

United States Department of the Interior
National Park Service

SENT TO D.C.

National Register of Historic Places Registration Form

7-26-06

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

1. Name of Property

historic name Urbana-Lincoln Hotel/Lincoln Square Mall
other names/site number Historic Lincoln Hotel; New Lincoln Square Village

2. Location

street & number 300 South Broadway Avenue [NA] not for publication
city or town Urbana [] vicinity
state Illinois code IL county Champaign code 019 zip code 61801

3. State/Federal Agency Certification

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

William L. Lohr / SHPO 7-25-06
Signature of certifying official/Title Date
IHPA

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other, explain
See continuation sheet [].

Signature of the Keeper Date

Urbana-Lincoln Hotel/Lincoln Square Mall Champaign County, Illinois

Name of Property

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- [X] private
[X] public-local
[] public-State
[] public-Federal

Category of Property

(Check only one box)

- [X] building(s)
[] district
[] site
[X] structure
[] object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing Noncontributing

1 0 buildings
0 0 sites
1 0 structures
0 0 objects
2 0 Total

Name of related multiple property listing.

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

Blank lines for name of related multiple property listing.

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Commercial/shopping mall, office space
Hotel

Current Functions

(Enter categories from instructions)

Commercial/shopping mall, office space
Hotel

7. Description

Architectural Classification

(Enter categories from instructions)

Modern
Tudor Revival

Materials

(Enter categories from instructions)

foundation Concrete
walls Brick, steel
roof Membrane, asphalt shingle
other

Narrative Description

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

Urbana-Lincoln Hotel/Lincoln Square Mall Champaign County, Illinois

Name of Property

County/State

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Community Planning and Development

Periods of Significance

1923

1964

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Royer, Joseph, architect

Stoolman, Almon, contractor

Gruen, Victor, architect

George A. Fuller Company, contractor

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

#

recorded by Historic American Engineering Record

#

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Lincoln Square Mall archives

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 1

Narrative Description

The Lincoln Square Mall complex was built in two distinct phases. The Urbana-Lincoln Hotel was constructed in 1923 from a design by noted local architect, Joseph Royer; the adjoining shopping mall was erected in 1964 from plans by nationally known architect and planner, Victor Gruen. The complex is located in downtown Urbana, one street to the south of Main Street, and the major north/south thoroughfare, Vine Street, marks its eastern edge. Elm, Race, and Illinois streets are respectively its north, west, and south boundaries. Historically, the mall encompassed nine square blocks of commercial and residential property, all of which were razed for the development except for nine properties: the federal Post Office (north), Eisner's Supermarket (south), First United Methodist Church (west), Urbana-Lincoln Hotel (northwest), Empire Office Building (north of hotel), Howard Apartments (southwest), Fallon Cleaners (south), Branson's Mobil filling station (east), and Allied Finance Co. (east). Subsequently over the years, four of these buildings were demolished (Eisner's Supermarket, Empire Office Building, Fallon Cleaners, and Branson's filling station). Except for the hotel, the remainder of the properties are located on the perimeter of the mall. The federal Post Office (1914, 1935, 1958) is at the corner of Broadway and Elm streets, near the mall's north entry. Along Race Street and by the mall's west entry is the First United Methodist Church (1927), while to the south of the church, also along Race Street, is the Howard Apartment building (circa 1927). On Vine Street, to either side of the East Green Street entry into the mall complex, are the Allied Finance Co. building (now the Weiner Company, 1959) to the south and the Federal Courthouse (1994) to the north.

Parking was also integral to the plan of the mall. Large city-owned parking lots continue to operate on the east side of the mall, along Vine Street and south of East Green Street extended, and along the length of East and West Illinois Streets. A large parking lot that historically has served the Urbana-Lincoln Hotel is at the corner of Elm and Race streets. All of these lots were conceived as part of Gruen's mall plan. Across Vine Street from Lincoln Square mall is the City Hall complex (1965), which houses administrative offices and the police and fire departments. To the north of the mall, across Elm Street, is the large Champaign County Courthouse (1901, 2002) complex. These two governmental complexes, combined with the federal courthouse, which is located between them, form a governmental "plaza," an arrangement also envisioned by Gruen. Commercial enterprises are located to the north of the mall, generally along West Main Street. To the west is the Urbana Free Library and residential property. A mix of residential and commercial zoning is to the south of the mall, along Illinois Street.

Architecturally, Lincoln Square Mall is divided into two sections: the 1923 Tudor Revival hotel and the 1964 modern shopping mall. Originally, the hotel was built on the northwest corner of Broadway and Green streets on an angle. It had an irregular plan with a projecting center pavilion with two large corner blocks. A tall rear dining pavilion projected to the northwest from the main block. After the mall was connected to the hotel, the hotel's entrance was moved to its west elevation off of the corner parking lot. The Urbana-Lincoln Hotel rises four-and-one-half stories over a basement and carries the qualities of the Tudor Revival architectural style. Built of dark brick with stucco, "half-timbering," and double-hung windows, the hotel's detailing includes a deeply recessed arched entrance and loggia, stone elements, a steeply pitched asphalt-shingle roof with dormers, and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 2

medieval architectural details. A compatible addition was built onto the hotel in 1983 and the hotel's interior, although spatially intact, has been remodeled under different ownerships.

The 1964 shopping mall is a one and two-story, with partial basement, flat roof complex roughly rectangular in plan with a short stem projecting to the west adjacent to the Urbana-Lincoln Hotel. Modern in design, its light brown brick exterior was constructed without detail except for a simple cornice and five entrances. Over the years, this simple exterior has been subjected to "updating" to conform to current storefront design fashions. The work has included a new cornice treatment, embellishments to the entrances, and three storefronts added to the exterior elevations. Recent historic preservation tax credit work has included an additional storefront and a new south elevation entrance in a former delivery area. Although changes have been made to the exterior of the mall, Gruen's historic and innovative shopping mall interior plan is intact and retains, along with the exterior, a high degree of integrity. The nomination consists of one contributing building and the extant parking lots historically associated with the Lincoln Square Mall as a secondary contributing associated structure.

Lincoln Square Mall

Exterior

The Urbana-Lincoln Hotel/Lincoln Square Mall complex consists of two integrated parts: the 1923 Urbana-Lincoln Hotel and the 1964 Lincoln Square Mall. The first story of the four-and-one-half story dark brick and stucco Tudor Revival-style hotel is virtually surrounded by the mall and a 1983 brick and stucco addition on the north. Attached to the hotel, Lincoln Square Mall's exterior walls were built in a contrasting mottled light-brown brick running bond. The mall was built with a modular steel frame (steel I beams and columns with steel bar joist roof supports) above a poured reinforced concrete footing and foundation. In height, the mall has tall one and two-story flat roof sections, both of which have wide Exterior Insulation Finish System (EIFS) cornices. The department store block (built as a Carson Pirie Scott store) appears as two stories, as its perimeter walls were built to contain a full second-story addition, although only a portion of that space was finished. A section of the mall is also two stories with offices above retail space, but this area is set back from the building's edge and is not visible. The department store has a full basement and there is a small partial basement below the High Court and retail space. Entrance to the Urbana-Lincoln Hotel is on the west, however, the mall has no primary entrance, rather there are four main entrances to the mall, one on each cardinal point and oriented to a major street. In addition, the department store has its own exterior entrance on the mall's east elevation. Recently, a fifth entrance was added to the southeast section of the mall to serve a new office complex developed within the original department store space.

Lincoln Square's south elevation: The south elevation of the mall has four unequal one-story segments: brick section, entrance bay, brick section, and brick loading dock with screen wall. To the west is a long brick section, which is blind and only relieved by expansion joints and a wide cornice. Styled after a classical entablature, this cornice has a three-part lower section, a plain wide center, and molded top. The cornice was added in 1994 and covers the original brick and metal cornice. Separating the two main brick sections is the entrance bay. Its open three-part canopy projects from the main wall plane, while the entrance is recessed with returning brick walls. Exterior

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 7 Page 3

plaster covers the narrow walls of the recesses that flank the entrance. Aluminum-frame entries project, recede, and project within the entrance bay: airlock pedestrian door entries flank a recessed automobile entrance. Both pedestrian entries consist of three (single and paired) one-light doors with large full-height one-light transoms that are aligned with similar added interior airlock doors. Recessed between the pedestrian entries are four full-height folding doors that open to allow automobile access to the mall's High Court. Brick pavers are within this recess and within the airlock vestibule, which also has with flanking concrete edge strips. The projecting sides of the entrance have fixed sash consisting of a small glass panel below a large full-height panel.

Projecting beyond the aluminum-framed entrance, the flat roof canopy is supported by four plaster-clad piers. Above the piers is a plaster covered lintel/wide frieze and taller center signage panel. The square signage panel has a recessed center in which the raised Lincoln Square Mall logo is applied. In the flanking frieze areas are six decorative squares filled with blue opaque-glass panels; the canopy's sides each have two similar but open decorative squares. On each of the two center piers are metal plaques inscribed with the Lincoln Square logo. The canopy's piers and lintel are original elements of the 1964 mall design, however, the plaster cladding and frieze area were added in 1994 as part of a mall upgrade.

Originally blind like the west brick section, the east brick section has been modified with an entrance and two sash that provide access and illumination to an interior mall space. The aluminum-frame entrance has a one-light door with flanking one-light sidelights and a wide one-light transom. A sign above the entry is attached to the brick wall and reads, "TANG DYNASTY" with three Chinese characters above. In front of the doorway is a concrete stoop and handicap ramp (east), which is screened by a low brick wall with concrete cap. Two square, one-light fixed-glass window openings with concrete sills are to the east; all three new openings have concrete lintels. At the far east end of the brick section is an original metal service door with a header flat arch.

The loading dock screen wall begins at the end of the east brick section, in line with the service door, but is located about five feet to the south. Brick on both elevations with a concrete footing, the screen wall was originally blind with simple concrete coping. It is "connected" to the mall by a pair of metal doors with a wide metal transom. These doors originally supplied access to the loading dock from the south elevation, but now lead into a code-required enclosed gas supply room. The dock area completes the south elevation. Originally L-shaped, the concrete loading dock has been "squared off" and extended to the east. It now serves as a patio with its eastern half accommodating a new southeast entrance. The original L-shaped flat corrugated metal roof with I-beams has been reconditioned and a skylight added, but it still shelters the original dock; two metal columns along the dock's original north leg help support the roof. In the northwest corner of the dock/patio are two doors: an original metal louvered door for a storage area faces east, while an added aluminum-frame one-light door with sidelight faces south. Near the east end of the original dock is an added aluminum-frame fifteen-light fixed window that replaces a non-original metal pedestrian door with adjacent (east) overhead roll-up delivery door. (The opening, however, served as an original delivery door.)

Entrance to the dock area is on the east where a concrete drive gently slopes down to the extended dock, widening to full-width beyond the northeast corner utility transformer that is concealed by an

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 4

"L-shaped brick wall. The added mall entrance (2005) has an aluminum-frame storefront with two sets of double one-light doors, two-part sidelights, and two large transoms. Projecting from the entrance and puncturing the screen wall is a flat roof canopy with a center skylight supported by square piers: four across the front and three along each side. The entry and canopy are based on original mall entrance designs. Metal fencing (with an emergency egress gate) separates the west patio area from the entrance, while a brick wall separates the entrance bay from the eastern service/delivery area. The east end of the loading dock area continues as a "back-house" service area with the concrete drive leading down to trash and recycling receptacles. In the west corner are added double metal service/delivery doors. Various utility/transformer boxes continue their function in this area.

Recessed from the one-story building plane is the south elevation of the mall's two-story section, which is in line with the plane of the loading dock's north wall. This elevation of the upper story is blind, but is accented by the wide cornice.

Lincoln Square's east elevation: To the north of the loading dock driveway entrance, the east elevation is divided into two sections: the two-story department store occupies the south two-thirds, while the mall entrance and retail building comprise the north one-third. A monolithic brick block, the department store section has a canopied central entrance bay and an at-grade one-light aluminum-frame double-door service entry to the south. On the second story of the department store, four added (2005) off-center (south) aluminum-frame four-light sash illuminate second-story office space. At the north end of the department store is an aluminum frame storefront window (added 2005); it has four-lights, narrow sidelights, and a four-light transom. Adjacent to a historic round stack-bond planter is a below-grade triangular-shaped patio located underneath the storefront window. At the north end is a window well with paired one-light sash; to the south is an egress door (north) with three one-light sash to the south. Concrete steps lead up to the higher level patio. Decorative metal fencing, retaining walls, and landscape planting beds surround the patio. The cornice continues across the building block.

The center of the department store block has an original recessed airlock entry flanked by large display windows; a one-story flat roof canopy shelters this ensemble. Three sets of paired bronze-frame one-light doors with two-part sidelights and two rows of five one-light transoms (upper row narrower) provide access into the department store and are aligned with similar interior doors. Flanking the entrance are large full-height display windows set above a very narrow "bulkhead," which is now sheathed in ceramic tile; the display windows are divided into fifteen one-light sash with bronze framing. The canopy is divided into three wide bays by plaster-clad piers; the center two piers are larger in dimension than the flanking piers and have ceramic tile "bases." These two piers also rise above the canopy's roof to form a "pediment" with wide rakes and bed. Opaque glass sash fill the "tympanum." The slender end piers match the four nearly engaged piers near the building block. A narrower frieze extends in both directions from the center bay and returns on the north and south ends.

The east elevation's one-story north section projects to the east from the department store's building plane as the entrance bay for the mall. Beyond the bay (to the north) the retail building's plane steps slightly further to the east. A flat roof canopy covers and projects beyond the mall's entrance bay

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 7 Page 5

on three sides (south, east, north) and has elements similar to those used on the other elevations' entrance canopies. These elements include four plaster-clad piers, wide lintel/frieze, taller center signage panel with the Lincoln Square Mall logo, and two metal Lincoln Square plaques. Flanking frieze areas have two decorative squares filled with blue opaque-glass. The long south elevation of the canopy has a pilaster and eight open decorative squares above its lintel, while the short north elevation has a pilaster and two open squares. An aluminum-frame entrance is sheltered by the canopy and has four one-light double doors with large transoms facing east (non-original airlock entry). Brick pavers with a concrete north edge are used within the airlock and lead up to four interior one-light double doors. The entrance's south elevation has four two-light sash sections and a recessed narrow two-light section returning to the south (facing east). Opposite, the north elevation of the entrance is similar, but shorter, with a single two-light sash (facing north) and a returning two-light section (facing east). These two sash, along with the mall's returning brick wall, form a narrow "U"-shaped recess on the north side of the entrance. Within the brick wall is a metal service door that faces south.

The remainder of the north section (retail building) consists of two added storefronts. The southern storefront (1992) has a central black vinyl-frame one-light double door with transom and double one-light tall sidelights. Flanking the entrance are tall one-light quintuple window groups with soldier course bases. Around all the fenestration is a slightly projecting brick surround consisting of a long double soldier course "header" with brick "pilasters" flanking the entrance and window groups. To the north of this storefront is the two-part entrance to a restaurant (156C, 1988). The southern entry (summer) has a tall narrow one-light sidelight (to the south) and a one-light door with transom followed by a tall and wide one-light sash; continuing across the opening, the northern entry (winter) has a tall and wide sash followed by a one-light door with flanking narrow sidelights. A similar double soldier course "header" with "pilasters" surrounds both entries. In front of the northern entry is a projecting airlock entrance that has a single wide one-light sash with transom facing north, three one-light sash with transoms facing east, and a one-light door with sidelight on the south. This entrance airlock is covered with a metal shed roof. The cornice returns across the elevation.

Lincoln Square's north elevation: Projecting to the north, beyond the mall's northeast corner, is a slightly recessed lower brick screen wall with concrete coping; similar walls are to the north and west. Together with the mall's tall one-story north wall, these screen walls create a private service/truck court with a driveway entrance on the east side. All three screen walls are blind, but the mall's north elevation has a series of service units/doors. An infilled (brick) opening is off-center to the east, an exterior metal freezer unit is off-center to the west, and original single and double metal service doors are at the west end. The doorways have header flat arches. In front of these doors is an irregular, angular-shaped raised concrete delivery apron; a narrow concrete "sidewalk" circles the inner edges of the truck court's walls.

The north elevation's service wall continues to the west beyond the screened truck court with metal service doors set to the east and west; the doors have rowlock flat arches and concrete pads. This area is hidden from Elm Street by the historic United States Post Office building. The west third of the mall's north elevation projects to the north with a blind brick reentrant corner; large utility boxes on a concrete pad are located in this corner. The remainder of the north elevation is visible from Elm

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 6

Street and consists of a blind wall section to the east and a mall entrance bay to the west; the cornice returns the length of this elevation.

This north entrance bay has a flat roof canopy with details similar to the south and east canopies, but it ties into the Tudor Revival Urbana-Lincoln Hotel on the west. The canopy has a plaster-clad pier and pilaster on its east side and four piers returning along its north/front side, which also has the taller center sign panel with the Lincoln Square Mall logo and two metal Lincoln Square plaques. On either side of the sign panel are two decorative blue opaque-glass squares; four open squares face east. There are no piers or decorative squares on the west side. At this entrance bay, the entry doors are slightly recessed with a small stepped west corner that dies into a Tudor Revival-style wall. This "half-timbered" and stucco wall screens a service/delivery area for the hotel to the west. The mall's aluminum-frame airlock entrance has two-part sidelights to the east and west and three sets of double one-light doors that alternate with sidelights; transoms are above. The interior doors are similarly arranged. This original airlock entry is set within the mall and has brick pavers with concrete edging.

Urbana-Lincoln Hotel's north elevation: Independent of the canopy, the south third of the "half-timbered" and stucco wall rises above the canopy ceiling; its north two-thirds continues beyond the canopy as a lower wall that screens the hotel's delivery area from the mall entry. The west side of the screen wall is concrete block. Behind, the brick wall of the mall and cornice continues to the west and dies into the hotel; however, the upper stories of the original hotel's northeast corner block rise to the south above this wall. The hotel loading dock's entrance is screened from Elm Street (north) by an open archway. To the west of the archway is a pedestrian access door. A short drive slopes down to the raised dock at the rear (south), which has steps on its east side. A recessed one-light double-door entry is to the east on the dock and there is a projecting section to the west with a one-light window. Over the dock is a wide "half-timbered" frieze; a flat roof covers the dock.

On the west side of the loading dock area is the east elevation of the four-and-one-half story, asphalt-shingle gable roof addition to the hotel, which was also constructed in the Tudor Revival style with stucco and "half-timbering." The first story of the addition, adjacent to the loading dock, is stucco with limited "half-timbering" detail. A solid door is to the north with a concrete stoop and steps to the archway's pedestrian access door. The three upper stories are stucco and "half-timbered" with three center "six-over-six-light" (all windows have with snap-in muntins) double-hung windows on each story. On the second story is a long and narrow decorative "balcony" set on corbels below the windows. The third and fourth stories have continuous decorative wood spandrel panels below their windows. Above is a wide overhanging gable with two large end brackets; the gable has "half-timbering." A blind three-story bridge/wing, set over the mall's brick end wall, attaches the addition to the historic hotel on the south; this wing dies into the gable end north elevation of the original hotel.

