the county. Early settlers harnessed this water power to operate grist and saw mills, and soon villages were established along the Fox River including Dundee, Elgin, St. Charles, Geneva, Batavia, and Aurora.¹

The first Euro-American to settle in Kane County was reputedly Christopher Payne, a native of New York State, who arrived in 1832 and began farming land in Batavia Township near the area known as the Big Woods. Daniel S. Haight located on the Fox River near Geneva in June 1833 but left and returned the following year. As elsewhere in Illinois, these early pioneers settled around timbered groves that provided fuel, building material, game, and shelter for livestock. The underlying soils were also more easily worked than those of the prairie. Only after the development of the self-scouring

¹ Beers, Leggett & Co., *Biographical and Historical Record of Kane County, Illinois* (Chicago: Beers, Leggett & Co., 1888); Wm. Le Baron Jr. & Co., *The Past and Present of Kane County, Illinois* (Chicago: Wm. Le Baron & Co., 1878).

plow, first widely available in the 1840s, were the open prairies more fully utilized.² Settlement was interrupted in 1832 and 1833 by the Black Hawk War but resumed following the removal of Native Americans west of the Mississippi River. The government surveys of Kane County were conducted in 1839 and 1840, and the lands came into market in 1842. The 1830s and 1840s saw the prairie-dominated central and western portions of the county become settled and cultivated. New York State provided a large percentage of early settlers in Kane County, but many families migrated from New England and the Mid-Atlantic States, Ohio, Indiana, and southern Illinois, as well as the British Isles and northern Europe.³

Kane County was organized in 1836, having previously been part of La Salle County. It originally included the whole of present-day DeKalb County and the northern tier of townships in Kendall County. It was reduced to its present limits by the formation of DeKalb County in 1837 and Kendall County in 1841. During this period, the county was divided into nine voting precincts, but by 1847, the precincts of Kane County were arranged to contain a single congressional township. With the adoption of township organization in 1850, the county commissioners elected a board of supervisors, which established 16 congressional townships, adjusted a few borders, and organized the political structure of the county as it exists today. The total population of Kane County increased from about 17,000 in 1850 to almost 45,000 by 1880. The major towns in the county were located along the Fox River, anchored by Elgin on the north and Aurora on the south. Aurora, home of the Chicago, Burlington and Quincy Railroad, soon became the largest town in the county with a population of 11,873 in 1880.⁴

Aurora Township is located in the southeast corner of Kane County and encompasses congressional Township 38 North, Range 8 East. It is bordered on the west by Sugar Grove Township, on the north by Batavia Township, on the east by Du Page County, and on the south by Kendall County. The Fox River flows north to south through the center of the township, in many areas over exposed limestone. Quarried limestone, and an abundance of high-quality clay for bricks and tiles, provided ample material to early settlers for buildings and

² John Mack Faragher, *Sugar Creek: Life on the Illinois Prairie* (New Haven: Yale University Press, 1986).

³ Beers, Leggett & Co., *Biographical and Historical Record of Kane County, Illinois*.

⁴ *Ibid.*; United States Census Bureau, *Population Census of Kane County, Illinois* (1850); United States Census Bureau, *Population Census of Kane County, Illinois* (1880).

other construction projects. In addition to possessing excellent farming soils, much of northern Aurora Township contained large timbered tracts known in the early days as the “Big Woods”.⁵ Many early settlers cleared the timber to cultivate the rich soils, but others, recognizing the value of wood as a source of fuel and shelter, invested in small acreage “wood lots” from which trees were harvested and sold as raw materials. Euro-American settlement commenced following the end of the Black Hawk conflict and the completion of the Chicago & Galena Stage Road through the township in 1833. That same year Jacob Carpenter arrived from Ohio and built a log-house east of the Fox River near the stage road crossing, at present-day Montgomery. Carpenter was joined in 1834 by his father-in-law Elijah Pierce, whose house on the Fox River became a tavern, hotel and station on the Chicago & Galena stage road. Daniel Gray came from Montgomery County, New York in 1835 and built a frame house on the west bank of the river, across from Jacob Carpenter and Elijah Pierce. Gray named the new village Montgomery and for many years he played a prominent role in the commercial development of the community. Other names associated with the early settlement of Aurora Township include Isaac Van Fleet at Aurora in 1833, and John Peter Schneider at North Aurora in 1834. By 1837 farms had been established throughout the township by, among others, Ashbel Culver, Frederick Stolp, David Crane, Daniel Gray, Nicholas Gray, Lyman Isbell, and P. Y. Bliss. The area of the present Township formed part of the Fox River Precinct from 1835 to 1850, when Kane County adopted township organization and Aurora Township was established.⁶

Joseph McCarty came from Elmira, New York in 1834 and claimed 460 acres on both sides of the Fox River where the City of Aurora now lies. Joseph and his brother Samuel constructed a dam across the river at present-day Stolp Island and the Village of McCarty Mills was soon established. The original 1835 village plat by Joseph and Samuel McCarty was sited on the east bank of the Fox River. As people began settling close to the river and the mill, the area became more densely populated. When an alternate stage route was established across the Fox River near McCarty’s Mills, a post-office was opened in 1837 and McCarty’s Mills was re-named Aurora. The post office, operated by Samuel McCarty, helped strengthen the connection between Aurora and the boom-towns of Chicago to the east and Galena to the west.

⁵ Beers, Leggett & Co., *Biographical and Historical Record of Kane County, Illinois*

⁶ Ibid.; “History of Montgomery”, Village of Montgomery, Illinois, accessed 20 February 2019, <https://ci.montgomery.il.us>.

Despite the destructive effects of periodic flooding, the river provided water power for textile mills, grist mills, and early factories. Incorporated in 1843, the Town of Aurora was quickly becoming a thriving manufacturing center.⁷ The west side of the Fox River was initially settled by brothers Theodore and Zaphna Lake, from New York, who purchased land along the river in 1835. In 1842, together with Theodore's wife, Esther S. Lake, they platted the Village of West Aurora, which incorporated in 1854. Industries on both sides of the river took advantage of the water power generated by the dam and falls at Stolp Island and a commercial center quickly developed, much of it on the east side and on Stolp Island. In 1855 the Chicago, Burlington, and Quincy Railroad (CB&Q) established its offices and yards for the Chicago area at Aurora on the more populous east side of the Fox River. These shops included a round-house with stalls for thirty engines, a machine shop, the car shop proper, a paint shop, and a carpenter shop. Workers and their families, many of them eastern European immigrants, flocked to Aurora and settled near the rail yards and rail car shops where generations of families found employment.⁸ The less populated but developing west side took on a more affluent character as educated Yankee stock arrived to build fine homes and fill professional and managerial positions at CB&Q and other Aurora industries. In 1857 the Villages of Aurora and West Aurora united and were incorporated as the City of Aurora. To ease political tensions over the union, civic offices were located on Stolp Island in the river, ward boundaries were defined by the river, and the mayor of Aurora was elected from alternate sides of the river until 1913. Over the next several decades Aurora became a prosperous railroad town, but also developed a highly industrialized economy based in part on the manufacture of heavy-machine building equipment.⁹ Aurora was socially progressive regarding education, religion, welfare, and the position of women in society. Aurora's civic leaders openly supported the abolitionist movement and ethnic diversity, welcoming a variety of European immigrants and, after about 1910, a sizeable influx of migrants from Mexico seeking employment and housing.¹⁰ Following World War II, Aurora's manufacturing base remained strong, attracting new businesses and workers, but the 1980s brought an economic downturn, the closing of many factories and businesses, and