The original hotel's north elevation, with stucco and "half-timbering," has exposed upper stories above the mall's roof. Plain corbels support the second story's overhang, while the third story overhang has an east corner drop; the fourth story is the gable. Each story has paired one-over-one-light windows which were originally centered in the elevation. These windows are now adjacent to the addition's bridge.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 7 Page 7

Continuing along the upper stories of the hotel addition's north elevation are eleven unequal window bays; the first story has a central projecting entry pavilion. A high running bond brick foundation with rowlock cap is below the stucco and "half-timbered" wall. At the east end of the elevation are at-grade double service doors with stain-glass arched lights and a short ramp. Centrally located is a tall one-story entry pavilion with a wood-shingled gable roof; the remainder of the first story is blind. The east half of the three upper stories has five paired six-over-six light double-hung windows bays and a blind east end bay; the central area, above the entry pavilion's ridge, is also blind. To the west are six similar window bays with a wider west end bay. On the second story, the two window bays at the east and west ends are "joined" by continuous spandrel "balconies" similar to that used on the east elevation; the other window pairs have similar single "balconies." The third and fourth story paired windows have individual decorative wood spandrel panels. A wood cornice extends the length of the elevation supported at the east and west ends by brackets. Above the blind central section, in the side gable roof, is a large "half-timbered" overhanging gable with paired brackets. Behind the gable, across its ridge, is a stucco chimney. Flanking the gable are four hip roof dormers with shingled sides, paired six-over-six light windows, and small "balconies" inset into the roof slope.

The projecting entry pavilion continues the high brick foundation of the addition as well as its Tudor Revival detailing. In the center of its east and west elevations are paired diamond-paned stain-glass windows that are partially inset in the foundation. Large corbels, flanking the windows, support "half-timbered" gable dormers. The north elevation has an at-grade center entry with similar stain-glass arched double doors. Corbels flank the doorway and are at the east and west corners to support the overhanging roof gable with its "half-timber" detail and sign panel.

Three distinct sections comprise the shopping mall's west elevation: the Urbana-Lincoln Hotel to the north, a central mall entrance, and a recessed service area to the south.

Urbana-Lincoln Hotel's west elevation: The west elevation of the hotel's addition is three bays wide; the high brick foundation returns, although it is "crenelated" and interrupted by two tall twelve-light fixed windows with six-light round-arch transoms in the north and south end bays. These windows have rowlock sills and fluted and "dentilated" round-arch surrounds. The center bay has paired one-light double doors set below a four-light sash with a similar six-light round-arch transom and surround. The doors open onto a full-length concrete loggia that has decorative metal fencing set between brick piers; on the south side is a solid brick wall.

The addition's three upper stories have paired six-over-six-light sash in the north and south end bays. A narrow "balcony" extends the length of the second story below its sash, while the third and fourth story sash have decorative spandrel panels. In the center of the elevation, between the windows and extending from the bottom of the third-story spandrel panels to the top of the fourth-story spandrel panels is a large decorative scenic mural panel, entitled, "London Town." There are four painted scenes that surround a center Queen's Royal Guard horseman: Buckingham Palace, Big Ben clock tower, Trafalgar Square, and St. Paul's Cathedral. At the top of the elevation, the end gable overhangs with large north and south end brackets.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 7 Page 8

The addition returns to the east, but the first story of its south elevation is either concealed behind a long corridor that connects the addition's southwest corner with the historic hotel on the south or is connected to the historic hotel via ballrooms and service areas. Similar in design to the north elevation, the addition's southern upper stories have a wider blind west end and only five paired (six-over-six-light) windows on the west half instead of six. Like the north elevation, the center area is blind and the east half has five windows. This elevation is simpler, without the decorative spandrel balconies and panels. The side gable roof has two similar hip roof dormers with "balconies" to the west, a central stucco chimney at the roof's edge, and a shed roof dormer with four sash and ventilation panel to the east.

Running between the addition and the hotel's original southwest wing is a one-story entrance corridor that incorporates the hotel's 1964 entry. This corridor abuts the rear of the hotel's original northwest dining room wing. A wood-shingled gable roof covers the corridor, which also has stucco and half-timber detailing. At the corridor's north end, adjoining the addition, are arched-glass double doors similar to those found on the north elevation's entry pavilion. Adjacent to the entry (south) is a large square twelve-light sash. A projecting gable-roof pavilion is to the south with similar twelve-light sash on its north, west, and south elevations. Continuing on the south side of the projecting pavilion are five twelve-light windows. Entry to the historic hotel is near the corridor's south end where a recessed nine-light window is adjacent to double beveled-glass paneled entry doors. South of the entry, the corridor turns east for a distance, before turning south to connect with the historic hotel; a deep recess is thus formed. Large three-part stain-glass windows face south and west in the reentrant corner. Until recently a gable roof porte-cochère fronted the entry and nine-light window. However, it was destroyed in a truck incident; future plans are to reconstruct it.

Behind the corridor is the hotel's oversized northwest dining room wing, whose rear is semi-hexagonal in shape. The wing was constructed in five and six course common bond brick with side wall buttresses that define brick bays. Visible on the wing's southwest side are a blind bay adjacent to the main hotel block and three bays which have tall narrow glass-block openings with double rowlock sills. A similar glass-block opening is on the west angled bay, but has been foreshortened due to the corridor's construction. The center angled bay is blind; similar tall narrow openings continue down the northeast side. Encircling the wing is a wide applied "half-timbered" "frieze.

The historic hotel's southwest wing's west elevation is dark brick laid in Flemish triple header bond. However, the fourth story and gable area brick is painted white in imitation stucco; wood "half-timbering" was then applied. In the center are emergency exit doors, which open onto metal platforms with railings, on the second to attic stories. A metal staircase connects with ground level. Each exit door has a decorative painted panel, an infilled wood transom, and a soldier course flat arch. The side elevations of the southwest wing return for one bay on the first story. The north side, facing the reentrant corner, has a large opening infilled with glass block, while opposite, facing the west mall entry, is a large twenty-eight light window.

The rear elevation of the historic hotel faces northwest with the oversize dining room wing set off-center to the south. Enclosed by the entrance corridor and the addition, only sections of the rear elevation's first story are exposed and the upper stories are also partially concealed due to their angle. A inner landscaped courtyard is formed by the entrance corridor (west), the dining room

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 9

(northeast), and the entrance foyer (south). Roughly triangular in shape, the brick courtyard is entered via a door in the corridor. Windows flank this doorway and overlook the courtyard from the hotel foyer. Below the tall glass block sash of the dining room wing are two square glass block openings set at grade. At the southeast end of the courtyard is a small one-story wing that projects from the blind end bay of the dining room. Two sets of paired original diamond-pane casements face the courtyard. Blind transoms with wood shields are above the casements, which also have soldier course flat arches and double rowlock sills. (All of the window openings have similar flat arches and sills.) A short angled stucco hyphen connects this small wing with the entrance corridor and above the hyphen, on the second story of the hotel, is a recessed double-hung window. On the northeast side of the dining room wing is a second, slightly larger, inner courtyard framed by the dining room wing, the hotel, and the service area of the addition (concrete block). It is used for storage and as a mechanical area. Access to this courtyard is from a corridor in the addition. Similar glass-block dining room and at-grade sash overlook this courtyard.

The upper stories of the rear elevation are divided into three sections: angled southwest and northeast wings and a large central pavilion from which the dining room wing projects. Single double-hung windows are set on the second and third stories of the southwest wing and are accented by black and white diagonally striped blinds; small decorative spandrel panels conceal air-conditioning units. Hip roof dormers (fourth story) with inset "balconies" puncture the steeply pitched asphalt-shingle roof. On the other side of the central pavilion (northeast) are four windows facing northwest and three window facing north (second and third stories). The fourth (attic) story has two dormers facing northwest and two facing north. Recessed on the dining room roof and extending for two bays in length is a mechanical area that is concealed by a stucco wall with a decorative applied "half-timbered frieze." The brick wall of the central pavilion is blind except for two windows on the northeast on both the fourth and fifth stories.

Continuing around the corner of the hotel's west elevation, the historic facade of the hotel rises above the flat roof of the shopping mall. This elevation is irregular in plan with a southwest wing facing south and east, a complex center section with a projecting tower facing southeast, and an northeast wing facing south and east. Only the west end of the elevation, near the west mall entry, has a visible first story (twenty-eight light sash). The second and third stories of the facade are brick (Flemish triple header), while the fourth story and steep gables are stucco and "half-timbered." (The west end brick section has painted imitation stucco.) Windows are generally single one-over-one-light double-hung sash.

The south facing west wing has two sections. Recessed, the west end section has three window bays per story, including three dormers, with paired sash on the second story. Decorative blinds, similar to those found on the north facing elevation, flank the third story sash. Small decorative spandrel panels conceal air-conditioning units on the two west bays of the third story, and the three bays of the fourth and dormer stories. A very tall and steeply pitched double gable with corbels overhangs the brick second and third stories of the east section of the west wing. Below the gable, the west third of the second and third stories is recessed with paired sash on the second story and a single sash on the third. The remainder of the second story is blind with the clerestory roof of the mall's sidewalk café attaching to the hotel at the east end of the second story. Paired sash are in the center of the third story with a single window above the clerestory roof. In the stucco and half-timbered

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 7 Page 10

fourth story are paired center sash flanked by single windows. The attic story has three symmetrically-placed windows, while the apex of each gable has a single nine-light sash. Drops decorate the ends of the gable ridge boards.

Returning north on the main facade, the southwest wing has a short section that faces east. Here, on the third story, is semi-hexagonal bay (three windows) in the center directly above the clerestory roof. The "half-timbered" fourth story overhangs slightly with corbels and has a single center window. A single dormer puncture the steeply-pitched roof. All the dormers of the main facade have multi-colored slate-shingled side walls. Single windows flank paired sash in the brick third story of the next facade section. The fourth and attic stories have four symmetrically placed sash and dormers with details similar to the south end section.

Rising out of the central portion of the facade, above the mall's roof, is a wide brick section divided into two uneven bays: a four-story "tower" bay on the west and a recessed bay on the east. The southwest elevation of the tower bay is blind, but is decorated with a large projecting chimney whose stack extends above the tower. Rows of corbeling finish the chimney stop; the lozenge-shaped stack continues and terminates with elaborate corbeling. The southeast elevation of the tower has a two-story (fourth and fifth stories) stone and brick-paneled oriel that sets above a center square one-over-one-light spandrel window (third story) with a stone surround. In front of this window is a skylight that illuminates the hotel's original entry, now part of the interior of the mall. The semi-hexagonal oriel has narrow side sash and paired center sash. At the top of the oriel is a decorative brick paneled parapet above which is a sixth-story six-over-one-light window with a stone surround. A projecting stone cornice with corbels encircles the front of the tower, returning on the northeast and southwest sides. A very tall crenelated brick and stone parapet is above the cornice. In the northeast reentrant corner is an added metal ventilation stack. The third and fourth stories of the recessed east tower bay have paired sash with stone surrounds to the west and plain single sash to the east. Two single sash are on the fifth story, with the stone surround of the west sash continuing upward to surround the decorative stone and brick paneled spandrel of the sixth story's six-over-six-light window. The stone cornice, corbels, and crenelated parapet return across this bay.

The brick, stucco, and "half-timber" details of the southwest sections continue to the northeast of the tower with a short recessed facade bay. It has single windows on the third and overhanging fourth stories and a single dormer sash. The northeast end wing, facing south and east, has two bays: a narrow recessed bay with a single window/dormer per story and a wide projecting gable end bay. In the reentrant corner of these two bays is a very wide brick chimney. The chimney stack rises nearly to the gable's apex where rows of corbeling finish the chimney stop. A very tall lozenge-shaped stack continues and terminates with elaborate corbeling. The projecting gable bay is entirely stucco and "half-timbered" with centered paired windows in the third story, overhanging fourth story, and gable. Corbels support the overhang and drops terminate the ends of the gable's ridge boards.

The clerestory roof of the sidewalk café returns for a short distance on the east elevation of the northeast end wing. Beyond the clerestory roof, to the north, is a narrow brick area that is capped by a slanting stone cornice. Stucco and "half-timbering" are above the cornice on the third and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 11

overhanging fourth stories. These stories have center paired windows flanked by single windows and there are three dormers. Further north is the east elevation of the hotel's addition.

Lincoln Square's west elevation: One-story in height, the central section of the shopping mall's west elevation has an entrance canopy to the north and a nearly blind wall section to the south. Similar to the other three entrances, the flat roof canopy projects to the west with four plaster-clad piers, wide lintel/frieze, taller center sign panel with the Lincoln Square Mall logo, and two metal Lincoln Square plaques. Flanking the sign panel are four decorative blue opaque-glass squares; there are no side elevation square openings. The projecting aluminum-frame entrance has three sets of double one-light doors alternating with two-light sidelights; transoms are across the entry. Similar doors are aligned in the original airlock entry, which is floored with brick pavers. Two-light sash are in the projecting sidewalls that return on the north and south with deeply recessed narrow two-light sash facing west. To the south, the brick wall section has a single one-light door off-center to the north. Across this center section, the mall cornice continues, except for a short section adjacent to the hotel where the original brick cornice is exposed.

At the elevation's south end, the "L"-shaped service area/truck court has metal service doors facing south and west. Doors on the north wall are off-center to the east and in the east reentrant corner; doors in the east wall are near the reentrant corner and off-center to the north (double doors). All the openings have rowlock flat arches. Adjacent to the double doors is an angled electrical transformer pad that has two brick screen walls on the north (longer) and south; the west end is fenced. The cornice continues along this service area, which is screened from Race Street by the historic First United Methodist Church.

Lincoln Square's upper story: Only a portion of the retail mall is two-stories in height. An L-shaped space is enclosed above the first story of the anchor department store, although very tall brick perimeter walls continue around the entire store building. The building was engineered to carry a full second story, but just this L-shaped portion along the south and east elevations was enclosed. Along the south elevation, a mechanical and service enclosure runs the store's full length, while the east side space extends almost half way to the north and one-third of the way to the west. The remaining area is a river rock-covered flat roof with high brick perimeter walls with concrete buttresses/piers that support a concrete lintel. Concrete block walls enclose the high second-story store space on the east with its slight shed roof. This space is blind on its north elevation, while six square sash have been inserted into the west elevation along with a pedestrian door at the north end; these openings were added when the space was converted to office use (2005). The long mechanical/service area on the south has a one-story, flat roof concrete block section backed by a taller rear section. This taller section has large ventilation screens facing north; its roof is also flat with a short shed roof section to the west. Access to the roof is via a solid metal door in the reentrant angle. A long rectangular skylight has been added to the roof structure over the escalator core where a knock-out panel had been provided during construction for an extension of the store's escalator. A similar knock-out panel is extant over the store's north staircase. A second skylight was added to the roof, to the north of the office space, to illuminate the department store's secondary mall corridor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 12

To the west of the department store's perimeter wall is the High Court's flat roof, long skylight, and upper-story office space. The exterior faces of the west and north walls of this office section are brick with similar cornices. A metal door provides access to the mall's one-story roof. This door is off-center to the north along the west wall. Numerous ventilation and mechanical apparatuses are installed on the roof, which also has a low brick parapet wall sheathed with steel siding on its interior surface.

Lincoln Square Mall Interior

Urbana-Lincoln Hotel: The center main block of the Urbana-Lincoln Hotel sets on an angle to the pinwheel design of the shopping mall as it did originally to the intersection of Green and Broadway streets. To either side are large wings: the northeast wing faces east and south, while the southwest wing faces south and west. A large oversized space projects to the rear (northwest) of the main block as the "Great Hall" dining room. Although remodeled over the years, the public spaces on the interior of the Urbana-Lincoln Hotel are spatially intact and many original elements remain. These include the hotel's grand lobby, elevators, and formal dining room.

Since the construction of the shopping mall in 1964, entry to the hotel has been from ground level from the west side parking lot. An airlock entry with two sets of beveled-glass doors opens onto an L-shaped foyer. To the north is the added brick-paved corridor that leads to the addition, while continuing around the corner, on the south, is the double beveled-glass entry to the hotel's bar/lounge. Further east is a short staircase up to the lobby and first floor. The north walls of this entryway/foyer are decorative stain glass above stucco and half-timbering and they overlook the inner courtyard. Two "antler" chandeliers hang from the beamed ceiling; oak trim is used as door and window surrounds along with sections of low wainscoting flanking the lounge doors. Twisted columns frame the staircase which also has an ornate open wood balustrade and pineapple top newel post on its upper section.

The vestibule staircase and lounge are situated in part of the original hotel with the lounge located in the hotel's southwest wing. In the center of the L-shaped space is a wood and brass-trimmed rectangular bar. A brick fireplace is across from the bar on the east. Beyond the bar, in the south wall, is a beveled-glass double-door entry directly into shopping mall. Continuing through the foyer, a short staircase leads up to the hotel's lobby, which retains many original features. These include tall three-quarters high oak wainscoting, a Tudor arched and beamed ceiling, and a fireplace "nook." Carpeting covers the lobby floor and hanging metal "candle" light fixtures illuminate the space; a large ornate chandelier is near the entry staircase. A long oak-paneled reception desk with room key slots to the rear is adjacent to the staircase in the northwest corner of the carpeted lobby. The manager's private office is to the rear with stairs leading up to an office in the southwest wing. To the right (northeast) of the desk is the elevator vestibule with two elevators to the northeast and a staircase across from the elevators. The elevators are "wood" paneled in a wood paneled wall. The elevator vestibule also leads directly into the hotel's formal dining room or "Great Hall."

Across from the reception desk is a "nook" that projects out onto the hotel's food court loggia. At the northeast end of the nook is a large recessed brick and stone fireplace. It has a stone quoined Tudor-arched and chamfered opening set on a raised stone base with benches on either side, a tile

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 7 Page 13

hearth, and a brick surround with a soldier flat arch and a second rear Tudor arch whose low impost blocks are decorative shields set above the benches. The nook has three-quarter high brick wainscoting with a rowlock cap; triple casement sash with transoms are on the south (loggia) and west sides. Two porcelain chandeliers hang from the flat wood beamed ceiling. Adjacent to the nook (east) is the recessed original hotel entrance vestibule. It too has three-quarter high brick wainscoting with half-timbering above; fifteen-light double doors lead out onto the loggia.

To the southwest of the entry staircase and reception desk is a short passage way that accesses public restrooms (southeast corner), a staircase that leads down to a landing (south), and a staircase up to rooms in the hotel's southwest wing's second story. At the staircase landing are fifteen-light double doors with a twelve-light transom and three-light sidelights with three-light transoms. Beyond the doors is a brick-walled foyer with a door out to the shopping mall and a short side arm for vending machines; this area has a window out into the mall. At the landing, the stairs continue downward to a basement foyer where solid double doors lead to a larger meeting room vestibule/hallway. Across from the restrooms is a wood "frontispiece" surround for the southwest wing staircase that leads up to a double-loaded corridor with textured plaster walls and ceiling. There are decorative sconces and solid doors with paneled trim lead into the hotel rooms. At the end of the hallway is an emergency exit door.