⁷ "The Electronic Encyclopedia of Chicago: Aurora IL", Chicago Historical Society, accessed 22 February 2019, <http://www.encyclopedia.chicagohistory.org>.

⁸ Ibid.; "Historic Districts and Landmarks Guidelines", City of Aurora, accessed 2-27 February 2019, <http://www.aurora-il.org>.

⁹ "The Electronic Encyclopedia of Chicago: Aurora IL"; "Historic Districts and Landmarks Guidelines".

¹⁰ "The Electronic Encyclopedia of Chicago: Aurora IL"; "Historic Districts and Landmarks Guidelines".

high unemployment. During the 1990s and early 2000s, initiatives to revitalize the downtown, and the development of new residential communities and mixed-use business parks, resulted in job growth and increased population. Today the City of Aurora is ranked as the second largest city in Illinois after Chicago.¹¹

As Aurora's population increased and west side residential neighborhoods slowly expanded west, speculators and developers began buying up tracts of unincorporated township land. Subdivisions were platted and annexed as Additions to the city. The dividing line between the northwest side and the southwest side was the Chicago-Galena Road running slightly northwest from the river through the near west side of Aurora into unincorporated Aurora and Sugar Grove townships. In 1890 the New Downer Place Subdivision was platted on the west edge of Aurora in the east half of Section 20, bordered on the north by Galena Road (now Galena Boulevard) and on the south by Prairie Street, essentially an east-west country road on the section line between Section 20 and Section 29 to the south. The NW ¼ of Section 29 had originally been purchased in 1844 by Edward Lawton.¹² It was Lawton, and neighbor Gus Aucutt, who in the 1870s laid out the intersection of what became Prairie Street and Edgelawn Drive at the northwest corner of the Lawton property. The land changed hands several times and in 1914 the Aurora Country Club purchased all but the NE ¼ of the NW ¼ of Section 29 from Frank Minard.¹³ The NE ¼ of the NW ¼ was owned by Truman and Mardula Day, who also owned 89 acres and a farmstead in the south half of the SW ¼ of Section 20, north of Prairie Street, where the Country Club Estates sub-division was platted in 1926. The Day family leased the NE ¼ of the NW ¼ of Section 29 to the Aurora Country Club, allowed the land to be developed as part of an 18-hole golf course, and eventually sold it to the club in 1925.¹⁴ The 18-hole golf course was designed by Scottish course designer and landscape architect Thomas Bendelow, who designed the renowned Medina Country Club, and William Boise Langford, a Chicago native who helped design over 200 golf courses in Illinois and across the Midwest. The original Lawton stone farmhouse in the west half of the property was remodeled and served as the clubhouse until it burned down in 1941.¹⁵ By 1910 the City of

¹¹ "The Electronic Encyclopedia of Chicago: Aurora IL"; "Historic Districts and Landmarks Guidelines".

¹² Kane County Recorder Grantor-Grantee Index, Book 8, p. 29.

¹³ Ibid., Book 580, p. 175.

¹⁴ Ibid., Book 840, p. 133.

¹⁵ "Aurora Country Club", Aurora Country Club, accessed 1 February 2019, <https://www.aeccountryclub.com>.

Aurora was poised for expansion into township land west toward Edgelawn from Prairie Street on the south to the Galena Road on the north.

While development along the Galena Road corridor and the platting of residential subdivisions such as New Downer Place increased land speculation west of Aurora, expected growth out to Edgelawn progressed slowly. By 1910 many blocks and lots on the west side of New Downer Place subdivision remained unsold and undeveloped. About that time, Mendota College, a private institution founded by Adventist Christians about fifty miles west of Aurora, in Mendota, Illinois, was looking to establish a new campus in a more populous and accessible location. The west side of Aurora was promoted to the college by Aurora civic leaders who saw the economic and cultural benefits of being home to an institution of higher learning, and land was available and ready to be developed. In June 1911, Mendota College acquired all of Blocks 33 and 34 on the west edge of New Downer Place subdivision from William George, a Trustee with the Old Second Bank of Aurora.¹⁶ Construction commenced at once and, in October 1911, Mendota College was formally incorporated as Aurora College.¹⁷

2. Aurora University:

Aurora University was founded in 1893 by the Western Advent Christian Publication Association as Mendota Seminary, in Mendota, LaSalle County, Illinois. Initially, Bible Training courses were developed and offered to prepare graduating students for lives and careers in Christian ministry. J. Oscar Campbell served as the first president of the institution. The seminary opened with three students and grew to 31 students by the end of the first Winter Term. Six months after the Seminary opened, it was renamed Mendota College and the curriculum was expanded to include courses offered in the Preparatory, Academical, Musical, Art, and Commercial Departments. The College was sustained financially by tuitions and fees, as well as the fund-raising efforts of The Helper's Union, founded in 1894 by Advent Christian women to provide food, furniture and other household goods, and funds as they were needed. In 1910, the Mendota College seal was designed by then college president B. J. Dean and was used for the first time on the college catalogue issued

¹⁶ Kane County Recorder Grantor-Grantee Index, Book 531, p. 366-67.