The "Library" restaurant encompasses the northeast side of the first floor and the northeast wing; entrance to this large space is through a Tudor-arched opening at the east end of the lobby to the side of the original hotel entry. Upon entering the beamed flat ceiling room, there is a wood and brass bar to the left and a second "nook" to the right with two windows that overlook the loggia. The nook, however, has had its walls covered with a vertical wood and wallpapered dado; bookshelves line the upper thirds of the walls. A wood-paneled column with beaded edges separates the nook from the bar area. At the east end of the bar are three seating booths and then double service doors to the kitchen. The rear (east) section of the "Library" is set on an angle from the main portion of the hotel in the northeast wing. Continuing along the south wall is the brick and wood dado that is interrupted by large bookcases, which flank a center brick fireplace. The fireplace has a simple quoined stone surround above a brick hearth; the angled stack is plastered. Similar bookcases line the east and north walls of this section and an emergency egress staircase is behind the section's north wall. Across from the fireplace is a two-story L-shaped section with stairs to the west. A decorative open wood balustrade serves the staircase and upper level. Small two-person booths are along the upper level's rear wall and are separated by bookcase "surrounds"; bookcases are also along the end east wall. Two wood paneled columns are in the balcony area and a single column set in front.

Besides the lobby, the most spectacular space in the Urbana-Lincoln Hotel is its "Great Hall," which is located to the northwest of the lobby, with access from the elevator vestibule. The Great Hall is two-stories in height with an angled northwest end and a flat wood beamed ceiling. The lower portion of the side walls is brick with a molded wood cap; the brick has applied vertical and diagonal bracing. Textured plaster is used on the upper wall sections and on the angled end wall with the wood cap continuing. Three very tall glass-block sash are symmetrically-placed on the side walls and two similar sash flank a fireplace centered in the angled wall. Each window opening has a brick quoined surround. An emergency egress door is below the northwest side window. The large angled

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 14

fireplace has a brick base with a wide stone "belt"; the brick continues to the ceiling as the tapered stack. A simple stone architrave surrounds the large firebox with its tile hearth and dies into the stone belt. At the opposite end of the room, the center entryway is sheltered by an oak-paneled two-story section. To the east is the service area with double doors to the kitchen, while to the west is a storage room with ladder access to the upper level "balcony." A tall decorative open wood balustrade extends the length of the balcony. Behind the storage room is an L-shaped coat room with a door to the manger's private office. Six very large, three-tiered chandeliers hang from the room's ceiling. Between the Great Hall and Library is the kitchen service area that supports both restaurants.

The basement of the hotel is accessed by the lobby elevators and two staircases, which open onto a large vestibule/hallway. A service area, including the laundry and boiler room, is to the northeast below the kitchen service area, restrooms are to the southeast, and meeting rooms are to either side of the corridor that extends down to the southwest staircase. A large meeting room is the northwest of the paneled elevator foyer and below the Great Hall. Similar in shape to the Great Hall, the room has a fireplace centered in the angled wall, six support columns, small glass-block sash at ceiling level, and a brick barrel vaulted foyer.

Hotel Upper Levels: Double-loaded corridors extend the length of the hotel. The corridors have textured plaster walls and ceilings and there are decorative sconces; solid doors with paneled trim lead into the hotel rooms. At the west end of the hallway are emergency exit doors, while at the northeast end is a three-story bridge to the addition. Each floor has a elevator foyer with "antler" chandeliers and an adjacent (southwest) emergency staircase. The rooms are en-suite and vary in size. Suites on the south side of the northeast wing, above the "Library" have original fireplaces. The fifth story of the tower section is used for storage.

Hotel Addition: Constructed in 1983, the hotel's addition is to the north of the original hotel and is connected to it by a one-story corridor on the west, inner service areas, and a three-story bridge on the east. The corridor extends north from the hotel's main entrance vestibule, wrapping around the angled end of the Great Hall, before jogging east and north to open into a large north side vestibule that serves the ballrooms. On the north side of the hotel's entrance foyer are double arched-glass (stained) doors leading into the brick paved corridor. The east side of the hall has a stain-glass and plaster wall with a center stain-glass door to the inner courtyard. Adjacent to this wall (north) is a split brick staircase. The lower section leads down to a round arched door (basement banquet room), while the upper section, which is slightly farther north, leads up to a wood Great Hall egress door. A wood-shingled hood with brackets is over this doorway and both staircases have metal railings. The angled end of the Great Hall continues north from the staircases with the Great Hall's corbeled chimney stack visible. Along the west side of the corridor are five sets of nine-light windows. At the corridor's north end, across from the chimney stack, are offices located in that portion of the corridor that projects to the west.

Immediately to the north of these offices is a double-door exterior entrance and the addition. This section of the addition contains a west corner office and an off-center (east) short hallway that leads to the indoor swimming pool room. The two-story swimming pool room has two large windows with round-arched transoms and a center door with transom on its west side; the ceiling has two support beams. A low brick dado "supports" applied "half-timbered pilasters." A hot tub is in the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetUrbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 15

southeast corner. On the west side of the pool hall is an elevator and staircase; on the east side are restrooms accessed from the pool room and main corridor. To the east of the restrooms, the public corridor turns north along the pool room. At the juncture is a door into the ballrooms' service area and the entry into the larger inner courtyard. A four-light sash is in the corner where the corridor turns east to join the large north side ballroom vestibule.

The north side of the addition has a large vestibule, a portion of which projects to the north as the entry pavilion with double-doors; a coat room is to the west of the entrance. Wallpapered walls with chair rails, cornice, and brass candle chandeliers decorate the vestibule. Connecting with the vestibule is a wide corridor that extends the length of the ballroom with an emergency exit at its east end. Four sets of double doors open from this corridor into the ballroom, which can be subdivided into four smaller rooms. The ballroom has a high wood and fabric paneled dado with wallpaper above. Large candle chandeliers are sited in recessed in the center of each of the room's four sections; recessed light provide additional lighting. Service doors are along the room's south side.

The three upper stories of the hotel addition have center double-loaded corridors with en-suite hotel rooms to either side. On the south side, an elevator and adjacent staircase occupies the space of the second room from the west end; a second staircase is located on the north side at the corridors' east end. Across from this northeast staircase is the hall and bridge connection to the northeast wing of the original hotel. The center four rooms of the fourth story (two on north and two on south) have a different floor plan than the other guest rooms. Each pair of rooms has adjacent corner fireplaces with brick mantels along their exterior walls. To the rear (corridor side) of each room is a loft accessed by a metal spiral staircase; the footprint of the loft extends over the fourth floor corridor. The ceilings of these four rooms are vaulted.

Lincoln Square Mall Interior: The interior of Lincoln Square Mall consists of the pinwheel designed public corridors comprising the High Court (south), West Mall, North Mall, and East Mall. Buildings are located in the four corners of the pinwheel: Building B (southwest), Urbana-Lincoln Hotel and food court (northwest), Building D (northeast), and the Building C/former anchor department store (southeast). Building A is a single retail space connected to the south side of Building C and adjacent to the south entrance. Original second-story office space is located along the west side of the High Court in Building B, while the department store has a partial second story in its southeast corner and a mechanical area along its south elevation. The department store also has a complete basement that joins a small public mall concourse below the High Court with office space, restrooms, and storage areas adjacent and below a section of Building B.

High Court: Lincoln Square's High Court is a very tall two-story space running south to north. Along its east side is a curved skylight that extends the length of the Court. Six large off-center (west) piers support the beamed and coved ceiling; the pier bases are hidden by rectangular planter boxes. The ceiling beams extend into the east skylight and the continuous west clerestory, which consists of rectangular one-light opaque-glass sash. Along the Court's east side is the anchor department store (Building C) and Building A, while a two-story space of storefronts, circulation areas, and upper-story offices are along the west side (Building B). Blind wall space is over the storefronts; above the wall is the solid second-story office balcony's balustrade, which is slightly recessed and ornamented by six tall panels. These panels extend from the lighting soffit above the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 16

storefronts to the ceiling and have two stacked open (decorative) squares near their tops. The tops are triangular shaped with pockets that "support" the ceiling beams. Acoustical tiles cover the ceiling that has six large modern pendant light fixtures along with original recessed light fixtures, which are in placed front of the clerestory sash. The High Court is also illuminated by up-lights located in soffits that circle the space. Polished concrete panels comprise the Court's floor, which is interrupted by five large symmetrically placed contrasting floor sections. Brown brick pavers are used in three of these sections with the second and fourth sections made of tinted (pinkish) concrete panels with three square plain concrete inserts.

At the north end of the High Court, the ceiling level drops to a high one-story height for the other three arms of the pinwheel design. A tall upper wall results from this change in height; this wall area is decorated with scenes depicting the City of Urbana. A shorter seventh pier, in line with those of the High Court, is also located at this wall juncture. Clocks are attached to the north and west sides of this pier and three memorial plaques, one to each of the three main local developers of the mall (Manie Tepper, Charles Webber, and Gordon Kameron) are also fixed to the pier. To the northeast of the pier is the mall's information desk, shaped in the form of an offset double square. At the opposite end of the Court (south) is a similar tall upper wall. Here a mural lists some of the attractions of living in Urbana. Beyond the wall is the south entrance to the mall.

Building B

125B (The Art Mart): Located in the southwest corner of the High Court, this store is L-shaped, wrapping around a wide secondary corridor (originally the Carriage Lane area). Scored concrete panels are used for the east third of the corridor's floor, but the remainder has cream-colored terrazzo with a green terrazzo border. Its acoustical-tile drop ceiling is laid in a grid pattern with inset lights in the center and along the edges. Large full-height display sash line the south side of the corridor with a recessed double sliding door entry near the east end; a paneled wall is at the west end. At the west end of the corridor are full-height display sash that flank a center solid double door store entry.

125A (Art Mart Toys): Along the north side of the secondary corridor at its west end are recessed double metal service doors. Continuing to the east is a wall with a wide, off-center (west) opening (former store entry) that has been infilled with a display sash and horizontal boards. Near the corridor's east end is a wide store entry closed by a metal security grille/screen (side mounted). A display sash is at the east end. Returning on the High Court elevation is a wide store entry closed by a metal security grille (side mounted) that is flanked by a south pier and a wide plain north wall. The wide sign panel is also plain.

Adjacent to 125A is a recessed circulation staircase. The double dog-legged metal staircase rises from the basement to the second story. It has rubberized flooring in its vestibule and on the stair treads and there are metal handrails and open metal balustrades.

120 (Vacant/former Callaway Boutique): Double one-light display sash flank a recessed angled entry with narrow one-light side display sash. The center fifteen-light double doors have a round-arch one-light transom; the entryway has red brick pavers. Rectangular panels decorate the four narrow storefront piers. Above the sign panel is a very narrow cornice with dentils.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 17

119 (Andi's Hallmark): This storefront has large three-part angled display sash that flank the wide center entry. Large sliding double doors close off the entry; the entryway is ceramic tiled. A wide stucco sign panel is above.

118 (International Galleries): Modern full-height triangular display sash project beyond the storefront's building line into the mall space with very sharp angles. Flanking the recessed center entry are columns that support a narrow sign panel with a projecting "hood"; the entry and angled recesses have rubberized flooring. A security grille (roll-up) protects the entry.

A second recessed circulation area is adjacent to 118. It has a similar staircase to the south, a central passenger elevator, and a metal double door entrance to a service corridor to the north. Details are similar to the other staircase circulation area. The concrete block service corridor jogs to the south before turning west behind the West Mall storefronts (112-116). It turns south near the west truck court, where there are egress doors. At the end of the truck court delivery area, the corridor turns east. At this juncture are a mechanical room, freight elevator, and staircase to the lower level. The corridor then turns south into the mall's southwest corner secondary corridor.

West Mall: Scored polished concrete panels cover the floor of the west mall, except for the west mall entry. This original airlock entry is recessed from the mall space with red brick pavers in the recess and for three courses into the mall corridor. The sidewalls of the entry are L-shaped with two-light sash. Small acoustical tile squares cover the high one-story mall ceiling that has up-lighting in the soffits along the mall's north and south sides. There are also recessed light fixtures.

116 (vacant): Turning the southwest corner of the pinwheel design, this storefront has raised display windows over wood bulkheads and wood covered piers. A corner display window is at the south end (High Court), followed by a wide wood panel and an open entry protected by a security grille (roll-up). A display window turns the corner with a similar open entry to the west and a west end display window. Above both elevations are wide wood-framed sign panels. Although the surface materials have changed, it appears that this maybe an early, if not original, storefront design, including the security grilles.

115B (Pretty Nails): A wide sign panel with a wood frame is over this storefront, which has wide round-arched sash with wood surrounds set above paneled bulkheads. Two sets of round-arch multi-light folding doors are centered in the storefront. Carpet covers the entry's original brown brick pavers, which protrude slightly at the edge.

115A (Unique Baby Gifts): Plain sidewalls support a large framed "marbleized" sign panel; the wide center store entry is protected by a security grille (side mounted). Original brown brick pavers protrude along the edge of the entry carpet.

114 (vacant/former International Galleries): A wide storefront, the east two-thirds of the storefront's entry has an early roll-up security grille. The west one-third has a large one-light display sash. Above is a canvas sign awning on a metal frame, which covers the early narrow sign panel. Two historic "eyeball" light fixtures are attached to the storefront lintel. Original brick pavers are below the storefront.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 18

112 (ABC Billiards): This modern storefront has two five-light bays that project into the mall space; the bays have glass ceilings and flank the center entry. The entry is located on the storefront's building line and has double one-light doors with a single transom. Ceramic tile fills the threshold between the bays. A plain sign panel spans the storefront.

111 (Mr. John's School of Cosmetology): Originally the Walden Bookstore, this historic storefront is wood paneled. It is slightly recessed from the mall corridor with original brown brick pavers. The east end of the recess is wood paneled, with the east two-thirds a store entry protected by an early side-mounted security grille. A paneled wall comprises the west one-third and has a single center rectangular display window.

110B (Mr. John's): Nearly full-height narrow one-light sash flank a narrow entry with a roll-up security grille at the east end of this storefront. A large central column divides the storefront and projects into the mall space. To the west of this column is a three-light display window. Above is a narrow sign panel.

110A (Mr. John's): This west end storefront is modern with an east end wall, slightly recessed wide display sash, pier, and a recessed one-light double door entry with side wall at the west end. A laminate product covers the wall surfaces and frames the wide plain sign panel. The threshold and wall/pier bases have ceramic tile.

Urbana-Lincoln Hotel

Urbana-Lincoln Hotel's Alumni Tap: The area in front of the Urbana-Lincoln Hotel is recessed from the mall's west entrance plane with half-timbering, stucco, and a nine-light sash in the reentrant wall; the sash is similar to those found on the hotel's west elevation. At the west end is the entrance to the hotel's bar, which has double beveled-glass doors flanked by herringbone brick panels. Above the entry is a triangular wood open "canopy"/sign panel inset into the corner. Four Germanic heraldic themed shields are in the half-timbered/stucco transom area above the entrance. To the east of the entrance is a painted brick pier to which the point of the angled canopy is attached.

Urbana-Lincoln Hotel's Entrance: Half-timbering and stucco details continue to the east of the bar's entrance and decorate the hotel's lobby entrance. Twelve-light oriels with wood-shingled hip "roofs" flank the entrance. The entry is similar to the hotel's exterior entrances with an arched one-light "X"-batten door with leaded-glass-and-paneled sidelights. Over the door is a wood-shingled gable hood with half-timbering in the tympanum. Decorative heraldic shields flank the entrance. To the east of the doorway is a second painted brick pier. Four courses of original brick pavers line the edge of the hotel's mall elevation and continue to the east.

Further east, the hotel's recess ends at a projecting addition that contains the hotel's added handicap lift. The walls of the addition are plain with the east wall set at an angle that ties into the sidewall of an adjacent food court restaurant/kitchen. Entry to the secure lift enclosure is on the south/corridor wall. The scored concrete of the mall corridor continues into the enclosure with the wide line of brick pavers and vestiges of the original terrazzo flooring of the sidewalk café also

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 19

extant. Within the enclosure is an original sidewalk café pier. Located to the rear (north) of the enclosure, the handicap lift rises to the hotel's loggia.

Sidewalk Café/Food Court: Originally, a café filled the northwest corner of the mall's center pinwheel design in front of the Urbana-Lincoln Hotel's original angled entry. It was modified as a food court in 1994. Five brick piers continue the line of the two hotel lobby wall piers and turn the north corner with three more brick piers. These piers, connected by the wide brick paving line and with planter boxes set between them, "screen" the sidewalk café from the public mall. Three large square skylights are along the south side of the café with two skylights on its east side. Terrazzo covers the floor and rectangular bottle-glass clerestory sash are set below the ceiling on the south and east elevations. The acoustical tile ceiling contains recessed and "directional" lighting fixtures along with ventilation units.

Set on an angle, the hotel's Tudor Revival entrance became a raised loggia with wide central steps, decorative metal railings and balustrades, and two slender metal ceiling support columns when the mall was constructed. The hotel's formal entry was rebuilt with a wide pointed stone archway, recessed multi-light double doors, and half-timbering in the transom area; a stain-glass skylight is in the entry recess. Flanking the entrance are two sets of triple six-light casements with four-light transoms, flat arches, and sills similar to those extant on the exterior. Brick buttresses with stone caps are between the window groups.

Although largely intact, later modifications to the sidewalk café design include the addition of two irregularly-shaped food court restaurants/kitchens in the west and north corners, the encasement of the two west piers in the handicap lift enclosure and the west food court kitchen, and the cladding of the remaining brick piers in gypsum board. In addition, a second row of non-structural piers was added to the perimeter of the food court. These added piers, "linked" by lintels, are placed to the outside of the skylights in four groups: five linked piers at the west end, an opening, six linked piers, two linked piers on the corner angle, six linked piers, an opening, and four linked piers at the north end. The hotel's loggia was also shortened at its west end for the handicap lift enclosure.

North Mall: The sidewalk café/food court returns along the north mall with a food court restaurant/kitchen at its north end. Enclosed within the confines of the hotel, to the north of the food court is an empty space that probably originally served as the sidewalk café's kitchen, added during the mall's construction. A blind wall extends north along the west side of the north mall. This area is recessed with two wing walls that divide the space into three sections. Facing north in the south section is a service door; the center section is blind, but the north section has a service door for the hotel at its north end.

The north mall is slightly narrower than the east and west malls. Scored polished concrete flooring is used in the north mall, and ceiling and lighting details of the west mall are repeated here. The original airlock entry's red brick pavers extend into the mall corridor; however, scored concrete is used to edge the pavers. In addition, a three-part wood-framed display window is on the entry's east side within the airlock.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 20

Building D

157 (McCandless Photography): Entrance into the northeast corner storefront, which has the airlock entrance display sash, is via an angled doorway just inside the north mall. This one-light door has a wood surround and tall wood transom panel. A storage room is to the rear (east) of this storefront.