¹⁷ "Aurora University's History", Aurora University, accessed 11 January 2019, <https://aurora.edu>.

that same year. The seal contained an inner circle embossed with images of a book, a scroll, and a torch surrounded by the Latin inscription “The wise man treasures knowledge”. The outer rim contained the name Mendota College with the founding year of 1893 written in roman numerals.¹⁸

In 1910 Mendota College administrators, wishing to broaden the college’s academic mission and increase enrollment, sought to relocate the campus from rural Mendota to a more populous area. As an inducement to locate near Aurora, William George of the Old Second Bank of Aurora, Trustee donated Block 33 in the New Downer Place subdivision, five acres, for a new college campus.¹⁹ A letter from a college official indicated that by May 1910 there already existed a drawing of the proposed main college building.²⁰ In May or June 1911, the college purchased a second block, Block 34, at a discounted rate from William and Alice M. George. Both acquisitions were filed with the Kane County Recorder’s Office as Warranty Deeds dated 1 June 1911.²¹ Blocks 33 and 34 were on the undeveloped west side of the subdivision, which at that time was still in unincorporated Aurora Township. On 31 May 1911, President Orrin Roe Jenks conducted a groundbreaking ceremony for the main building, Eckhart Hall.²² The architect for the project was C. W. Webster, and the contractor was James Todd, an Adventist Christian, of Chicago. The three-story brick and limestone building, with an elevated basement level, was designed “after the old English style of architecture as employed at Oxford and Cambridge, and recently at the University of Chicago”. Above the east-facing front entrance of the English Tudor Revival building was placed a stone slab inscribed “Eckhart Hall of Liberal Arts”.²³ Flanking Eckhart Hall to the northwest and to the southwest are, respectively, Wilkinson Hall, a men’s dormitory building, and Davis Hall, a women’s dormitory building. All three buildings feature red-tile roofs as stipulated by benefactor Charles Eckhart, an Advent Christian who donated \$40,000 to the college of which \$10,000 was used to furnish Eckhart Hall and to appoint Davis and Wilkerson

¹⁸ Ibid.; “AU Historical Timeline”, Aurora University, accessed 13 January 2019, <https://aurora.edu>.

¹⁹ Kane County Recorder Grantor-Grantee Index, Book 367, p. 46-8.

²⁰ National Park Service, *National Register of Historic Places Inventory-Nomination Form: Aurora College Complex*, accessed 19 February 2019, <http://gis.hpa.state.il.us>.

²¹ Kane County Recorder Grantor-Grantee Index, Book 531, p. 366-67.

²² “AU Today: Ties to the past, eyes to the future”, Aurora University, accessed 15 February 2019, <https://news.aurora.edu>; “AU Historical Timeline”.

²³ “AU Today: Ties to the past, eyes to the future”; National Park Service, *National Register of Historic Places Inventory-Nomination Form: Aurora College Complex*.

Halls.²⁴ Although the completion date was projected to be in October 1911, the interiors of the buildings were not completed until early 1912 and classes started for the Spring semester on 4 April 1912. Nevertheless, the institution was formally incorporated as Aurora College in October 1911, and the wording on the official college seal was changed from Mendota College to Aurora College.²⁵ More than a decade later, on 15 July 1923, the New Downer Place Addition, and thus the Aurora College campus, was annexed to the City of Aurora.²⁶

In May 1926, the college purchased approximately six acres of land in the northeast corner of the S ½ of the SW ¼ of Section 20, Aurora Township, from El Louise Schoeberlein.²⁷ Schoeberlein sold the balance of the S ½ of the SW ¼ at about the same time to developer Fred J. Walsh. By the 1950s Aurora College owned most of the property between Southlawn Place on the south, Evanslawn Avenue on the west, and just north of Marseillaise Place on the north. In 1954, by an ordinance of the City of Aurora, portions of Kenilworth Place and Glenwood Place within that property were vacated “by reason of the fact that Aurora College requests the vacation of said streets for the ordinary development of its campus”.²⁸ In the mid-1950s Campus Facilities took major steps to meet the growing demand for on-campus housing with an addition to Davis Hall and the construction of Memorial Hall in 1955 and Jenks Hall in 1957. In 1959 A new home for baseball, Snell Field, was dedicated in memory of Coach Percy Snell, the first coach hired by Aurora College. The field hosted baseball games on the southwest corner of campus for nearly 50 years. The campus continued to grow with the construction in 1962 of Stephens Hall of Science and the Charles B. Phillips Library. In December 1966, blocks of Calumet Avenue, Kenilworth Place, and South Randall Road running through campus were closed and removed, creating a physically unified campus, and two new parking lots were built on the north and south ends of campus. In 1970 two new buildings were dedicated: Watkins Hall, a residence hall; and Alumni Hall, where the college’s Athletics Programs were housed, replacing the long-standing Quonset huts that had served as the gymnasium. Perry Theater was constructed in 1978 and renovated in 2006 through a generous grant from the Community Foundation of the Fox River Valley. The state-of-the-art theater stages live theatrical

²⁴ “AU Today: Ties to the past, eyes to the future”.

²⁵ “AU Historical Timeline”.

²⁶ Kane County Recorder Doc. #69788.; Kane County Recorder Grantor-Grantee Index, Book 706, p. 617.

²⁷ Ibid., Book 807, p. 97, 404.

²⁸ Ibid., Book 1711, p. 153.

productions and hosts community-wide events addressing the arts, human services, education, and business.²⁹

Over time, Aurora College expanded and adapted its academic programs to serve the needs of the surrounding community. In 1930 the Illinois Department of Public Instruction authorized Aurora College to train elementary and secondary school teachers, marking the beginning of one of the institution's most successful and long-standing academic programs. In 1947 Aurora College introduced an innovative evening degree program, featuring flexible schedules to allow returning war veterans to earn a college degree while working full-time jobs.³⁰ After decades of growth and expansion of academic programs, the institution changed its name in 1985 from Aurora College to Aurora University, and graduate programs were offered for the first time in Education and Business. A year later George Williams College, located in Downers Grove, Illinois, closed and transferred its Social Work and Leisure and Recreation Administration (LERA) programs to Aurora University.³¹ In 1989 Aurora University received the largest single donation in its history from Martha Dunham Schingoethe for the construction of Dunham Hall. The George Williams College of Aurora University was established in 1993 and soon encompassed the School of Education, the School of Physical Education and Recreation Administration, and the School of Social Work. The Geneva Lake campus of George Williams College began a period of expansion and renovation in 1997, with the acquisition of 91 additional acres of land, the establishment of a new conference center, and enhancements to existing facilities.³² A new era was begun with the inauguration in 2000 of the 13th President of Aurora University, Rebecca L. Sherrick, who promised to “put students first”. The university reached an important milestone in academic program development with the launch of the Doctor of Education degree, the first doctoral program in the institution's history. On the George Williams College campus, the summer performing arts festival Music by the Lake was restored to great acclaim. In 2001 the Wackerlin Center for Faith and Action was established, thanks to a generous bequest from Helena Zentmyer Wackerlin, a 1914 alumna of Aurora College. In 2003 Aurora University received a \$10 million federal grant to create the Institute for Collaboration. The building was opened

²⁹ “Facilities”, Aurora University, accessed 15 February 2019, <https://aurora.edu>.

³⁰ “AU Historical Timeline”.

³¹ Ibid.; “George William College of Aurora University”, Aurora University, accessed 20 January 2019, <https://gwc.aurora.edu>.