To the south of this storefront is a slightly recessed metal double door entrance to a service corridor. This corridor extends the length of Building D, along its north side, to the northeast corner space. Originally, the corridor had concrete block walls inset with service doors into the retail spaces (south), emergency exit doors (north), and mechanical equipment. However, the west end of the corridor has been upgraded (2005) to public space with the addition of two open entry ADA compliant public restrooms situated in the rear portion of store 150. The walls, floor, and ceiling of the public corridor have been finished. On the north side are solid doors to 157, a storage room, and emergency egress; a partition with a metal service door separates the public and service sections of the corridor. To the east of this partition, the service corridor remains unaltered. Original employee restrooms remain toward the east end of the corridor.

158A (vacant): A modern curved glass-block storefront is adjacent (south) to the service corridor. The curved walls flank a central recessed solid double door entrance; a plain sign panel is above. Carpeting covers the recess and continues to the south into the adjacent storefront.

158B (vacant): A column divides this space from the adjacent storefront to the north (158A). This storefront has a side-mounted security grille across its wide entry; a plain sign panel is above.

159 (Boyer Studio): Two one-light display sash flank center double sliding doors with a sign panel above. This is an early, 1966, extant storefront.

160 (vacant/former Baskins): This is an original storefront. The center-recessed entry is flanked by L-shaped, full-height display sash with smaller one-light display windows at the outer (north/south) ends. Narrow (three courses) brick bulkheads are below the outer windows and herringbone-patterned wood panels are above. Set behind a center pier clad in Italian travertine marble are full-height double sliding entrance doors. Terrazzo covers the vestibule. This storefront is similar to the Baskins storefront on the East Mall (150).

151 (vacant): Turning the northeast pinwheel corner, this storefront is open on either side of its corner pier; the openings are secured by solid accordion-style doors. A board-and-batten door and side (south) panel are on the north mall elevation. A plain sign panel is above; square red pavers are on the floor.

East Mall: This wing has details similar to the west and north malls with the addition of three large symmetrically placed central skylights. The floor has scored polished concrete panels, except for a wide section of brick pavers in front of the east airlock entry where concrete edges the north side of the pavers. Soffit up-lights and recessed fixtures are used for illumination.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 21

152 (The Center for Healthy Minds): Wide and modern, this storefront has a plain sign panel and walls; its off-center (west) recessed entry has double fifteen-light doors. The door sash combine to form a "segmental arch." Carpet covers the vestibule. To the south of the entry are three large grouped one-light sash.

150 (vacant/former Baskins): An original storefront, its details are similar to those of 160 as the Baskins store was L-shaped in plan. However, this is a longer storefront than the entrance on the north mall with two outer display windows on the west and three on the east. The large recessed center entry is without the travertine-clad pier, but the sliding doors, terrazzo vestibule, L-shaped side display windows, brick bulkheads, and wood herringbone-patterned panels are the same.

153 (Brownfield Sports): Brick walls form the front and sides of this slightly recessed storefront with angled multi-light display bays flanking its center entry. Entry doors are wood-framed sliding doors; a plain sign panel is above. Slightly raised dark brick pavers infill the vestibule and recess.

154A (vacant/former ABC Billiards): Ceramic tile extends the length of this slightly recessed storefront. The narrow end returns, piers, and narrow sign panel are covered with mirrors, while large one-light display sash flank the center entry. A roll-up security grille protects the entrance, which is framed by columns.

154B: This original store space, remodeled various times, has been converted to a secondary corridor similar in design to the original secondary corridor off of the High Court. On the west, the wall was moved eastward to decrease the width of the corridor, which has new ceramic tile flooring and a low tile dado on its north two-thirds. The corridor is illuminated by soffit up-lights on its east and west sides, as well as by five skylights. At the south (mall) end of the corridor, the walls are blind and define the two adjacent retail spaces. Offices were created in the north (rear) two-thirds of the space with entry from the corridor. The west office wall has an off-center (east) metal door, a large one-light window, and a modern aluminum-frame office front consisting of one-light door with transom and three large one-light windows to the north. All of the windows have wood-paneled bulkheads. On the interior is a modern office suite to the rear of 154A. Across the corridor, the east office front has a sixteen-light bow oriel to the north, a Williamsburg frontispiece entry, and a twenty-light bow oriel to the south. These three elements were salvaged from an original lower-level office front for reuse here. To the south of this office is a modern one-light door and two twenty-light fixed sash, also salvaged from a lower level office. A large office suite was constructed to the rear of 155. The corridor's north end is blind except for a single corner door to the north service corridor.

155 (vacant/former Field of Greens): This very long storefront has a raised center one-light display window with a stack brick bulkhead and rear wall. Flanking the window are large two-part sliding doors than slide behind east/west one-light display sash. Above is a wide plain sign panel. At either end of the storefront are stack brick walls.

156A (Sew Sassy): This modern storefront projects out into the mall with rectangular shed roof glass bays that are immediately adjacent to the further projecting center entryway. The entrance has plain side piers, a simple sign panel, and a recessed rear roll-up security grille.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 22

156B (vacant): The entrance to this storefront is immediately adjacent to the mall's east airlock entry. Simply designed, it has a roll-up security grille and a narrow projecting hood; its projecting ceramic tile vestibule was added over the original scored concrete mall floor.

Building C/Anchor Department Store

When constructed, the anchor department store occupied the southeast corner of Lincoln Square Mall and had the largest footprint of any mall tenant. The store had two floors of retail space: a basement and first story. However, the building was designed and built to support a full second story, but only a small portion of the south and east sides were enclosed. This space was a service area with toilets, a nurse's room, holding section near the elevators (southeast quadrant), and a long mechanical section (south side). In 2005, the department store was converted into office and smaller retail spaces.

East Mall store elevation: Originally, this elevation was eight bays in length divided by piers; the bays were either open store entries or solid bays. The elevation was remodeled over the years by the different department store chains, although remnants of original features remain underneath current finishes (drywall and marble cladding). Remodeling of the elevation continues. In 2005, a new storefront was added to the east three bays, which have been replaced with a long aluminum-frame and glass storefront with a ceramic tile bulkhead that projects out into the mall corridor. At its east end is a code-required emergency exit (one-light with transom and sidelight); the west end has a single large sash. At the west end of the storefront are double doors with transom that open into the new space. To the west of the doors are two blind bays; the second bay having a wide metal egress door to an interior department store staircase in its east half. At the west end of this bay, an original travertine pier has been exposed as the corner pier for the new secondary mall corridor that has been added to the department store space. A second original travertine pier is centrally located in the corridor's entry. This secondary corridor is similar in design to the original secondary corridor that extends off the High Court. West of this corridor, are two bays: an adjacent blind bay, and the west end store entry bay that has its original roll-up security grille. The High Court corner pier is clad in marble tiles.

High Court elevation: This tall elevation has seven bays divided by piers and has been remodeled by the various department stores. The tall two-story walls are clad in textured drywall with an added "lintel" that divides the wall plane. Below the lintel, the walls are painted a subtle color, while above the walls are white. Flat marble-tile "pilasters" flank the piers at either end of the lower walls. The south end bay has double metal doors egress doors for the store's southwest staircase. In the center bay, an original store entry remains, but the entry to the south has been infilled. Wider marble-tiled piers flank the center entry and encase the original piers, which continue upward to the skylight. The wider piers have molded cornices and project into the mall space; between them, above the entry, is a high slightly projecting "sign panel" that also encases the original piers and has a matching cornice. The area above the sign panel is a plain wall.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 23

Building A

140 (Tang Dynasty): This is an original storefront. Narrow stack header bond bulkheads are below the tall one-light display sash that flank the center double folding doors of this storefront space. Each door has two-lights with arched tops and bottoms in an Italian "provincial" design. The sign panel is plain. Returning to the south and the airlock south entry, the storefront has three large one-light display sash above a similar, but taller stack bond bulkhead.

Retail Space Interiors

The mall was designed on an open grid system to allow for various and changeable subdivisions of the retail spaces within Buildings B and D. Although some original and historic storefronts are extant, the interiors of the retail spaces have continually changed over time. Likewise, Building C/Anchor Department Store was built on a grid system with only its circulation and service areas fixed. Its interior was also subject to change, especially with the advent of three different department store tenants.

Due to shifts in economics, the interior of the department store is being converted to a mix of retail and office use. A new secondary mall corridor has been created through the center of the space to open the interior for mixed use. This corridor bisects the department store space and runs diagonally from near the west end of the east mall to an area near the central escalator core and in line with the store's original east exterior entry. From there, the corridor turns south to the new south entry; a skylight is located at this junction. The design of the corridor is based on the design of the mall's original secondary corridor off of the High Court. Its floor, ceiling, and walls have modern finishes, as well as soffit up-lighting similar to the original mall. Support columns are integrated into the corridor space. To either side of the corridor are retail or office spaces, located with visual access to either the department store's original display windows and east entry, the east mall and High Court, or the new corridor. Office space is located toward the center and south side of the store space. All of the retail and office spaces are/will be finished in modern materials, but the grid system is maintained. The original central escalator, which rises from the basement level to the first floor, has been restored and is used by a major office tenant. However, its second-story knockout ceiling panel has been replaced with a skylight. In addition, the three original staircases and freight and passenger elevators are extant. At the south end of the corridor is a wide storefront entry with two sets of center aluminum-frame double doors with large square sidelights and transoms. Beyond these interior doors is a large foyer that accesses the passenger elevator and the new south entrance. A wide door on the east leads into the southeast corner service/storage room, while a second east side door, adjacent to the passenger elevator, opens into a second interior foyer. This circulation foyer has solid double doors to a retail space on the north and similar doors on the south that lead into the corner service room. Double doors on the east access the southeast corner vestibule, which serves the east elevation entry and southeast corner staircase. The service/storage room is the location for the freight elevator and doors to the loading dock service area.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 24

Second Story Office Space Building B

Access to the second-story mall offices, located to the west of the High Court balcony, is via the High Court's two staircases and elevator. A walkway/corridor extends the length of the balcony and the office entrances open onto this asphalt-tiled corridor. "Ghosts" of the original balcony planters remain on the floor. Three offices are currently on this upper floor with one large office complex occupying the south two-thirds of the space. Former office entrances, however, are extant along the corridor.

200 (Arthritis Foundation): Three vertical one-lights in a wood frame are to the north of the office's solid door entry with wood surround. This office is located at the balcony's north end. This may be an early, if not original, office front.

201B (Lincoln Square Management Office): A Williamsburg-influenced design, this office has a sixteen-light fixed window to the north above two surface-applied "panels" in its bulkhead. Slender stylized "pilasters" frame the entry with its four-light-over-panel sidelights that flank the six-panel door. Narrow moldings are atop the entryway and window. This may be an early, if not original, office front.

A short service corridor for access to restrooms, a mechanical room, and the west roof is adjacent to 201B; the elevator and staircase are to the immediate south. This west roof is L-shaped with a leg that extends from the south edge to the hotel and a north leg that extends from the hotel to the east. It is flat and covered with a rubber membrane; various mechanical and ventilation apparatus are staged over its surface. A low perimeter parapet runs along the edges, the inside of which is covered with steel siding. In front of the hotel is the raised clerestory roof of the sidewalk café/food court.

202 (Webber and Thies Law Offices): This law firm was an original tenant of Lincoln Square and the north half of its current office, which now extends to the south end of the balcony, has its original office front. The office entrance is to the south of the north staircase with the walls paneled in dark vertical wood. Recessed, the entry has a full-height solid wood door with a wood side panel flanked by yellow-tinted diamond-paned sidelights. The vertical-wood wall continues to the south staircase; a recessed solid door is at the south end of the wall.

To the south of the south staircase are three offices, now combined on their interiors into the law office. From the corridor, however, they appear as separate offices. The first space has a Williamsburg-influenced entryway with a six-panel door flanked by three-light-over-panel sidelights. "Pilasters" frame the entryway and a narrow dentilated cornice is above. The remainder of the wall area to the south is paneled in dark vertical wood similar to the law office's walls.

The center space has a dark solid door, slightly recessed, at its north end, with the south wall again paneled in dark vertical wood. However, four rectangular fixed sash are set across the top of the wall and entry. The south end office's wall is similarly sheathed in dark vertical wood with a dark solid door at its north end. However, the wall is punctured by four tall and narrow fixed one-lights in wood frames.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 25

Second-Story Space Building C/Anchor Department Store

The second story of the department store space was originally enclosed for the width of one bay along the length of its south wall and for a space of four-by-three bays in the southeast corner. Perimeter walls, however, enclose the entire store footprint, so that it appears to be two stories from the exterior. The southeast quadrant space was never totally finished nor built out, but served as a service area with office space, restrooms, and storage areas. Mechanical equipment rooms extend along the south elevation's west two-thirds.

Access to this space is by two staircases located in the southeast and southwest perimeter corners of the department store and by passenger and freight elevators inset from the southeast corner. The staircases are very wide and run from the basement level to the second story. Both are concrete with metal railings and balustrades; concrete block is used for the walls. Each level is accessed through double solid metal doors.

Modern finished office space (2005) is located in the area to the north of the elevators and southeast staircase. This tall space has mechanical equipment located above the ceiling of the office space and two added skylights illuminate the interior office area. An unfinished storage/ future office area is to the south of the elevators in the original store service area, while the long mechanical space remains along the west. The mechanical area has a full-length corridor along its north side, which ends at the brick perimeter wall and the southwest staircase. Metal doors are used to close off this corridor and the two rooms of the mechanical area. At the east end of the corridor is a raised door that accesses the flat roof. This roof has the central escalator skylight, the added corridor skylight, and tall perimeter brick walls; the office area's concrete block west wall has five square windows and a north end door.

Lower Level Mall

Only a portion of Lincoln Square Mall was constructed with a lower level. The anchor department store has a full lower level, while the area to its west is finished for the width of the High Court and second-story office space. The remainder of the mall is without a lower level (excluding the Urbana-Lincoln Hotel). Originally there was a narrower mall concourse with three central piers and brick pavers below the High Court. The department store was to the east and the areas to the south, west, and north were subdivided into offices. The High Court's staircases and elevator accessed this lower level. A service corridor, with a separate staircase and freight elevator, was to the rear (west) and connected with the public concourse. The mall's only public restrooms were located in the northwest corner.

In 2005, the entire lower level was reconfigured as secure office space. The department store was finished as flexible space with five large open office areas and central and peripheral enclosed office and service areas. Most of the original the office/storage spaces along the south side remain as do the original bathrooms. A break room with access to the below-grade patio adjacent to the east mall entry was constructed. The lower mall concourse and the west and north office spaces were also reconfigured into an open office plan. However, the department store's concourse elevation (1994) remains as do the staircases and elevators. A south office space, remodeled in 1999, remains

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 26

basically unchanged. Since this area is a secure office space, the original public restrooms are now employee restrooms; more convenient ADA accessible restrooms were installed in the main mall.

Lincoln Square Mall Site

The area surrounding the Lincoln Square Mall and the Urbana-Lincoln Hotel was planned and developed at the same time as the mall, as parking was integral to Gruen's plan for the mall. Large city-owned parking lots continue to operate on the east side of the mall, along Vine Street and south of East Green Street and continue along the length of East and West Illinois streets. A large parking lot that historically has served the Urbana-Lincoln Hotel is at the corner of Elm and Race streets. All of these lots were conceived and developed as part of the original mall plan. Construction of the federal courthouse in 1994 removed parking from the northeast corner, but a small original lot remains between the courthouse and the Post Office along Elm Street. The parking areas are surfaced in asphalt with concrete curbs, medians, and landscape islands. Both diagonal and straight parking slots are painted on the surface and tall metal, dual arm streetlights illuminate the lots. Six entries lead into the mall complex four of which are original streets that are still owned as streets by the city: East Green, South Broadway (two different sections), West High, and West Green. These four entries align with the mall's entries.

East Green Street, off Vine Street, is lined by concrete and brick sidewalks. A narrow median separates the directional entry lanes and has a low "Lincoln Square" entry sign at its east end. Ornamental "historic" streetlights flank the street, while modern and taller square fixtures are to the north along the federal courthouse's separate parking lot. At the corner of Vine and Illinois streets is a large triangular "Lincoln Square" sign whose north and south sides have electronic advertising marquees and whose west side has a manual advertising marquee. Two parking lot entrances are off of Illinois Street. South Walnut Street extends through the east/south parking lot to run along the east side of the department store to connect with East Green Street. This entrance has concrete sidewalks to the east and west and "historic" streetlights at the entrance. A decorative metal "Market at the Square" archway is on the east and leads into the southeast corner lot which is used as a seasonal farmers' market. South Broadway Street aligns with the south mall entry and has a concrete sidewalk only along its west side. A similar narrow median is at the entrance; a mall sign is set to the west of the entry and there is also a sign at the South Walnut Street entry.

Two mall parking lot entries are off of South Race Street. The southern entry, West High Street, extends along the south side of the mall, in a similar manner as South Walnut Street, but does not connect with South Vine Street. This entry is simple with a mall entry sign, a single "historic" streetlight, sidewalks, and narrow median; the Howard Apartments are to the south. A low concrete curb designates the apartment building's parcel. Around the First United Methodist Church is a grassy lawn; to the rear (east) of the church is additional parking in the service court area. West Green Street aligns with the mall's west entry. A large round stone planter is in front of the entry and creates a "circle" drive; an arm of the drive continues to the north along the front (west) of the Urbana-Lincoln Hotel; the drive exits on West Elm Street. "Historic" streetlights line this entrance and there is a small entry sign to the north. The southwest corner of the mall complex provides parking for the hotel. On the north side of the mall (Elm Street) are two entrances, plus drives into the hotel's parking lot and loading dock. South Broadway Street (200 block) leads to the mall's

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 7 Page 27

north entry. At the intersection with Elm Street is an original Gruen-designed sign marquee. A wide sidewalk is along the west side. Diagonal parking for the Post Office is on the east side, separated from the entry drive by a concrete and brick median. An original round brick planter is at the south end of the parking area and creates a "U"-shaped drive. The second entry is to the east of the small Post Office (rear) parking lot. Originally, South Walnut Street continued past its intersection with East Green Street and exited onto Elm Street at this location. With the construction of the federal courthouse, that portion of the street that fronted the north half of the mall was vacated and landscaped. Only the northern section of the street remains and provides access to the northeast service court.

Along the perimeter walls of the mall are concrete sidewalks, bike racks, and minimal landscaping. A third round brick planter is at the mall's east entry, adjacent to the below-grade patio. Medians, parking lot islands, and right-of-ways along the streets are landscaped with trees, bushes, and flowers.