³² “AU Historical Timeline”; “George William College of Aurora University”.

two years later and is today the home to the School of Education, the Partnership School, and the local nonprofit organization Communities in Schools. As the university reclaimed its historically-strong undergraduate identity, new programs were added in art, museum studies, religion, special education and theater. The university once again opened its doors to the community with the establishment of the new Celebrating Arts & Ideas series, which offered performing arts and educational events free of charge. Programs were added leading to the Master of Science in Nursing, the Master of Special Education, and Doctor of Social Work degrees. By fall of 2010, total enrollment at Aurora University reached 4,300 students.³³

3. Country Club Estates:

The properties on Southlawn Drive, South Randall Avenue, and Prairie Avenue in the Country Club Estates Subdivision are all located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 38 North, Range 8 East. In June 1842, Silas Hardy Baldwin purchased the SW $\frac{1}{4}$ of Section 20 from the Federal Government, then sold the south half of the SW $\frac{1}{4}$, 89 acres, to Charles Goodwin.³⁴ In 1847 Charles Goodwin sold the south half of the SW $\frac{1}{4}$ of Section 20 to Robert Miller.³⁵ In November 1847, Denison K. Town et al., representing the Miller and Goodwin families, sold the south half of the SW $\frac{1}{4}$ of Section 20 to Oresmus D. Day.³⁶ In 1862, Abigail Day, widow of Oresmus, sold the same 89 acres to her son Ezra S. Day.³⁷ In 1887, Ezra's son Truman, and Edith Day, conveyed half ownership in the south 89 acres in Section 20 to Truman's mother, Mardula Day.³⁸ Truman Day died in 1906 and Mardula Day died in 1909. In their probate inventories, filed with the Kane County Clerk, both willed their half interests in the south 89 acres of the SW $\frac{1}{4}$ of Section 20 to Truman and Edith Day's married only daughter El Louise (Day) Loser.³⁹ There ensued a period from 1909 to 1925 when no land transactions were recorded in the SW $\frac{1}{4}$ of Section 20. The land deed record resumed in 1925 and 1926 with several landowners selling various tracts to Fred J. Walsh, a resident of Joliet, Illinois. One of those land owners was El Louise Schoeberlein who, by warranty deeds signed 15 April 1926, sold the south half of

³³ "AU Historical Timeline".

³⁴ Kane County Recorder Grantor-Grantee Index, Book 2, p. 324.

³⁵ Ibid., Book 10, p. 209.

³⁶ Ibid., Book 11, p. 180.

³⁷ Ibid., Book 75, p. 77.

³⁸ Ibid., Book 281, p. 338.

³⁹ Kane County Recorder Grantor-Grantee Probate Inventory, Book 3, p. 236.; Ibid., Book 6, p. 39.

the SW ¼ of Section 20 to Fred J. Walsh, excepting approximately 6 acres in the northeast corner that she sold at about the same time to Aurora College.⁴⁰ In two affidavits signed in 1926 and 1930, El Louise Schoeberlein explained that she was the same person named as El Louise Loser in the Last Will and Testaments of Truman H. Day and Mardula Day, and that upon the deaths of her father in 1906 and her grandmother in 1909 she had inherited sole ownership of the south 89.03 acres of the SW ¼ of Section 20, the same property having been in her family for many years and occupied by herself, her father, and her grandfather.⁴¹ The land on which Country Club Estates and a portion of Aurora College were developed in the 1920s and 1930s was owned by the Day family from 1847 until it was sold to Fred J. Walsh in 1926.

4. 1400 Southlawn Place:

1400 Southlawn Place occupies Lots 26 and 27 in Country Club Estates, Aurora, Kane County, Illinois. Country Club Estates was platted and recorded in May 1926 by Fred J. Walsh.⁴² On 4 June 1926 Fred J. Walsh conveyed by Warranty Deed Lots 1 through 370 inclusive to the Aurora Trust & Savings Bank, Trustee.⁴³ Lot 26 was deeded by the Aurora Trust & Savings Bank on 10 June 1929 to Xenofon and Ellen Petros, of the City of Aurora.⁴⁴ The deed was made upon the conditions that “that the said premises shall be used for single occupancy residence purposes only; that no dwelling shall be erected upon said premises costing less than seventy-five hundred dollars; and that said property will never be sold, conveyed or leased to any person of the colored race”. On 12 June 1930 Aurora Trust & Savings Bank conveyed ownership of the Country Club Estates Subdivision to the Broadway Trust & Savings Bank, Aurora, and on 27 June 1940, the Broadway Trust & Savings Bank conveyed by Deed in Trust Lots 1 through 370 in Country Club Estates to Elliott S. Denney as Successor Trustee.⁴⁵ On 27 October 1943, Denney conveyed ownership of all unsold lots in Country Club Estates back to Fred J. Walsh, and on 27 February 1946 Fred J. Walsh, now of Evanston, Illinois, Quit Claimed all the unsold lots to Merchants National Bank of Aurora as Trustee.⁴⁶

⁴⁰ Kane County Recorder Grantor-Grantee Index, Book 807, p. 57, 97, 404-5.

⁴¹ Ibid., Book 808, p. 607.; Ibid., Book 924, p. 59.

⁴² Kane County Recorder, Plat Book 26, p. 7.

⁴³ Kane County Recorder Grantor-Grantee Index, Book 894, p. 350.

⁴⁴ Kane County Recorder Doc. #323795.; Kane County Recorder Grantor-Grantee Index, Book 855, p. 512.

⁴⁵ Kane County Recorder Grantor-Grantee Index, Book 894, p. 350.; Ibid., Book 1117, p. 194.

⁴⁶ Ibid., Book 1190, p. 437.; Ibid., Book 1273, p. 347-48.