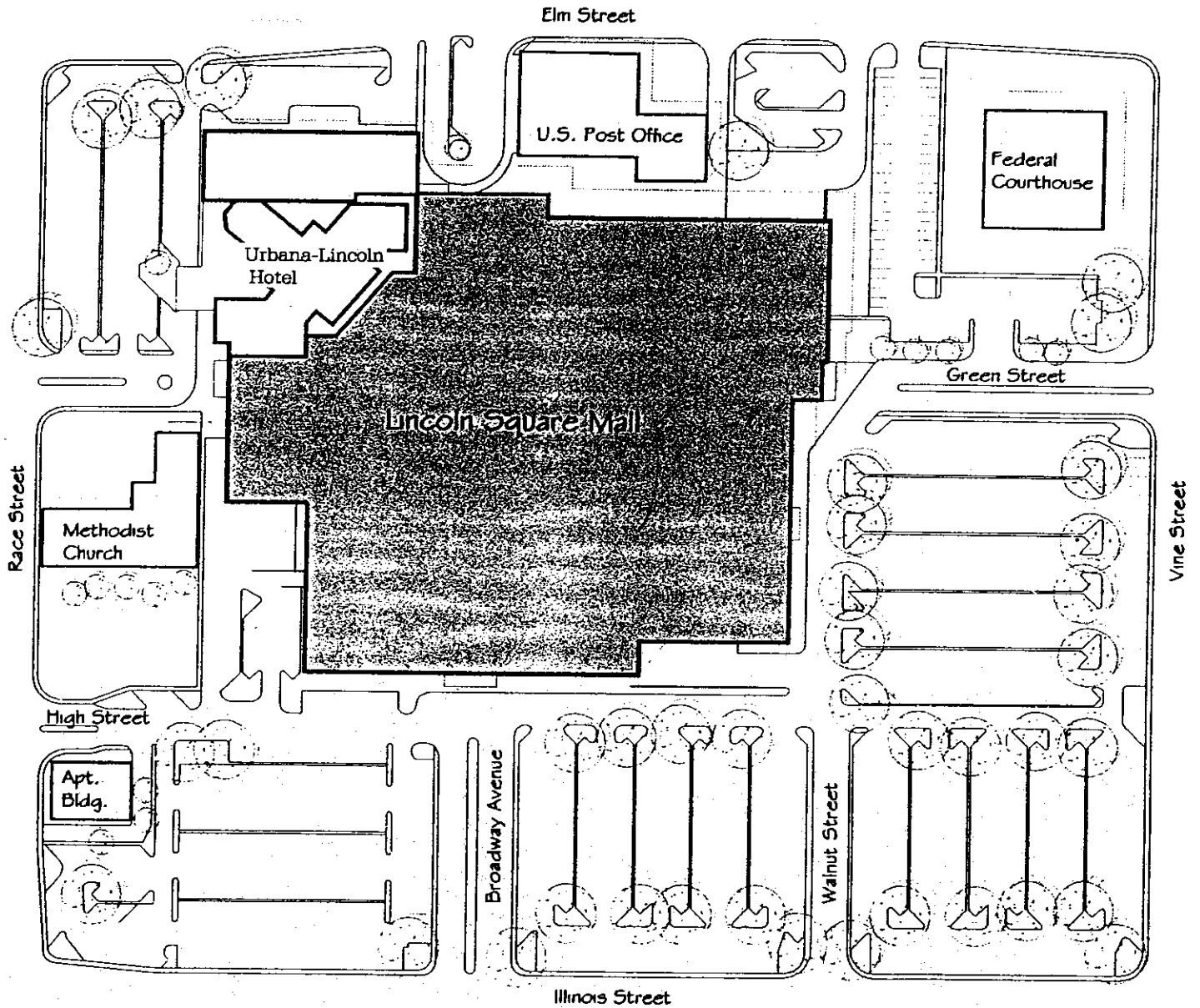
Summary

Although the Lincoln Square Mall complex was built at two distinct times, 1923 and 1964, the shopping center was carefully planned with the integration of the hotel a key feature. The hotel's original entrance was prominently placed at the intersection of the mall's pinwheel design. Great lengths were taken to incorporate its entry facade features (arched entrance and flanking casement sash) into the mall's interior design. The remainder of the hotel and its Tudor Revival design elements were left intact. An addition was constructed to the north of the hotel in 1983, but was built in a compatible, albeit simplified Tudor Revival style. Lincoln Square mall's retail portion was designed in the Modern style and was deliberately turned inward with little exterior embellishment aside from a simple cornice and austere entrances. The mall was planned to be viewed primarily from the interior with storefronts opening onto "streets" and "courts." This design concept remains today. In fact, a number of original and historic store and office fronts are extant, a remarkable achievement in a retail enterprise that was intended to be renovated periodically for marketing purposes. Even though penetrations have occurred on the mall's exterior, these changes do not detract from Gruen's original design concept, nor do the changes made to the associated parking lots. Taken in its entirety, the Lincoln Square Mall has sufficient integrity for listing on the National Register of Historic Places.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 28



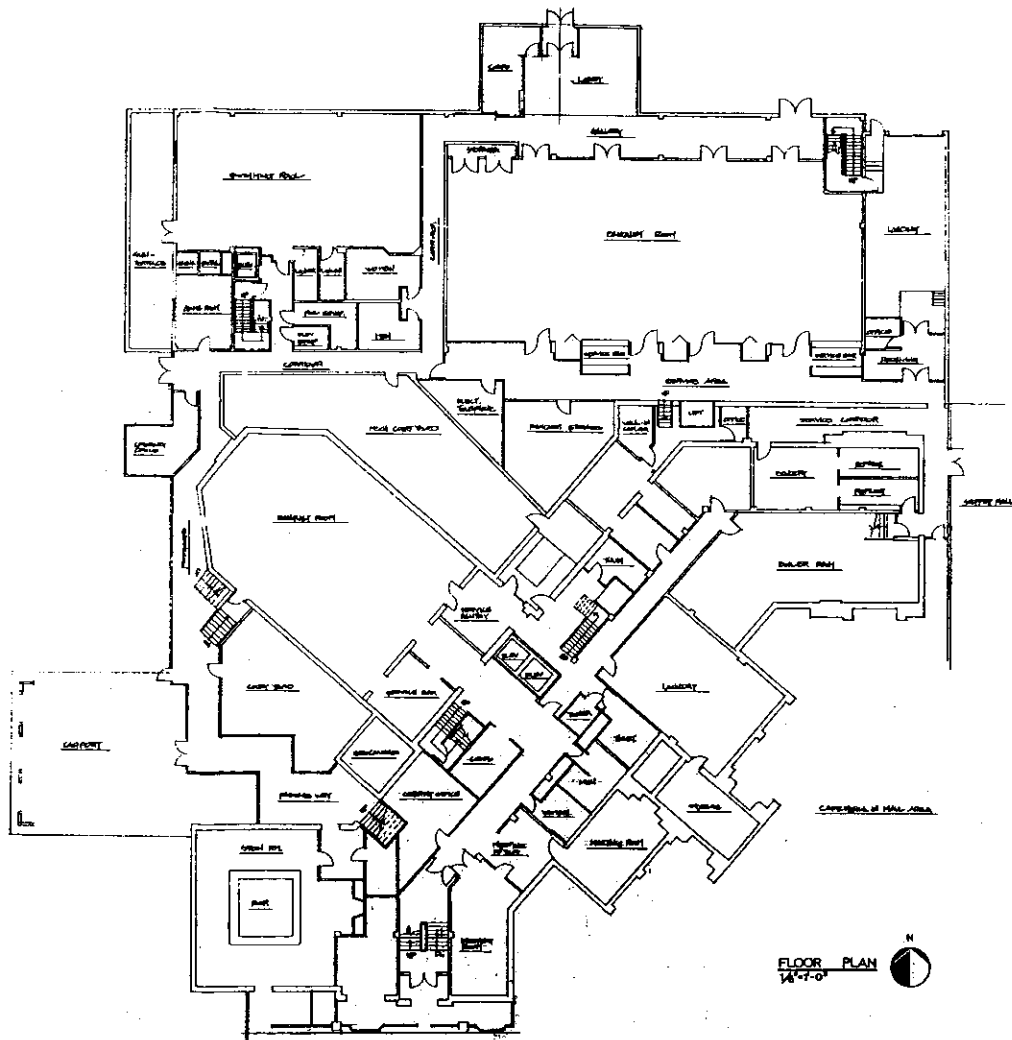
Lincoln Square Mall site plan



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 29



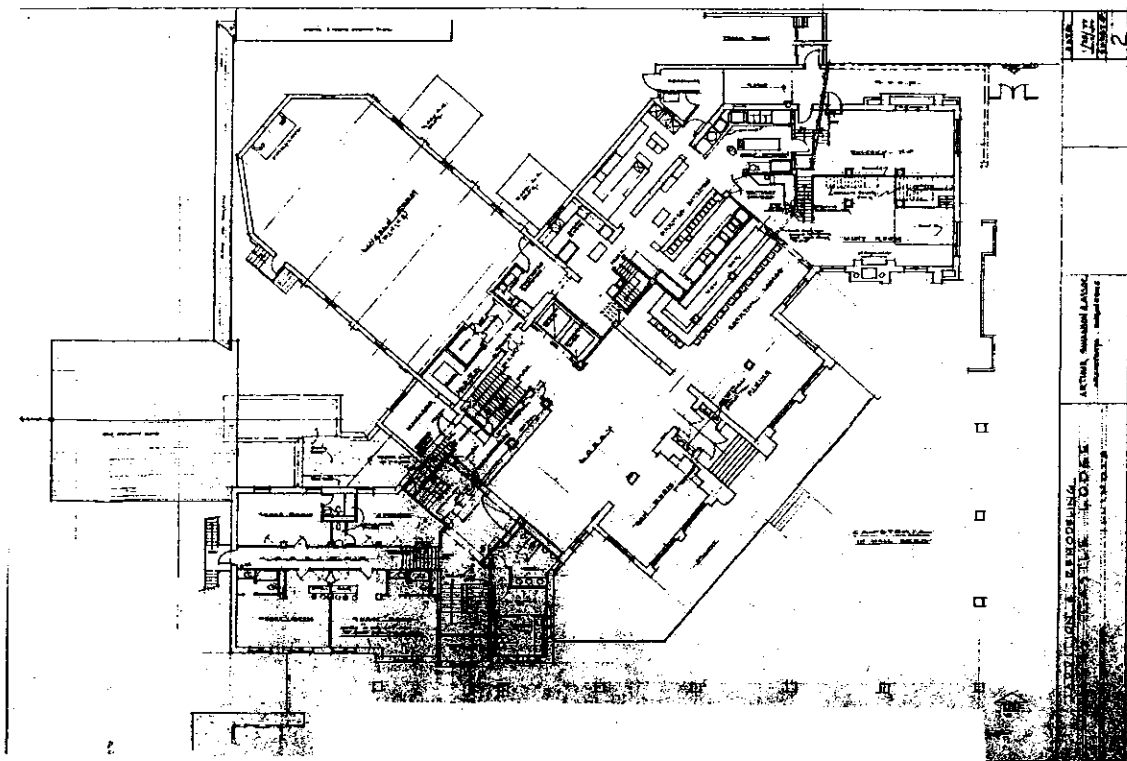
Urbana-Lincoln Hotel, Hotel Lower Level and Addition First Floor, 1983

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 30



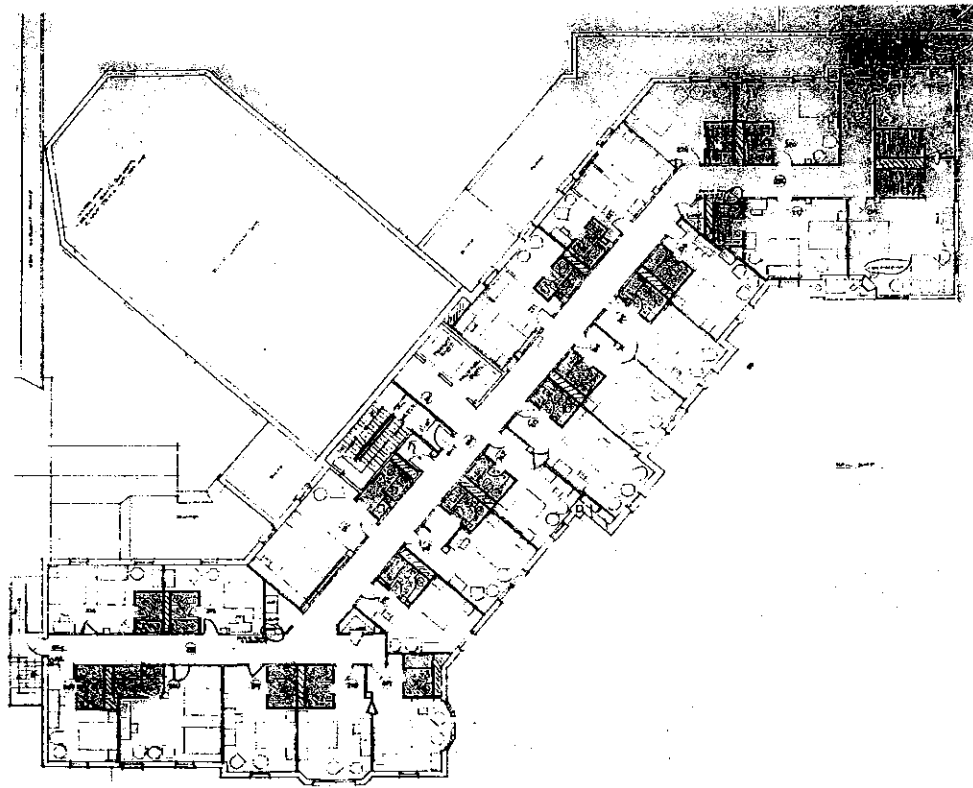
Urbana-Lincoln Hotel, Hotel First Floor, 1977

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 31



SECOND FLOOR PLAN

ADDITION & REMODELING
JUN 1977 - CHAS. S. HALL & SONS
URBANA, ILL.

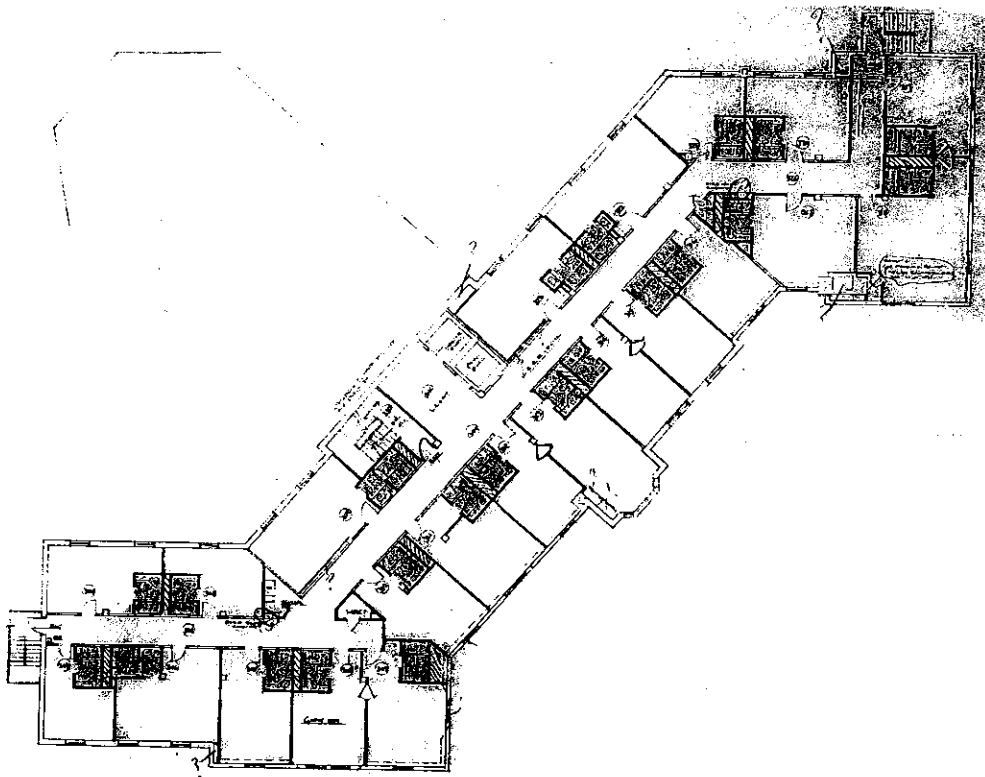
Urbana-Lincoln Hotel, Hotel Second Floor, 1977

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 32



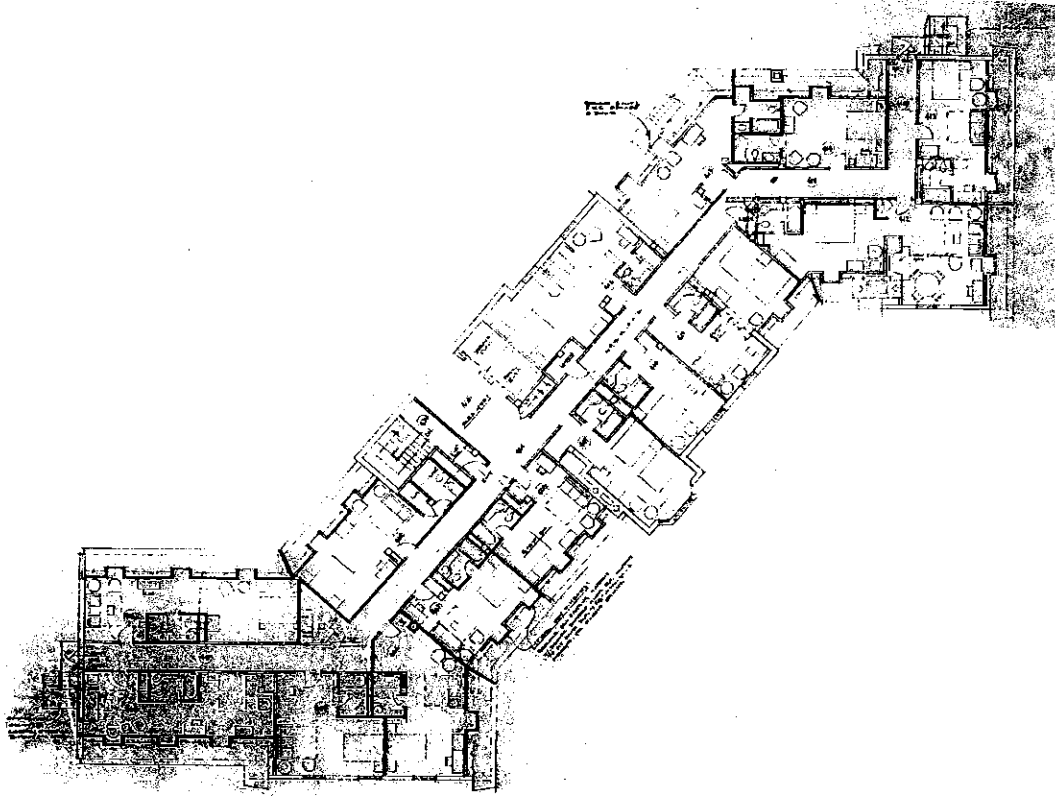
Urbana-Lincoln Hotel, Hotel Third Floor, 1977