On 20 January 1955, filed 19 April 1955, Merchants National Bank of Aurora conveyed by Deed Lots 27, 28, and 29 in Country Club Estates to Milton B. and Elizabeth Anne Coffey. The deed was made “upon the conditions, (1) That the premises shall be used for single residence purposes only; and (2) That no dwelling shall be erected upon said premises costing less than Fifteen Thousand Dollars (\$15,000.00)”.⁴⁷ On 22 January 1955, filed 19 April 1955, Milton B. Coffey and His Wife conveyed by Quit Claim Deed ownership of Lots 27, 28, and 29 to Irene Bere.⁴⁸ On 30 August 1955, Irene Bere sold Lots 27, 28, and 29 to John E. and Thelma Greyer.⁴⁹ On the same day, 30 August 1955, Ellen Cotsirelos, formerly Ellen Petros, and George Cotsirelos, of the City of Chicago, sold Lot 26 in Country Club Estates to John E. and Thelma K. Greyer.⁵⁰ On 25 August 1955, filed 7 October 1955, John E. and Thelma Greyer sold Lots 26, 27, 28, and 29 to Kenneth S. and Vera Hall.⁵¹ On 8 September 1955, Burton & Hall, owner, received a permit (No. 2606A) to construct a one-story brick-veneer residence and attached garage with an estimated cost of \$19,800. The contractor for the construction was recorded as Burton & Hall.⁵² On 16 December 1955, Kenneth and Vera Hall signed a \$16,000 mortgage with Aurora Savings & Loan Association using Lots 26 and 27 in Country Club Estates as collateral.⁵³ On 15 January 1957, Kenneth and Vera Hall deeded Lots 26 and 27, with easements, to Richard E. and Cynthia P. Voland, of the City of Aurora.⁵⁴ On the same day, 15 January 1957, the Volands signed a \$20,000 mortgage on Lots 26 and 27 with Merchants National Bank of Aurora.⁵⁵ On 17 April 1993, filed 16 June 1993, Richard and Cynthia Voland each conveyed by Quit Claim an undivided one-half interest in Lots 26 and 27, commonly known as 1400 Southlawn Place, to themselves, as Trustees, and terminated their previous joint tenancy status.⁵⁶ Under the provisions of a Declaration of Trust dated 31 January 2012, filed 21 February 2012, Cynthia P. Voland Quit Claimed an undivided half-interest in Lots 26 and 27 to herself and to all and every successor in Trust, as Trustee of the

⁴⁷ Ibid., Book 1736, p. 497, Doc. #777671.

⁴⁸ Ibid., Book 1736, p. 86.

⁴⁹ Ibid., Book 1758, p. 65.

⁵⁰ Ibid., Book 1758, p. 63.

⁵¹ Ibid., Book 1765, p. 388.

⁵² City of Aurora Zoning & Planning Department, Aurora City Building Department, Index of Contractor Permits.

⁵³ Kane County Recorder Grantor-Grantee Index, Book 1775, p. 51, Doc. #797132.

⁵⁴ Ibid., Book 1826, p. 203.

⁵⁵ Ibid., Book 1826, p. 205, Doc. #825687.

⁵⁶ Kane County Recorder Doc. #93K43530.

Cynthia P. Voland Trust Agreement dated 17 April 1993.⁵⁷ On 22 May 2013, Richard E. Voland Jr. and Deborah T. Voland, formerly known as Deborah V. Tatro, successor co-Trustees, conveyed by Quit Claim Lots 26 and 27 in Country Club Estates, address 1400 Southlawn Place, to Aurora University.⁵⁸

The residential structure occupying Lots 26 and 27 in Country Club Estates, commonly known as 1400 Southlawn Place, was constructed circa 1955 to 1957. The City of Aurora Zoning & Planning Department has bound ledger books from the Aurora City Building Department that contain an Index of Contractor Permits starting in the 1870s and ending in the 1970s. The Contractor Permits are organized by street addresses. An entry was found for 1400 Southlawn Place dated 8 September 1955 (Permit No. 2606A). The work being Permitted was described in abbreviation as “Erect a one-story brick veneer residence and attached garage”. The estimated cost of the construction was recorded as \$19,800. The Owner was listed as Barton & Hall and the Contractor was listed as Barton & Hall.⁵⁹ The 1954 Aurora City Directory listed Barton & Hall, Contractors, at 907 Lakewood Place on Aurora’s west side. The company was owned by Wesley A. Barton, who lived at 1005 Prairie Street, and Kenneth F. Hall, who lived at 907 Lakewood Place. In January 1957, Kenneth and Vera Hall sold Lots 26 and 27 to Richard E. and Cynthia P. Voland, of the City of Aurora. Richard E. and Cynthia P. Voland were listed in the 1952, 1954, 1955, and 1956 Aurora City Directories at 1350 Garfield Avenue, a two-story Cape Cod or Colonial Revival house with an attached garage on the southeast corner of Garfield and Randall avenues. The 1956 directory gave Richard’s occupation as Lawyer, with offices at 105 South LaSalle Street in Chicago. The 1958, 1959, and 1960 directories listed the Volands at 1400 Southlawn Place, and Richard was occupied as a lawyer in Chicago.⁶⁰ The only other permitted work on 1400 Southlawn Place found in City of Aurora Building Department records was tuck pointing and re-roofing in July 1989.⁶¹ On 22 May 2013, Richard E. Voland, Jr. and Deborah

⁵⁷ Ibid., Doc. #2012K010743.

⁵⁸ Ibid., Doc. #2013K037943.

⁵⁹ City of Aurora Zoning & Planning Department, Aurora City Building Department, Index of Contractor Permits.

⁶⁰ U. S. City Directories 1822-1995. *Finch & McCullough’s Aurora (Kane County, Illinois) City Directory 1952, 1954, 1955, 1956, 1958, 1959, 1960*. Accessed 8 August 2019. <https://www.ancestry.com>.

⁶¹ City of Aurora Zoning & Planning Department, Permit #89-2024.

T. Voland, successor Co-Trustees, sold Lots 26 and 27, 1400 Southlawn Place, to Aurora University.⁶²

PART II. ARCHITECTURAL INFORMATION

A. General Statement

The residence located at 1400 Southlawn Place is a brick and timber Ranch house with an attached garage, constructed in circa 1956. The residence is now vacant.

B. Description of Exterior

1. Over-all dimensions:

Building footprint is approximately 3,584 square feet.

2. Foundations:

The foundation is composed of poured concrete.

3. Walls:

The residence has an L-shaped footprint. The walls are brick veneer on the bottom half with bevel cedar-sided uppers.

The exterior walls include a course of decorative brickwork around the center of the residence, separating the brick veneer lower half and cedar-sided upper. These bricks are perpendicular to the surface of the building and are cut to create curving corners. In addition, there is a brick and cement planter box at the northeast corner of the house, adjacent to the front porch.

4. Structural system, framing:

The residence has a wood frame walls.

5. Porches, stoops, balconies, bulkheads:

The front entry has a large concrete entry stoop, covered by the overhanging eave. On the rear is a concrete patio located in the rear L.

⁶² Kane County Recorder, Doc. #2013K037943.

6. Chimneys:

The residence has two chimneys – one is a small brick chimney on the south side of the peak near the southwest corner, the other is an A-shaped exposed exterior brick chimney on the east side at the gable end.

7. Openings:

a. Doorways and Doors:

The main entry is on the north side and includes a modern wood door with an aluminum and glass exterior door. There are sidelights on both sides. Southern rear door is a wood paneled door with 6 upper windows and a glass and aluminum exterior door.

The attached garage has a double bay with two rolling wood doors – these doors have 15-panels each, with 5 decorative diamonds, designed by Overhead Door Corporation, Hartford City, Indiana.

b. Windows and Shutters:

The residence has double-hung multi-pane windows with no shutters. There are multi-pane sidelights around the front door.

8. Roof:

a. Shape, covering:

The house is L-shaped with side-gabled roofs. The roof has asphalt shingles with aluminum eaves and fascia.

B. Description of Interior:

1. Floor Plans: The residence is single-story with a basement and attic. The floorplan has been changed since the building has been in use as the Campus Wellness and Counselling Center.

a. First Floor:

Main entry is through a door on the north side of the building into an entry hall. The hall leads north to Room 1 on the east and turns west to a second hallway and Room 2. Room 1 has been divided by an added interior south wall (installed at an angle) and includes corner cabinets and bookshelves at the northeast and northwest corners, a wide picture shelf around the perimeter of the ceiling, wainscoting, and a tile floor. A fireplace on the east wall has been removed or enclosed. The second hallway leads west to more rooms. Rooms 2-5 (a bedroom, bathroom, and 2 more bedrooms) on the south side, and another small hallway at the west end that heads to the south.

From this smaller hallway, Rooms 6 and 7 (bedrooms) are located at the southwest corner, and Rooms 8 and 9 located on the east side. Rooms 8 and 9 were originally a large living room, and included two large built-in cabinets/shelves in the northwest and southwest corners, with a fireplace in the center of the west wall. The room has been divided along the north side of the fireplace, and the fireplace has been covered over. The built-in storage remains.

In the southeast corner of the main floor, Room 10 is a small bathroom and Room 11 is an office, created from the second half of Room 1; originally one room, likely living space or dining area, these two rooms are distinct spaces now. Rooms 10 and 11 are connected by a small hallway. The first floor also has two storage spaces.

The house is an L-shaped building, and the southern wing includes what was originally a breeze-way or large three-season space with a vaulted ceiling, as well as a two-bay garage.

b. Ground Floor/Basement:

The basement is accessed by stairs that lead from the southern hallway. This basement has been divided into multiple rooms. The main room includes a large brick fireplace spanning the west wall, including a built-in woodbox and multiple vents. The brickwork curves along to follow the north wall, topped

with cement to make a sitting space. The other remaining wall space is wood-paneled. The room adjacent to the south has a full bar and sink, and is also wood-paneled. The other rooms have bare cement block walls and are used for storage. There is also a bathroom. The basement is located only under the north wing of the house.

2. Stairways:

The house has one staircase that leads from the main floor to the basement.

3. Flooring:

Floors in the house include pine and tile, with minimal carpeting. The basement and garage floors are cement.

4. Wall and Ceiling Finish:

Walls and ceilings typically have a drywall finish, many walls have additional wood paneling.

5. Openings:

a. Doorways and doors:

Interior doors are paneled hollow core doors with wood veneer.

b. Windows:

Most of the windows are double hung, with single pane skylights around the front door. Frames are primarily pine with aluminum storms and screens

6. Decorative features and trim:

The trim is basic, but the house includes numerous built-in cabinets and shelves.

7. Hardware:

Hardware consists of unadorned brass or brushed steel hinges, knobs, locks, and hooks.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation:

The house has a newer furnace and modern central air conditioning. There are attic vents at both north and south gable ends.

b. Lighting:

Lighting is modern ceiling-mounted fluorescent.

c. Plumbing:

Plumbing is a mix of original mid-century and modern.

C. Site:

1. General setting and orientation:

The property is located at 1400 Southlawn Place, Aurora, Kane County, Illinois 60506. The residence faces north onto Southlawn Place, towards the Aurora University campus. The property is bound to the north by Southlawn Place, to the east Randall Road, to the south by 435 South Randall Road and to the west by 1414 Southlawn Place – both residential properties now owned by the University. The property includes the residence as well as mature landscaping and a lawn.

PART III. SOURCES OF INFORMATION

A. Bibliography

1. Primary and unpublished sources:

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Kane County Recorder Land Search Records – Grantor-Grantee Index, February 13-28, 2019.

Kane County Recorder Land Search Records – Grantor-Grantee Probate Inventory, August 8-12, 2019.

Mr. Steve Broadwell - Planner: Zoning and Planning Division, personal communication, February 22-26, 2019.

Ms. Jill Morgan – Planner: Zoning and Planning Division, personal communication, February 22-28, 2019.

2. Secondary and published sources:

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Aurora University. “Aurora University’s History”, accessed 11 January 2019, <https://aurora.edu>.

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Wm. Le Baron Jr. & Company. *The Past and Present of Kane County, Illinois*. Chicago: Blanchard, Wm. Le Baron Jr. & Company, 1878, accessed 1 February 2019, <https://archive.org>.

E. Supplemental Material

1. See IIIA (Sources of Information) for early views and architectural drawing credits.

PART IV. METHODOLOGY OF RESEARCH

A. Research Strategy:

Research undertaken to document the property at 1400 Southlawn Place included archival, field, and report preparation. Archival research was undertaken prior to field investigations and included examination of local histories and records as well as known architectural documents to develop an architectural and historical context for the building and grounds. The field investigations included photographing and documenting interior and

exterior structural elements of the building in its present conditions, as well as preparing detailed floor plans and footprints of the building.