North ↑

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 33



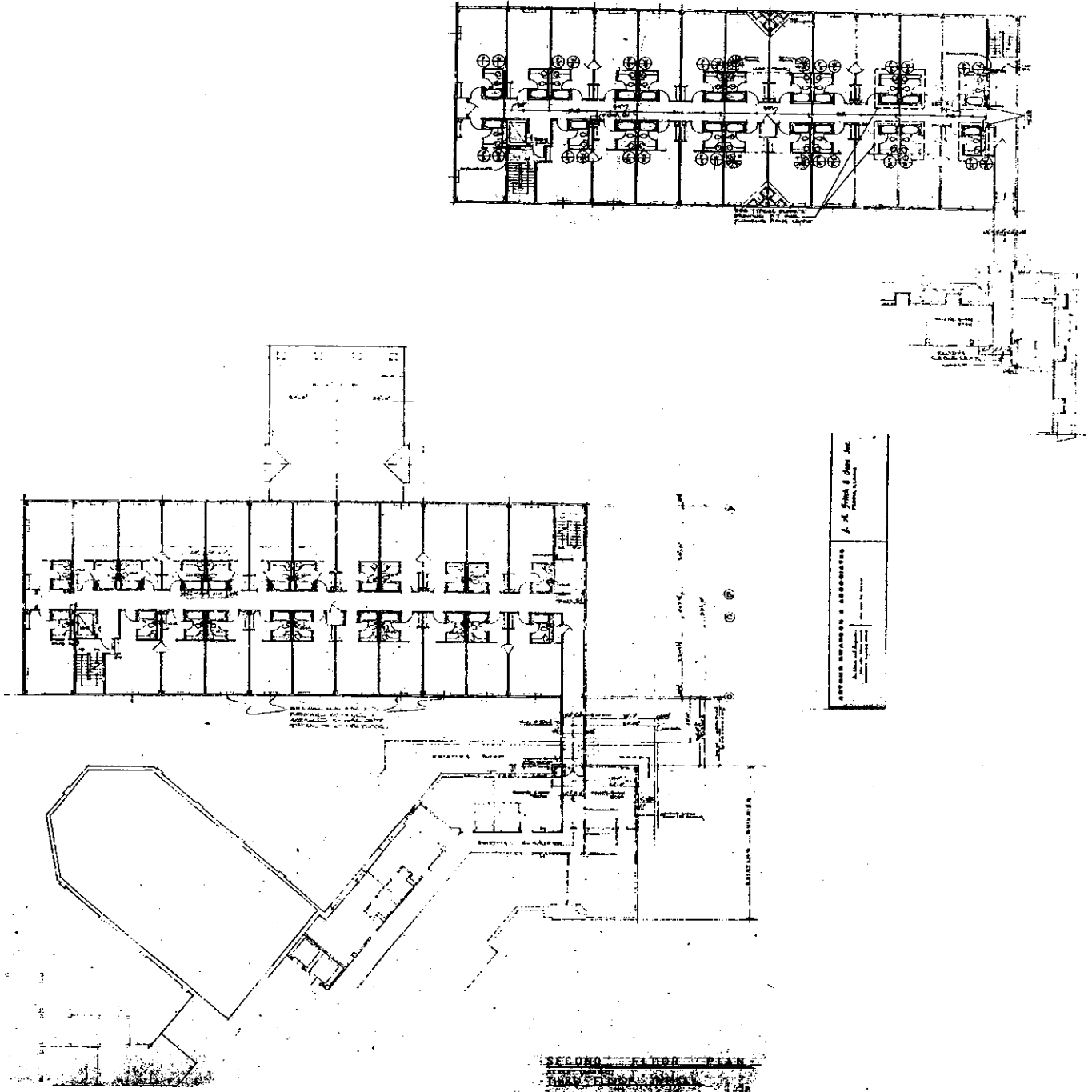
Urbana-Lincoln Hotel, Hotel Fourth Floor, 1977

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 34



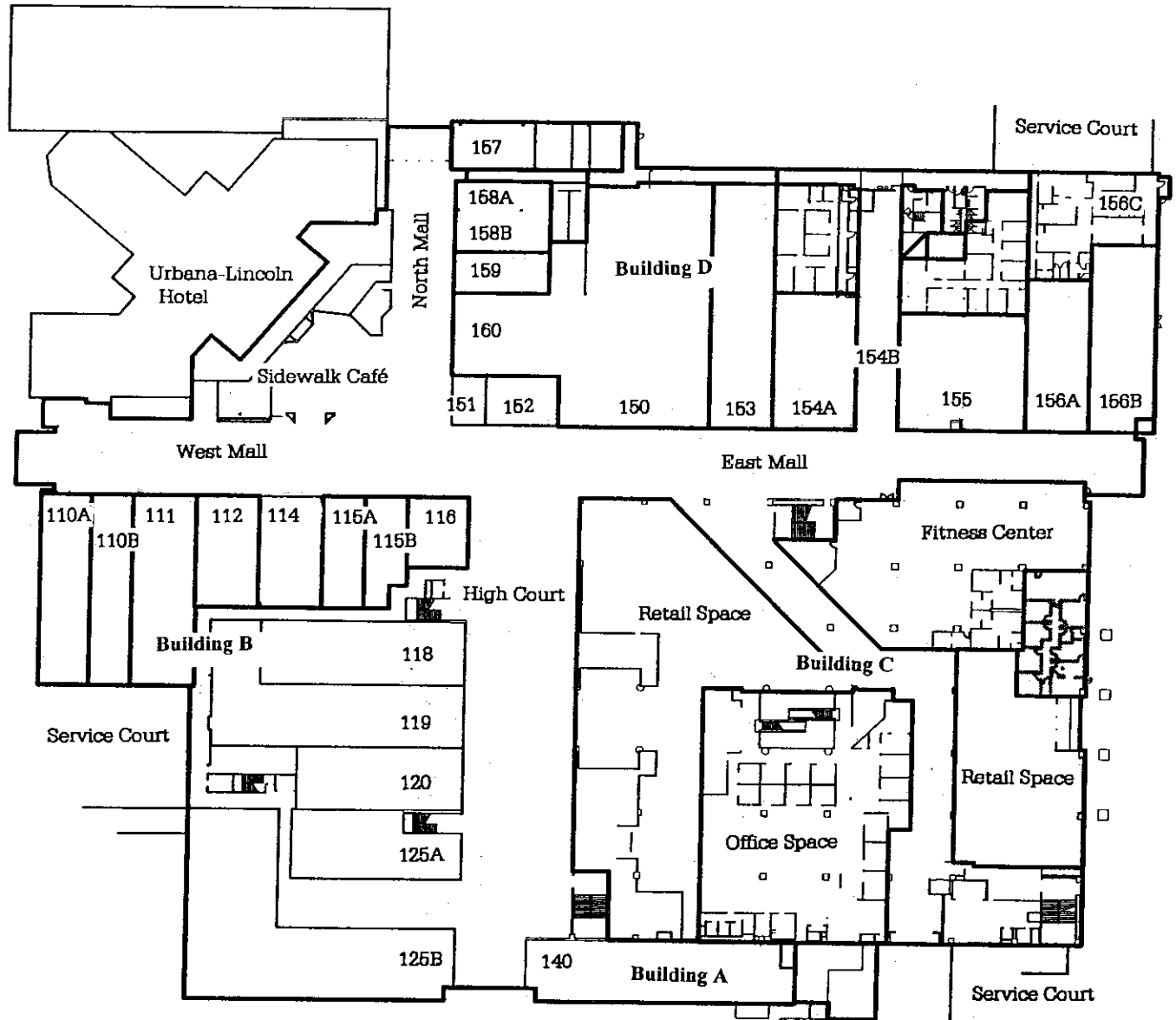
Urbana-Lincoln Hotel, Hotel Addition Second, Third, and Fourth Floors, 1981

North ↑

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 35



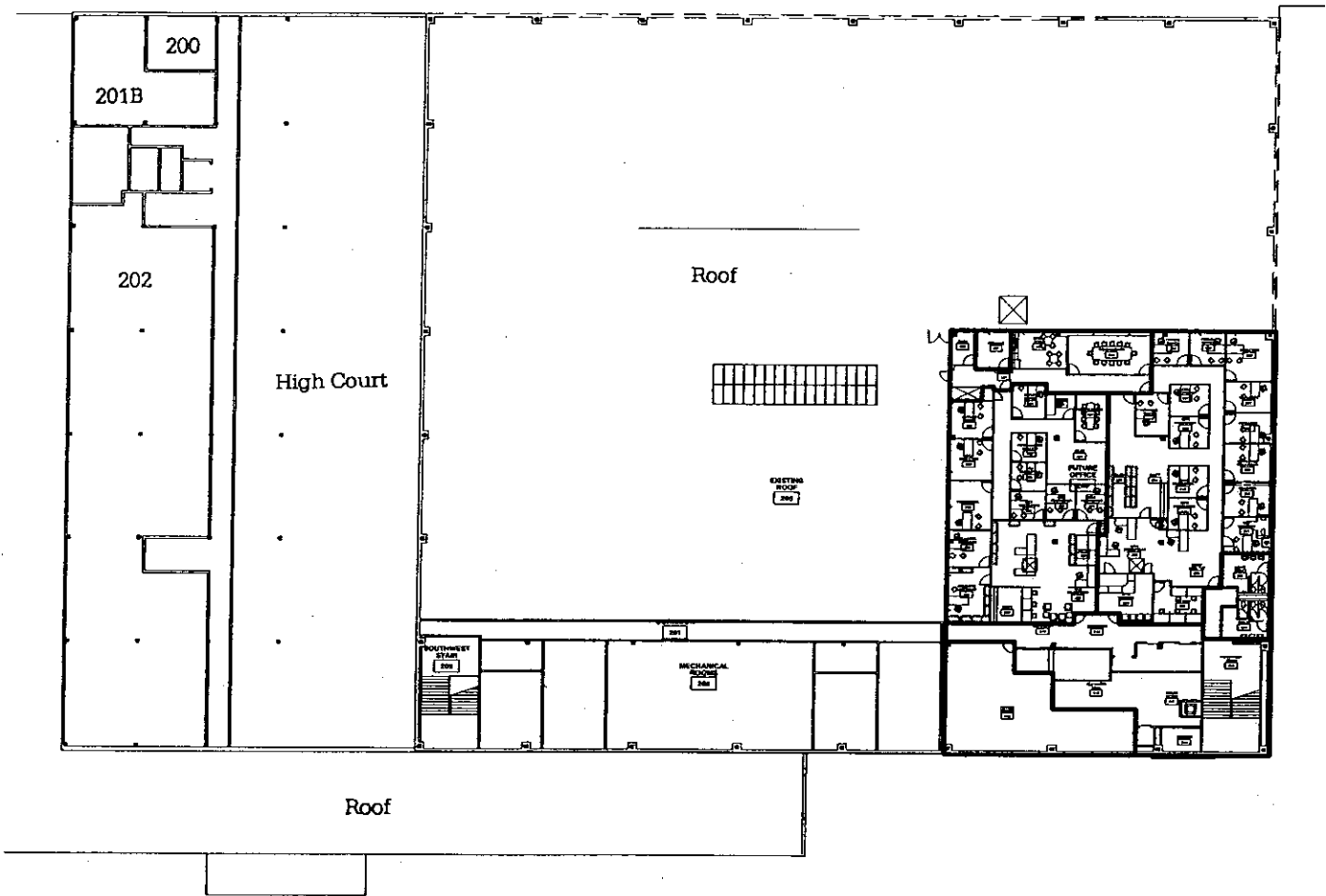
Lincoln Square Mall

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 36



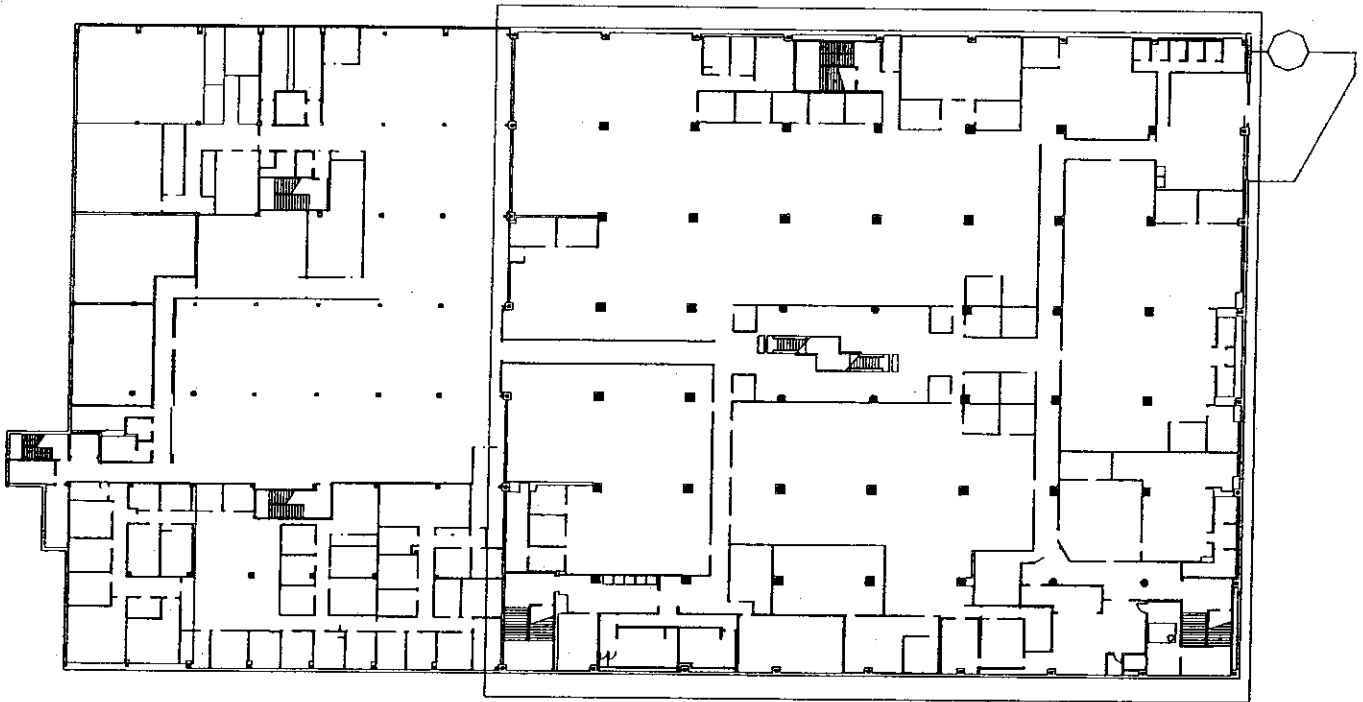
Lincoln Square Mall Upper Level

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 37



Lincoln Square Mall Lower Level

North ↑

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 38

Narrative Statement of Significance

The nationally significant Urbana-Lincoln Hotel/Lincoln Square Mall is eligible for listing in the National Register of Historic Places under Criterion A for Commerce for both the history and evolution of the hotel industry and for the retail shopping mall concept. The period of significance for the Urbana-Lincoln Hotel//Lincoln Square Mall, 1923 to 1964, reflects the construction date of the hotel to the date that Lincoln Square Mall was built onto the hotel. The mall complex is also eligible for the National Register under Criterion C, in the area of Community Planning and Development and Architecture. The Urbana-Lincoln Hotel was designed by prominent local architect Joseph Royer, while the Lincoln Square Mall was designed by nationally renowned architect and planner Victor Gruen as the first enclosed shopping mall outside the Chicago metropolitan area. It is also significant from a planning perspective as the first examples of the use of a suburban shopping mall development form used for downtown revitalization in a small-sized city. This property also has the exceptional significance required of properties for listing upon the National Register that have achieved their significance within the last fifty years, as outlined in Criterion Consideration G. The nomination consists of one contributing building, the Urbana-Lincoln Hotel/Lincoln Square Mall complex, and a contributing secondary associated structure, the surrounding parking lots historically associated therewith.

Criterion A: Commerce

Hotel Development

The Tremont House, designed by Isaiah Rogers in 1829, was the beginning of the modern American hotel industry. "Modern" amenities like private rooms, trained hotel staff, French cuisine, bellboys, and the like contrasted with earlier inns, which consisted of one or two rooms with three to ten beds and usually two guests per bed. The construction of the Tremont spurred a widespread development of similar hotels in American cities despite the fact that supply often outstripped demand. A fine, well-appointed hotel was thought essential to the continued growth and success of a community. This initial hotel boom reached its peak between 1830 and 1850 in the East, and was later in the West, as new communities were settled.¹

Large city hotels had evolved into ultra-luxurious architectural derivatives of grand European resort hotels and palaces by the end of the nineteenth century. Examples of these resort hotels included the Waldorf-Astoria in New York, the Brown Palace in Denver, and the Palace in San Francisco. Grand scale and magnificent ornamentation, such as heavy gilding and lavish use of marble, was used in these hotels. In contrast, smaller communities typically had only very basic hotels, often one or two-story frame buildings of a rooming-house variety usually located near the railroad station.

Paul Lattin, in his discussion of the development of the hotel industry, describes a new phase of hotel building:

At the turn of the century there were two new developments in the United States that were to influence twentieth century hotel operation. First, as the country's economy expanded, the commercial traveler became increasingly prominent in the business world. As this group grew in number, there developed a corresponding increasing

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 39

need for suitable hotel accommodations and conveniences to serve it. Second, improvements in transportation made travel easier and less expensive. In a society seemingly ever restless and eager to be on the move, such a development immediately led to a tremendous upsurge in the number of travelers. Once the middle class of American society could afford travel expenses, it became an entirely new segment of the traveling public.²

The Buffalo, New York, Statler Hotel (1908) set the precedent for meeting the new demands of the traveling population in the form of the modern commercial hotel. This hotel was the first to introduce specialized services including such conveniences as private baths, full-length mirrors, fire doors, circulating ice water, and free newspapers; these services became standard in the industry. The Statler chain of hotels dominated the hotel world until the 1930s. Demand for a modern, convenient, and service-oriented hotel within the budget of the average American had been met, and was copied in a new wave of hotels built in large and small communities throughout the country.

During the 1920s, construction of commercial hotels "reached an all time peak, both in numbers built and dollars expended," following a decline during World War I.³ Hotel investment became very attractive as room occupancy jumped from 72 percent in 1919 to 86 percent in 1920. During this time period, the measure by which a city judged itself and expected others to judge it became the hotel, rather than government buildings or churches. Commercial hotels were built as an expression of civic pride and to serve as the center of community activity.

The hotel often became the embodiment of community growth in small towns, where its construction was seen as key to economic growth. Hotel investment commonly came from within the community, with a 75-125 room hotel the standard symbol of local pride and confidence in the future. Hotel design usually consisted of a magnificent lobby space, a dining room/restaurant, a bar, and commercial storefronts on the ground floor. A grand ballroom was usually located on a second floor mezzanine with guest rooms on the remainder of the upper floors.