B. Actual Research Process:

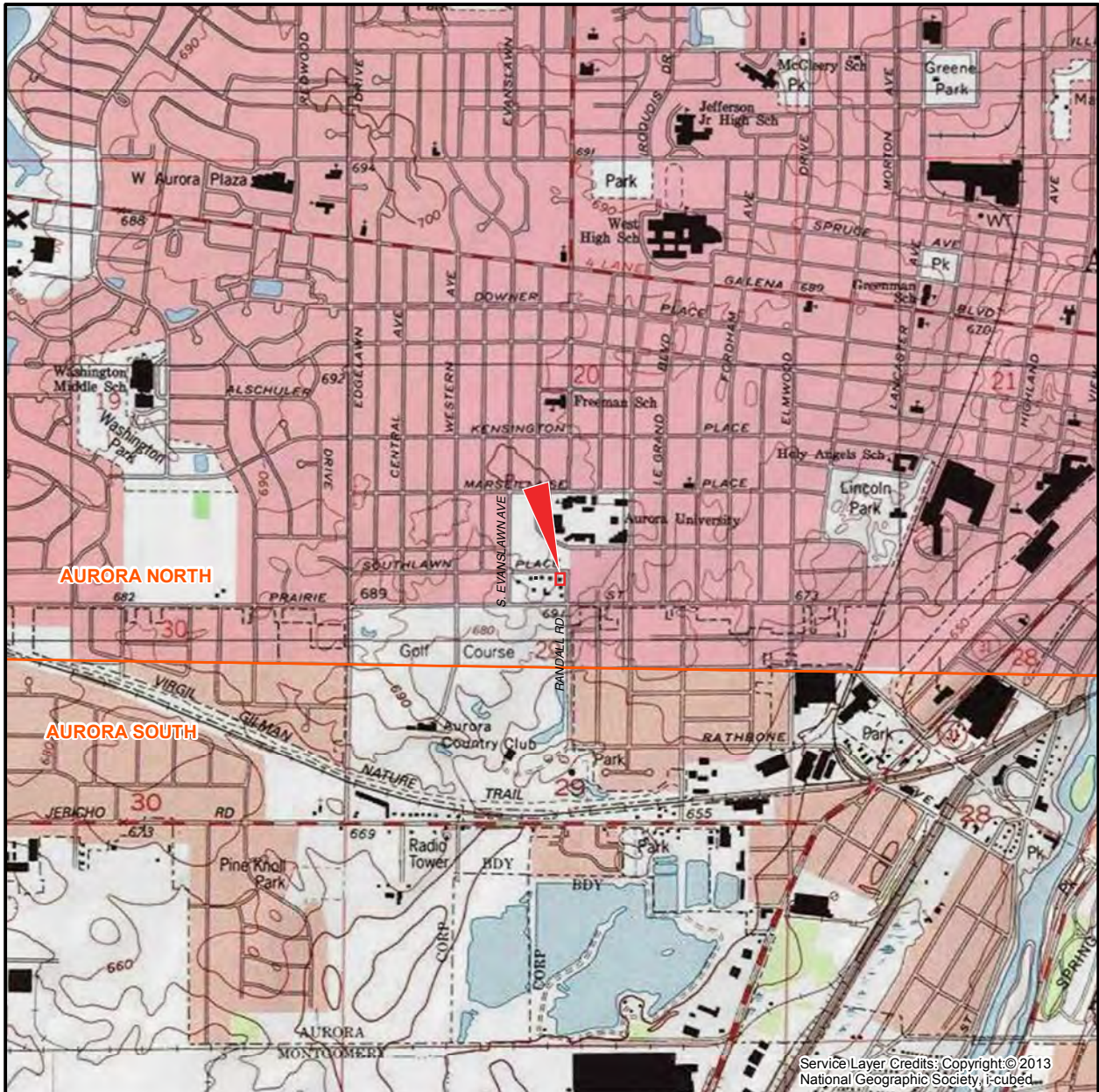
Actual research included archival, field, and report preparation. In addition, information regarding the history of property at 1400 Southlawn Place was provided by personal communications and the City of Aurora; this information included newspaper articles, historical documentation, and other secondary sources.

C. Research Staff

1. Primary Preparer: Ms. Marcy Prchal, Architectural Historian, Public Service Archaeology & Architecture Program, University of Illinois
2. Archival Research and Preparer: Mr. Christopher Flynn, Public Service Archaeology & Architecture Program, University of Illinois.
3. Photographers: Mr. Chris Flynn and Ms. Marcy Prchal, Public Service Archaeology & Architecture Program, University of Illinois
4. Delineator: Ms. Susan Brannock-Gaul, Graphic Artist, Public Service Archaeology & Architecture Program, University of Illinois
5. Additional Staff: Dr. Kevin McGowan, Program Director, Public Service Archaeology & Architecture Program, University of Illinois.

PART V. PROJECT INFORMATION

The demolition of the property at 1400 Southlawn Place was reviewed by the Illinois State Historic Preservation Office under the Illinois State Agency Historic Preservation Act (20 ILCS 3420). The production of this report serves as mitigation for the adverse effect of demolition of the structure located at 1400 Southlawn Place, Aurora, Kane County, Illinois.



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1400 Southlawn Place
Aurora, Illinois 60506
Kane County

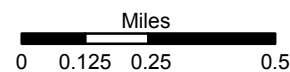
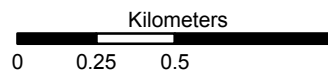


Location

Quadrangle Location
Aurora North Quadrangle
7.5 Minute Series (Topographic) 1993



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1400 Southlawn Place
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Location

Site Plan

 1400 Southlawn Place Property

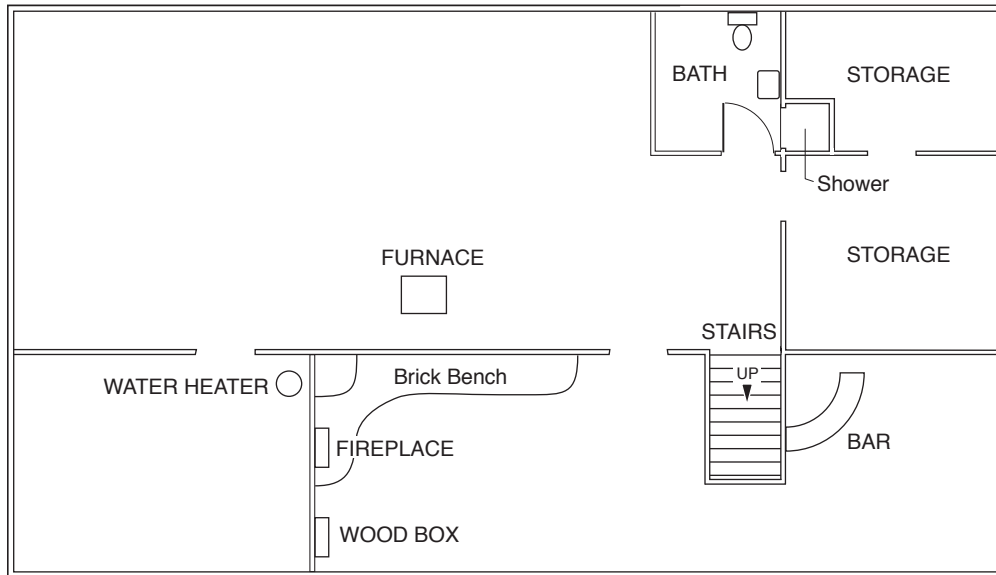
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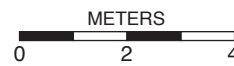
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1400 Southlawn Place
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Plan - Basement



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- K-2021-1-1.3: Chris Flynn, 12/19/2018, facing northeast, 1400 Southlawn Place
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K-2021-1-1.24: Chris Flynn, 12/19/2018, facing west, Basement fireplace detail

K-2021-1-1.25: Chris Flynn, 12/19/2018, facing northeast, Basement hallway



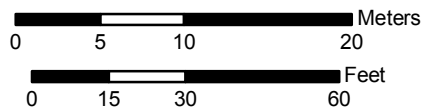
1400 Southlawn Place
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Photo Key - Exterior