Ralph Gabriel describes commercial hotels of this period in a 1926 pictorial history of the United States:

A hotel is much more than a place of temporary or even permanent residence. Developing along more public lines it has become almost a civic monument, a center of communal life. There great dinners are held, balls are given, many political organizations are housed and mass meetings called. There "society," and those who ape it, drink tea and dance. In the course of this development it has become in a very real sense a town hall, a place in which the whole people feels an instinctive if irrational ownership. It is this public character that has made necessary the great monumental lobbies, the magnificent ballrooms, the capacious restaurants.⁴

With the Depression came the end of construction of this hotel building type. Hotel rooms emptied in the 1930s and business dropped to an all time low. Hotel promoters and operators lacked experience and over building in the 1920s added to the disaster so that many financial experts thought the industry would never recover. Over 85 percent of the nation's hotels suffered serious

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 40

financial difficulty during this decade, with many of the their properties being taken over by lending institutions.

Urbana-Lincoln Hotel History

The Urbana-Lincoln Hotel is significant as a local representative of the type of hotel constructed in small and medium size communities throughout the nation during the period between 1900 and 1930. Its layout, architectural design, and construction materials are typical of the hotels built in growing communities like Urbana. As with many other commercial hotels of the period, it was built in 1923 as a result of a local booster project. A campaign organization was formed in 1921, the Urbana Hotel Company, to raise funds for the project by selling stock in the new company. S.E. Huff was the general chairman with J.H. Thornburn, vice-chairman, and L.G. McIntire, secretary. These three officers, plus twenty-four additional leading citizens, were on the executive committee. Fund raising "teams" were organized with results of each teams' fund raising publicized.⁵ Shares totaling \$223,000 were sold and a mortgage for \$134,000 was arranged. Prominent local architect, Joseph Royer of the firm Royer, Danely, Smith, designed a Tudor Revival hotel to be built at the northeast corner of Broadway and Green streets.⁶ A.W. Stoolman was the contractor. The hotel was completed in time for guests at the University of Illinois' Homecoming on November 2, 1923, although some of the final finishes were not in place. A formal dedication with a banquet and dance was held on January 31, 1924.⁷

The Urbana Hotel Company failed to return a profit. The company filed for reorganization in 1937 to refinance their mortgage bonds at a lower rate under section 77B of the Bankruptcy Act; the bond holdings were listed as \$107,000. A new board of directors was installed and all officers reelected. At this time, the rooms were refurbished where necessary and new fixtures installed. However, the old English style was maintained throughout.⁸ In 1944, the Urbana-Lincoln Company, a partnership of Charles Webber and Gordon Kamerer, took over the management of hotel from the Urbana Hotel Company; Kamerer became the hotel's general manager. Under the partners' leadership, the hotel was remodeled (1944) with rooms enlarged and private baths with new plumbing and tile installed. The new managers also constructed an outdoor "tea-garden" patio in 1948. In 1949, the last loan of \$85,000 was paid off by the Urbana Hotel Company. The two groups then worked together to install a \$7,000 cooling system and a \$7,500 fire escape. This was one of the first complete air conditioning systems for any hotel in the country and was publicized nationally.⁹ In 1954, Webber and Kamerer bought the hotel from the Urbana Hotel Company, which was then dissolved, and in the late 1950s, the partners proceeded to upgrade the building with a new elevator and new air conditioning. The hotel's name was changed to the Urbana-Lincoln Motor Inn in 1959 to help attract automobile traffic, but was later switched back to the Urbana-Lincoln Hotel.¹⁰

From its inception, the Urbana-Lincoln Hotel was part of the Lincoln Square Mall concept. The mall was designed to encompass the main entrance of the hotel with the center of the mall's "pinwheel" design the intersection of Broadway and Green streets. In conjunction with the mall's construction (1964), a new hotel restaurant was built within the confines of the mall and connected to the hotel's original, but modified entrance. The entry archway was dismantled and reassembled on a raised loggia constructed across the center of the hotel. Windows from the lobby and Raleigh Room restaurant overlooked the loggia. The "Sidewalk Café," the plaza restaurant's first name, was placed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 41

under a twenty-four-foot high ceiling with natural clerestory illumination. At the same time, the Raleigh Room was redone to blend with the new plaza area. In addition, a new entrance to the mall was opened at the west end of the hotel and the gift shop space was remodeled into a new cocktail lounge.¹¹ Arthur Swanson, a Chicago architect, was hired to design an English-style pub for the space. Apparently, Swanson specialized in English-style lounges; his design incorporated different floor levels. A new exterior hotel entrance, on the west side, was constructed in a similar "English style" with a covered area leading from the parking lot to the hotel.¹²

Soon after the shopping center opened, the Urbana-Lincoln Company sold the hotel (1965) to Carson Pirie Scott, Inc. the owner and developer of the mall. This brought the entire mall complex under one ownership and made management easier. Carson's spent about \$100,000 in 1968 to remodel the Rally Room (formerly the Raleigh Room) and install new kitchen facilities. A new kitchen for the Tartan Tray Restaurant (sidewalk café) was constructed in 1969.¹³ However, ten years after purchase, in 1975, Carson's decided to demolish the hotel, which was not proving profitable and needed expensive safety upgrades, and replace it with an expanded mall on the 13,000 square-foot lot. The hotel closed its doors on July 20, 1975, and Carson's sold the hotel's contents to National Content Liquidators, Inc. of Dayton Ohio for \$10,000.¹⁴ A massive sale of the contents was held in August with seventy-five percent of the hotel's furniture, carpets, and fixtures sold the first day. Included in the sale were the wagon wheel chandeliers from the Lincoln Room Restaurant (Great Hall) and all doors and plumbing fixtures. The hotel was essentially stripped.¹⁵

Busey Bank, a major Urbana institution, stepped forward with a plan to preserve the hotel. Under their scheme, part of the hotel would be turned into a new bank facility and part would house the University of Illinois' World Heritage Museum. However, this idea failed when the City of Urbana refused to sell the bank a parking lot along West Elm Street, which the bank thought essential to their plans and which the city thought essential for downtown commercial development. In addition, the university discovered that it could not legally move the museum.¹⁶ Instead, Jumer's Castle Lodge, Inc. of Peoria, Illinois, purchased the hotel building from Carson Pirie Scott for \$85,000 in January 1977. In a related deal, the City of Urbana sold Jumer's Castle Lodge the Empire Building, 117 West Elm Street (\$170,000); the parking lot west of the hotel (\$290,824); and an option on a second parking lot between the Empire Building and the Urbana Post Office (\$50,000). Jumer's gutted what remained of the hotel's rooms and converted the ninety-two existing rooms into sixty-two enlarged rooms and suites. All new walls, ceilings, windows, and bathrooms made for a total upgrade of the facility. The Hunt and Rally rooms were combined into a new "Library" restaurant and a new kitchen was constructed. Jumer's decorated the hotel in a Bavarian motif with textured plaster walls and ceilings. The public areas were extensively renovated, but this work was based on original architectural drawings. Beamed ceilings were saved and duplicated for the new lobby and the original wrought iron chandeliers and sconces were retained or duplicated. The Great Hall (former Lincoln Room) had new chandeliers installed. A porte cochere was also added to the west parking lot entrance, but that was the only change made to the exterior.¹⁷

In 1982, with city backing, the Empire Building was razed and a simple Tudor Revival style addition was constructed on the north side of the hotel along West Elm Street. The \$3 million expansion added sixty-nine rooms and suites (four were two-story lofts with fireplaces), convention facilities, a health club, and 154 parking spaces. It was financed through city revenue bonds, but overruns

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 42

increased the cost to \$3.4 million. The addition opened on May 21, 1983. That same year, Jumer's Castle Lodge sold the hotel to Hotel Properties of America, a New York company, but the new owners kept the Jumer's name and management. However, by 1987, the hotel was again in trouble and was repurchased by the Jumer's chain in March 1996. Irrespective of Jumer's hotel experience, the hotel filed for bankruptcy in 1999. In July 2001, the 130-room hotel was sold to its current owner, Jay Bhaghavan Inc., and was named the Historic Lincoln Hotel in 2002.¹⁸

General Mall Development

The antecedents of the modern shopping center/mall date back to the agoras of ancient Greece (Stoa of Attalos, Stoa at Priene) and Rome (Trajan's Market). Closely related would be the bazaars of the Middle East and Turkey. Medieval piazzas of Europe and seaport commercial areas grew around the need for retail commerce. Architectural embellishments for shoppers arrived in the late eighteenth and early nineteenth centuries with shopping arcades or promenades (Burlington Arcade, Galleria Vittorio Emanuele, Palais-Royal, Gallarie Vivienne, Warren & Bucklin's Providence Arcade). The industrial revolution of the nineteenth century saw the rise of the department store, but also dirty and crowded cities. The desire to improve living conditions led to the suburbs and the shopping center.

As a building type, the shopping center is defined as a "group of commercial establishments under a single ownership, planned, developed, and managed as a single unit, with off-street parking provided, and related to the area it serves in the size and type of its stores."¹⁹ There are three recognized types. Neighborhood centers serve about 750 families with a supermarket and drug store as the lead businesses and accompanying service operations (dry cleaner, beauty/barber shop, laundry). Community shopping centers serve a larger market and include junior department stores; shoe, clothing, candy and gift stores; and a theater. Banks and post offices might also be included as well as upper level professional offices. Regional shopping centers are much larger than the other two types and have one or two department stores as major tenants; the market is between 300,000 and 900,000 people within a thirty minute drive.²⁰

The shopping center form most recognized today is largely a post World War II development. However, a number of early shopping areas were significant in the evolution of the building type. Among the first precursors was the commercial block developed as part Frederick Law Olmsted's Riverside, Illinois (1870, Frederick Clarke Withers). Another recognized precedent is the Roland Park store block (1894) in Baltimore, Maryland.²¹ Among the earliest shopping centers in the new form was the National Register-listed Market Square in Lake Forest, Illinois, built in 1916 as an integrated and architecturally unified shopping complex of twenty-eight stores, twelve office units, thirty apartments, gymnasium, clubhouse, and centerpiece landscaping. This was the first planned shopping district in the United States and was laid out specifically to accommodate automobiles. Country Club Plaza in Kansas City, Missouri, is believed to be the first (1922, National Register) shopping district (250 shops) planned away from a downtown. Again, it was developed as an automobile-centered plaza built according to a unified plan, rather than a casual grouping of stores. It was also owned and operated by a single entity that leased space to tenants. Deliberately not located near a trolley line, the plaza included one of the first parking garages built. The term "shopping center" is attributed to its developer, J.C. Nichols. In the later half of the 1920s, "strip"

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 43

shopping centers were built on the outskirts of central business districts. These centers were usually anchored by a grocery store and/or a drug store with other convenience-type stores. The design was usually a straight line with parking in front. Grandview Avenue Shopping Center (1928) in Columbus, Ohio, is an early example with four supermarkets, twenty other stores, and parking for four hundred cars.²²

The first planned modern shopping center with a unified image and management is considered to be Highland Park Shopping Village, Dallas, Texas (National Historic Landmark). Built in 1931, the center was located on a single site, without bisecting streets. Seven detached commercial units with a central pedestrian and automobile parking plaza comprise the shopping village. The center is noted for its enclosed, off-street, parking areas within the village's architecturally cohesive commercial blocks. For the first time, stores also faced inward, away from access streets.²³ Shopping centers anchored by full-line branches of department stores were developed in the 1950s. Seattle's Northgate Center opened in 1950 as the first regional shopping center defined as a "mall." It was anchored by a department store and provided 800,000 square feet for retail stores arranged in a linear pattern separated by a pedestrian walkway or "mall" (two strip shopping centers face-to-face). Service delivery was by underground tunnels. The first two-level center opened in 1951 (Shoppers World, Framingham, Massachusetts). Victor Gruen's Northland Center (1954) in Detroit, Michigan, was the first to use a "cluster layout" of a single center anchor store with a ring of stores around it. Parking completely surrounded the center; it was also the first to have central air-conditioning and was the world's largest shopping mall at the time of its opening.²⁴

The first fully enclosed shopping center was Victor Gruen's Southdale Center in Edina, Minnesota (1956). Two levels, it had constant climate controlled air-conditioning and heating, a common area for relaxing, and two anchor department stores. It is considered to be the first modern regional shopping mall. By 1964, there were 7,600 shopping centers in the United States, but most centers built in the 1950s and 1960s were strip shopping centers serving post-war housing developments.²⁵

Lincoln Square Mall History

"If you can get the other stores to come in, and get the ground, it is interesting to us." So spoke C. Virgil Martin, president of Carson Pirie Scott and Company to three Urbana businessmen in September 1959. It was that pronouncement that led to the development of Lincoln Square Mall - a nine block area to the immediate south of Main Street. Two years of hard work, principally by three Urbana businessmen: Charles Webber (judge and lawyer with Webber, Balbach and Thies), Manie Tepper (owner of Tepper's Hardware, downtown Urbana), and Gordon Kamerer (manager and partner of Urbana-Lincoln Motor Inn/Hotel) resulted in a May 1961 news conference to announce that the Urbana Central Business Area Extension would include a new Carson Pirie Scott department store.²⁶

In the late 1950s, local politicians and businessmen generally felt that the City of Urbana (population 28,000) was stagnate. The downtown was deteriorating and only one new industry had opened recently in the city. In addition, word was received in 1959 that the small J.C. Penny's store was moving to a new building in downtown Champaign. Increasingly, the tax burden was falling on the homeowner. A three-weeks' long clinic in 1956 was held by the Urbana Association of Commerce,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 44

which decided that a good department store was needed as an economic catalyst. To that end, a subcommittee (Webber, Tepper, Kamerer) of a joint committee representing the Urbana City Council, the Urbana Association of Commerce, and the mayor-appointed Urbana Economic Development Committee was appointed in September 1959 with virtual carte blanche. The subcommittee visited various mercantile leaders in the east, including the J.C. Penny's management in New York City, to try and convince them to come to Urbana. On their way home, the three met with C. Virgil Martin, who declined to do a "one-block deal" for his Carson's store, but who would be interested in a much broader project that would help the entire business district. He believed that the downtown business district was the core of a city and should be preserved as such. Martin felt that business districts should not be allowed to deteriorate and become eyesores, as that only sent people to outlying shopping centers.²⁷

A result of this conversation with Martin was the proposition that "with the increasing use of automobiles and the resultant decay of public transportation systems, something revolutionary must be done if central business districts such as Urbana's were to survive." Thus, in order to get a department store in Urbana, recognition of the change that had taken place in regard to transportation by the retail purchasing public was needed. The concept of extending the business district to the south was presented to Martin, who was intrigued but saw the difficulties ahead; he did offer encouragement, however. The subcommittee then requested \$5,000 for a preliminary consumers' survey, which was granted by the joint committee. Included in the survey were the salary ranges of residents, the economic stability of the community, the types of merchandise the public was interested in buying, the volume of business expected in various retail fields, etc.. Results were shared with Martin and a further consumer analysis of Urbana and the surrounding area was undertaken at Carson Pirie Scott's expense by Perry Meyers, Inc., New York, with results that were even more encouraging. In the fall of 1960, Carson's hired Larry Smith and Co., Washington, D.C., to undertake a fifteen-year projected economic survey. This survey calculated what class of merchandise would be sold and by what volume and the types of stores in the area that a store such as Carson's would support. Preliminarily, the report also showed what types of stores should be constructed and the basic design of the project with buildings located to provide maximum use. A later report showed just how the floor space within individual buildings should be used. Based on these preliminary reports, Martin then retained Victor Gruen Associates of Los Angeles, Chicago, and New York, without his board's approval, and shared the reports with the firm. Victor Gruen was considered not only one of America's leading authorities on business districts and shopping centers, but was also a celebrated consultant in urban planning. He was asked to design a preliminary shopping center plan, the down payment for which (\$6,000) was paid by personal checks from Webber, Tepper, and Kamerer.²⁸

At the same time, the subcommittee was talking privately with the City of Urbana about parking requirements knowing that it would be cost prohibitive to the various companies to supply free parking such as was enjoyed at suburban shopping centers. No commitment was initially asked, but advice on the feasibility of the city supplying the necessary metered parking spaces was discussed. Options on the numerous land parcels in the nine block area, bounded by Elm, Race, Illinois, and Vine streets, were obtained by Webber's law firm, Webber, Balbach and Thies, in December 1959, but the options ran out in the summer of 1960 without any firm commitments to proceed. By December 1960, however, encouraging reports from all sources were received and new options were

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 45

obtained. In the spring of 1961, the subcommittee began making known to Urbana city officials and to the Urbana Association of Commerce board of directors, the general scheme of the project. The final steps involved getting firm commitments from the board of directors of Carson Pirie Scott and the City of Urbana, which was done in May 1961.²⁹

The preliminary project design by Victor Gruen Associates showed an outdoor mall arrangement within the nine-block area. Anchoring the mall would be a square-block large Carson's store surrounded on three sides by retail buildings and independent stores, including a new supermarket to the northeast and a bowling alley. The areas between the buildings would be pedestrian walks. Truck deliveries would be via a basement delivery system. Existing buildings that would remain included the Post Office (north), Eisner's Supermarket (south), First United Methodist Church (west), Urbana-Lincoln Motor Inn/Hotel (northwest), Empire Office Building (north of Urbana-Lincoln), Howard Apartments (southwest), Fallon Cleaners (south), Branson's Mobil filling station (east), and Allied Finance Co. (east). Gruen's initial proposal also incorporated a larger downtown renewal plan, to be built in stages, that included three multi-story office blocks and two multi-level parking structures on the periphery of the shopping mall as well as a pedestrian mall on Main and Elm streets. Multi-family zoning would surround the downtown.³⁰

By June 1961, the Urbana Central Development Company had been formed as a wholly-owned subsidiary of Carson Pirie Scott with Charles Webber its president. The company was incorporated to develop the multi-million dollar extension of the business district and to do so without calling on any local citizens to assist in the financing. There was to be no general stock offering. Other members of the board of directors of the new company were Carson's chairman, John T. Pirie, Jr. (chairman of the board); Carson's general attorney, Vernon E. Victorine (secretary); Carson's Urbana project manager, Fred Green (assistant treasurer); Carson's controller, Frederick J. Price (treasurer); Carson's regional vice president in charge of real estate, Harold R. Spurway (vice-president); Urbana-Lincoln Motor Inn/Hotel manager, Gordon Kameron (assistant secretary); Urbana businessman, Manie Tepper; and Carson's president, C. Virgil Martin (vice-president). The company opened offices in downtown Urbana and began exercising options on the land necessary to construct the initial buildings envisioned in the plan. The city also authorized its Parking Commission to exercise their options with funds presumably advanced by the new company and to prepare a \$1.5 million revenue bond issue to finance parking for 1,000 cars. In addition, streets and alleys within the mall's footprint were condemned and vacated by the city.³¹