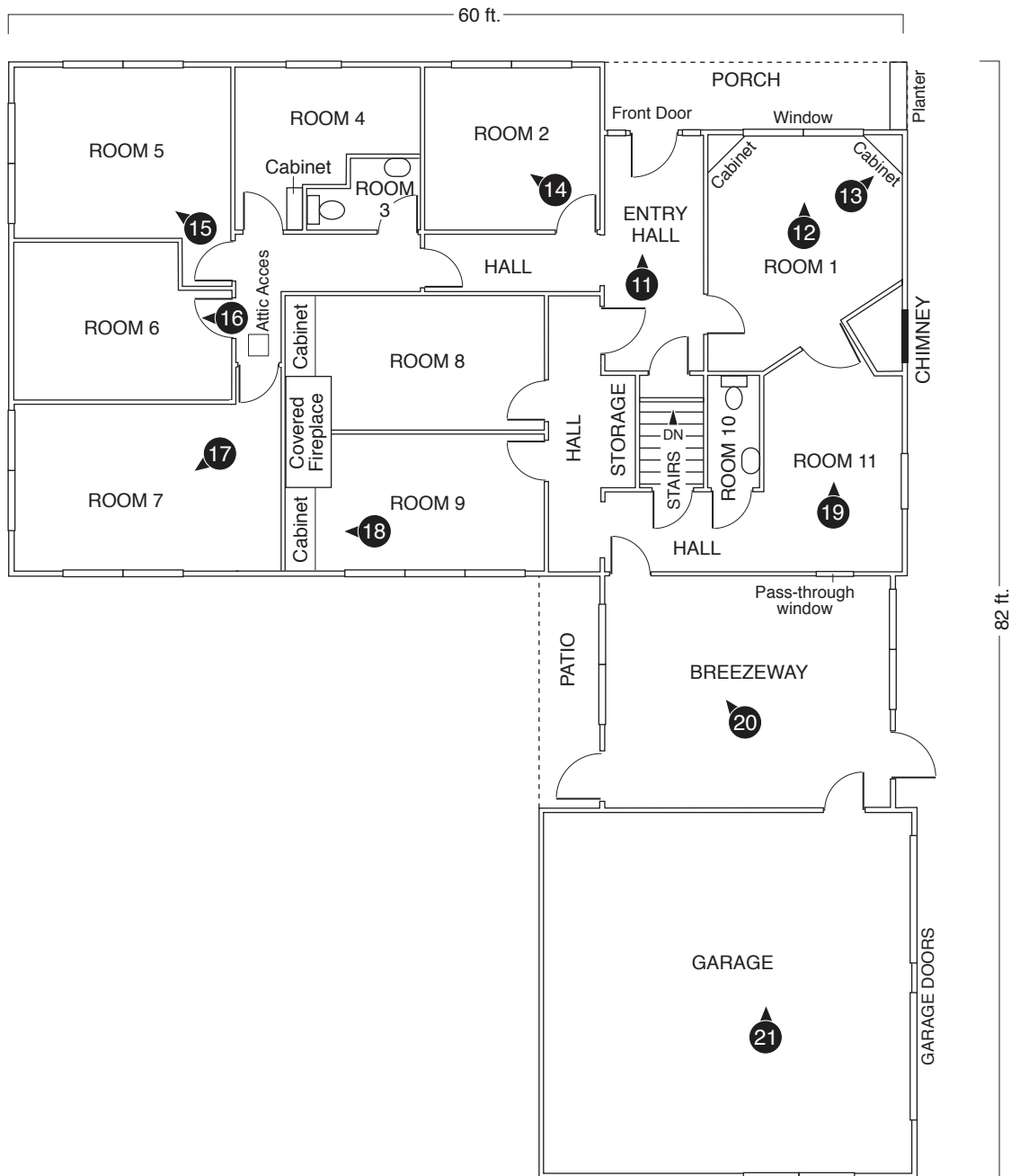
(Photos 1 - 10)

1400 Southlawn Place Property



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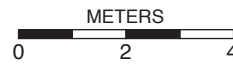
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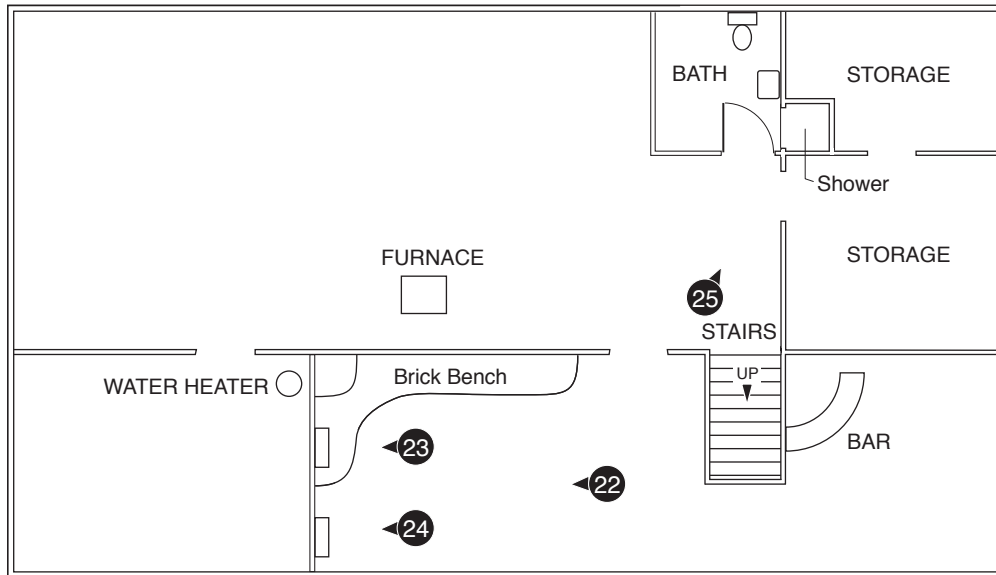
Photo Key - First Floor

(Photos 11 - 21)



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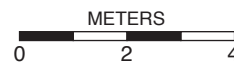
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Photo Key - Basement

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HIBS No.K-2021-1-1.25

SUPPLEMENTAL MATERIALS

K-2021-1-1.26: 1400 Southlawn, photo of living room fireplace and cabinets before room was divided – provided by Aurora University

K-2021-1-1.27: 1400 Southlawn, photo of kitchen before it was remodeled – provided by Aurora University



1400 Southlawn Place
Photograph of Living Room

HIBS No.K-2021-1-1.26



1400 Southlawn Place
Photograph of Kitchen

HIBS No.K-2021-1-1.27