By September 1961, almost all of the land to be redeveloped and purchased by the Urbana Central Development Company had been vacated. The property consisted of commercial, residential, and parking lots, for a total of about twenty-one acres.³² All of the land was purchased privately, without any eminent domain or condemnation powers used, through the BXL holding company. About \$3 million was spent on land acquisition at an average of \$3.25 per square foot, which was usually four to five times the amount of assessed valuation. A number property owners in the nine-block area were interviewed by *The News-Gazette* for their opinion of the project. The co-owner of the bowling alley responded that, "It is definitely going to be a good thing for Urbana," even though he was losing his business. Resident Theodore McClurg stated that the project was "a very fine thing for the city of Urbana, and a first rate thing for the whole area." Moreover, McClurg remarked that since the area was zoned for business most residents knew that they would have to move eventually.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 46

Three long-time residents all responded that they favored the project and would not do anything to hinder the development plans. One retired school teacher, who initially did not want to relocate, agreed to trade her property for a modest (but better) house in southeast Urbana.³³

Mayor Stanley B. Weaver announced in December that the project was on schedule, even though land acquisition was slower than expected. However, a blow to the endeavor occurred on May 5, 1962, when Manie Tepper, a leader in the project, died; the other leaders became resolute in finishing the project. The venture officially became Lincoln Square in mid-July 1962 when a steering committee selected the name. Incorporation papers were obtained for Lincoln Square Retail and Wholesale, Inc. and the Urbana Lincoln Square Association. This action protected the Lincoln Square name from use by any other person or firm. The next significant date was February 19, 1963, when the City of Urbana announced that the final piece of land necessary to begin construction had been obtained, although land acquisition was still needed for the parking areas. The final and largest single parcel needed for the project was the Renner Funeral Home, an Urbana landmark since the Civil War, which was sold to the city for \$155,000. The spring and summer of 1963 were spent in planning, demolition, and land preparation.³⁴

June 15, 1963, was "the second greatest day in Urbana's history since the greatest will be the day Lincoln Square opens," according to Mayor Weaver. Seven people officially broke ground: Weaver; Charles Webber; M.H. Kinch, Urbana city engineer; Mrs. Beatrice Tepper, widow of Manie Tepper; Henry Green, president of the Association of Commerce; Gordon Kamerer, manager of the Urbana-Lincoln Hotel; and C. Virgil Martin, president of Carson's. Weaver and Martin fired pistols into the air to signal bulldozers to start clearing operations. Significantly, only the night before were agreements between Carson's and the City of Urbana actually signed. All of the two years' worth of preparation was done under a "gentlemen's agreement" since the city could not enter into a binding agreement pledging future incomes and future councils. Total investment in the project to date was \$2,250,000 including Carson's investment and loans from two Urbana banks through Chicago banks totaling \$1,300,000. Final project costs were estimated at about \$11 million with \$9 million spent by Carson's and \$2 million by the city for parking. No local, state, or federal tax money was involved in the project; all financing was through private enterprise or revenue bonds.³⁵

On June 17, the George A. Fuller Co., fourth largest general contractor in the United States and headquartered in New York and Chicago, started construction under the supervision of project architect, Karl Van Leuven.³⁶ Construction was estimated to cost \$1.7 million, according to the building permit issued.³⁷ By June 23, Green, Broadway, Walnut, and High streets were closed to traffic and by July 5, the first concrete was poured. Steel I-beams and joists were erected in September and the skeleton of the Carson Pirie Scott building could be seen. The mall was under roof by November, with work continuing on the second-story section of Carson's. Elevator shafts were installed by December, but cold weather delayed the laying of brick. Construction was on schedule in the spring of 1964 with opening day for Carson's scheduled for August 15, 1964.

Carson's hired Arvid Carlsen of the Neran and Carlsen architectural firm, Clarendon Hills, to be construction manager and coordinator of tenant spaces. He had previously worked at Carson's Evergreen Park project (\$16 million) and the new (1962, \$22 million) Randhurst Shopping Mall in Mount Prospect, Illinois (designed by Gruen and built by Fuller). After leasing arrangements were

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 47

completed by the Urbana Central Development Company, Carlsen would work with tenants to coordinate their retail shop design into the overall Lincoln Square plan. Businesses were carefully selected. C. Virgil Martin stated that the center was trying to bring in merchants that would supplement rather than duplicate stores on Urbana's Main Street. Thus, they were not going to have any dime stores or grocery stores in the mall. Rather, they were trying to develop a "fashion square," which would carry merchandise to attract people from a radius of at least fifty miles. Baskin's clothing store was the first to sign a lease in April and by June a "fashion square under one roof" was announced that included Neumode Hosiery, Fannie May Candy, the Thistle Shop (Scott Stores, Inc.), Mary Lester Fabrics, Maling Shoes, Stuart's women's wear, and McBrides Drugs, Inc.. The summer brought additional tenants: Sholem's Shoes, Walden Book Co., Kay Campbell women's clothes, and Zales Jewelers.³⁸

The preliminary 1961 design was refined by Gruen and Larry Smith. Carson Pirie Scott's department store was still the main one-block square anchor on the south, but instead of having buildings on three sides, only two retail buildings were to be constructed - one to the north near the Post Office and one to the west near the First United Methodist Church. The east retail wing with adjacent supermarket and bowling alley was eliminated with the area used for additional parking. A major change recommended by the team was for the pedestrian walkways be roofed and connected with the three buildings. Thus an *enclosed* shopping mall was created with a total of 274,000 square feet of retail space plus the mall area; additional space was assigned for service and storage areas. The nine periphery buildings remained, although the Urbana-Lincoln Hotel was integrated into the mall scheme with its main entrance becoming part of the enclosed mall.

The plan showed four entrances into the enclosed mall with an additional exterior entry directly into the Carson Pirie Scott store. Gruen deliberately designed the exterior of the mall to be plain and solid with entrances and show windows for the individual stores directed toward the enclosed mall, not outward to the parking area. Only the department store, Carson's, had display windows flanking its direct entrance. Lincoln Square was an "introverted" building that would draw people into an open light-filled, climate-controlled shopping experience. Although this design concept had been used elsewhere, it was still a novel idea. Stores were located in the space theoretically least visible from public roads and least directly accessible to automobiles - in the center of the site, rather than bordering the streets. But in forming a center of compactness, the spaces between the stores could be reserved for pedestrian use and were equipped with amenities such as landscaping, benches, fountains, and works of art. According to Gruen,

... it is important to concentrate shoppers' foot traffic within the pedestrian areas so that it can, without diffusion, be fully exposed to the tenants' storefronts....It is obvious that if store fronts and store entrances are arranged along the parking area side of the buildings as well as on the pedestrian malls, the entire shoppers' foot traffic is divided and thinned out, with the effect that mall area and other pedestrian interior areas of the center remain rather empty. We have therefore attempted in all of our shopping centers to concentrate at least the majority of store fronts and entrances along the interior pedestrian areas. We have especially striven to do so in enclosed and air-conditioned shopping centers, where the fact that the shopper finds a weather-protected and climatically controlled environment makes him eager to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 48

reach this environment as quickly as possible after having left his automobile. . . . Thus, we have arrived at the concept of the introverted center in which, with the exception of certain enterprises like banks, laundry and cleaning establishments, supermarket, etc., all store fronts and entrances are concentrated along the pedestrian shopping areas. This concept necessitates a new approach to the exterior treatment of the shopping center . . . to create an effective, impressive, dignified, but inviting exterior treatment . . . that won't look like a warehouse.³⁹

Enclosed shopping mall exteriors were simple, but entrances were designed to be attractive and inviting. Frank Dallas, construction superintendent for the Lincoln Square project, described its exterior as having "no beauty. It is not meant to be a fabulous landmark, but a business which has to be fairly conservative." However, the interior "is beautiful enough to make up for the 'run-of-the-mill exterior'."⁴⁰

Carson's was to have 118,000 square feet on two levels (ground and lower), with the structure engineered and built to hold a future second story. Only a small portion of the second story was initially enclosed for a service area with office space, restrooms, storage rooms, and mechanical equipment rooms, although perimeter walls for the entire second story were built. Even without the additional story, Carson's would be the largest store in Champaign County. An additional 108,000 square feet of retail space was to be divided into approximately thirty retail establishments, but the exact number of tenants was unknown as the space could be subdivided in any manner needed. Carson's was to have seven interior mall entrances, each thirty-feet wide, and the storefronts of the retail spaces were to be completely open to the mall. Only sliding glass doors or security screens were to be used after hours to close off the individual stores. The mall space, to be open before and after hours for "window shopping," was to be enhanced by aquariums, tropical plants, benches, and "meeting spaces." The roof was to have opaque light apertures to allow natural light to flow into the mall. Air conditioned for year-around comfort, the mall was envisioned as a civic and community meeting place, not just a shopping center.⁴¹

Within the mall was to be an area called the "High Court," 52½ by 26 by 210 feet with second-story offices and a balcony overlooking the court on the west. Lockers for shoppers' coats and parcels were to be provided in the High Court area and near the other entrances. Below the High Court, on the lower level, was a smaller "U"-shaped concourse onto which were to open additional offices; Carson's also was to have a lower-level entrance from the concourse. Public restrooms were planned for this level. Integral with the mall was a new plaza restaurant, the "Sidewalk Café," situated directly in front of the Urbana-Lincoln Hotel. The café was designed to serve 300-400 persons during mall hours, but could expand into the mall's public space after hours to cater up to 1,000 people. Forty-thousand square feet of mall space was available for a variety of functions such as civic affairs, banquets, dances, conventions, or cultural gatherings. Parking for 1,000 cars was to be available in lots directly outside the mall. Shipping and receiving was to be handled by screened service courts, rather than underground as previously planned. The project was rated as "the largest project of its kind undertaken in the United States."⁴²

State dignitaries attended the 10 a.m. grand opening of Lincoln Square on September 17, 1964. Governor Otto Kerner delivered the principal address. Also speaking were U.S. Senators Paul H.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 49

Douglas (D-Chicago) and Everett Dirksen R-Pekin). Mayor Stanley Weaver spoke for the City of Urbana, while John T. Pirie, a direct descendant of one of the three immigrant Irishmen who founded Carson Pirie Scott & Co., spoke for the store. Charles M. Webber, one of the three prime movers in the development, was master of ceremonies. Also attending were the presidents of the two largest stores in the mall, C. Virgil Martin, president of Carson Pirie Scott, and Robert Witt, president of Baskin's, Inc.. After the Urbana High School band played "God Save America," the ribbon was cut by Mrs. Stanley Weaver. The band then led the way through the east mall door, with the public following, to the mall's center intersection and then through the High Court and out to the parking lot. Shopping then commenced. The city allowed free parking at the Square for the first three days; after that, the regular 8-to-5 metered parking schedule was in effect. In 1965, Carson's in Lincoln Square also introduced a new pattern in business hours for Champaign-Urbana: evening hours. The store was open for three nights, Monday, Thursday, and Friday. The shopping schedule was Mondays, 12 noon to 9 p.m.; Tuesdays and Wednesdays, 10 a.m. to 5 p.m.; Thursdays and Fridays, 10 a.m. to 9 p.m.; Saturdays, 10 a.m. to 5 p.m.; and closed on Sundays. It was expected that the other retail stores would follow suit. Common areas within the mall would be open longer, with the new security screens allowing for "window" shopping at closed stores.⁴³

Nine other stores opened with Carson's on September 17. They included the 10,000 square-foot Baskin's apparel store, the Kay Campbell women's apparel shop, the Mary Lester Fabric shop, Sholem's Shoe Store, Neumode Hosiery, Fannie May Candy, the Walden Books Store, the Thistle Shop, and the Maling Shoe Store. The Urbana-Lincoln's Sidewalk Café was also open for business. Work was still in progress on McBride's Drug Store; Zales Jewelry; Dominique's women's fine apparel; Stuart's women's apparel shop; The Pub lounge; and Carriage Lane, an area of six specialty shops.

Arranged in a pinwheel design, the Carson's store occupied Building "C" in the mall's southeast quadrant with a single retail store space (#140) designated Building "A" adjacent and to the south of Carson's at the south mall entrance. Across the High Court from Carson's was Building "B," in the southwest quadrant, with office space on the second story and on the lower level. Building "B" also had a secondary corridor, designated "Carriage Lane," across from Building "A." A smaller open concourse was between Carson's lower level and the lower level offices. Public restrooms and storage areas were located on the lower level. Building "D" was in the northeast quadrant, with the Urbana-Lincoln Hotel and plaza café occupying the northwest quadrant. Screened truck courts were located adjacent to Carson's southeast corner, at Building "B"'s southwest corner, and at Building "D"'s northeast corner. Service and storage areas were located behind the retail spaces, accessible via private corridors.

Each individual retail business was responsible for their own storefront and interior design with basic infrastructure supplied by the Urbana Central Development Company. The entire mall was built on a grid system so that space could be arranged to suit a tenant's needs. Tenant bays were generally 20 by 30 feet or a combination thereof. Storefront designs had to coordinate with the overall Lincoln Square plan and were reviewed by construction manager Arvid Carlsen. After leasing was completed, Carlsen would work with the tenants to coordinate their storefront designs. Some of the storefronts were designed by Gruen or Carlsen, but other tenants used local or their own "in house" architects. Construction was handled similarly with the development company responsible for the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 50

basic space, but the retail "build out" was the responsibility of the tenant. For some projects, the George A. Fuller Company, general contractor for the mall, was hired, in other cases the tenant handled the construction and local contractors were often used.

Information on the design and construction of some of the initial stores follows.⁴⁴ Baskin's, the first store to sign a Lincoln Square lease, took a "T"-shaped 10,000 square-foot space in Building "D" (#150) with store entries facing both Carson's and the sidewalk café. Herbert Sobel and Associates, Chicago, was the architect with English Brothers, Champaign, the contractor. The original storefront design remains on both entries.⁴⁵ Another early lessee was Neumode Hosiery, which used Neran and Carlsen for their design; the store was located on the corner of Building "D" (#151) at the pinwheel intersection. This space was redesigned for Fannie May Candy at a later unknown date. Originally, Fannie May Candy was in the space immediately opposite Neumode Hosiery in Building "B" (#116). Like Neumode's design, the store had two corner entries and was the work of architect Andrew J. Clyde, Chicago. English Brothers was the contractor and construction began in March 1964. The Mary Lester Fabric Shop opened with a \$100,000 inventory. Their space, designed by Heronimus, Knapp, Given and Associates, Evansville, Indiana, was also in Building "B" (#119). The storefront had a recessed entry with two center doors, which slid into flanking fixed sash; display windows were to either side and along the mall. Skoog Construction, Champaign, was the contractor.

Kay Campbell women's apparel store was two stores west of Fannie May in Building "B" (#114). Red paving brick marked the entrance (extant) and continued inside as a semi-circle. Skoog Construction was the general contractor; the architect is unknown. Maling Brothers Shoes hired English Brothers as their contractor; their architect is also unknown. Their space was in Building "D" (#153) immediately to the east of Baskin's. Gruen Associates was the architect with George A. Fuller Company the contractor for the Thistle Shop, a Scott's store (City Products Corporation). Also working with the storefront design was the Scott's company architect, E.L. Pilcher, Chicago. This storefront had fixed side glass panels flanking large bi-parting sliding plate glass doors and was to the south of the fabric store in Building "B" (#120). Sandwiched between Baskin's and Neumode Hosiery was a small Walden Book Store in Building "D" (#152). Sholem Shoes, a local shoe store, moved from Main Street, Urbana, to a store space in Building "B" (#118). Their space had a recessed entry flanked by display cases; gold carpet led out into the mall. At their mall store, Sholem's pioneered an innovation in shoe merchandising based on old world bazaars. They conceived the "idea of combining both the glass show windows together with open shelf displays so [that the] store interior actually appears to come to the sidewalk line." The open shelf idea was also innovative and allowed for customers to "touch and feel" the shoes as opposed to the normal enclosed case displays.⁴⁶ The architectural division of the United States Shoes Corporation was the design architect for the space.

The Urbana-Lincoln Hotel was planned to be part of the mall complex from the beginning and its main entrance was integrated into the mall's design as a restaurant area/plaza. The plaza, about 8,290 square feet, was designed and paid for by the Urbana-Lincoln Company, not the mall developers. Victor Gruen worked with the hotel on the plaza details including the roof, loggia, and restaurant structures; bottle-bottom glass clerestory windows and skylight over the hotel entrance; plaza ceiling finish and lighting; all mechanicals; and miscellaneous openings/closings in the hotel, flooring, and finishes. Gruen also helped with the new kitchen on the northeast and the redesigned

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 51

hotel entry. Two brick buttresses, which flanked the original hotel entrance, were removed in order to get sufficient clearance past the support columns at the new loggia level. However, the original stone entrance arch was salvaged and moved back over the new entry. The arch's quoins and spring points were raised to compensate for the wide loggia that was added across the length of the hotel's mall elevation. New steps from the plaza to the loggia were also constructed and windows from the lobby and interior restaurant overlooked the Sidewalk Café. Below the loggia was hotel storage space. The design of the mall and its stores allowed the café to be open after retail hours and to expand into the mall for large group gatherings and banquets.

A second ceremony was held on November 12, 1964, to celebrate the opening of additional stores. The Carriage Lane Shops, a new retail concept by Carson Pirie Scott, was a separate area in Building "B." It housed six specialty stores of upscale merchandise, fashion accessories, sportswear, gourmet foods and wines, gifts, furniture and home accessories, and antiques in a "Williamsburg" type setting installed around a brick-floored secondary corridor. This corridor was separated from the High Court by decorative wrought-iron gates flanked by twenty-four-light display sash and carriage lanterns. Barn siding and square nails were used in the interior of the stores and an antique carriage was "parked" in the corridor. Skoog Construction was the contractor with Smith and Kratz, Urbana, the architects for the main elevation; Gruen was in charge of the basic mechanicals. Herbert Shaffer and Associates, Chicago, were the architects for the Stuart's women's apparel store and C.A. Petry & Sons, Champaign, was the contractor. Stuart's occupied a large space next to Maling Shoes in Building "D" (#154) with two full-height display sash flanking center recessed sliding doors. Quarry tile covered the entry and window thresholds and there were white provincial lanterns and gold moldings on white enamel posts. Neran and Carlsen were the architects for the Zales Jewelry store in Building "B" (#115) between Fannie May and Kay Campbell. English Brothers was the general contractor. Dominique's, another upscale women's shop, was the only tenant in Building "A" (#140). Norman de Haan was the architect with Kay Construction Co., Lincolnwood, the contractor. Italian provincial hand-made folding doors graced the entrance foyer of Vermont slate, followed by carpeting. Display windows flanked the entry and returned on the side elevation. This original storefront is extant. McBride's Drug Store was also open by this time in the space at the west end of Building "B" (#110). Laz and Edwards, Champaign architects, designed the storefront with brick side walls flanking an open center space divided by two brick columns and secured by wrought-iron fencing; the contractor is unknown. The Urbana-Lincoln Hotel also opened the Lincoln Square Pub, a multi-level lounge located in the hotel's former gift shop area near the west entrance to the mall. It was an intimate English pub designed by Chicago architect Andrew Swanson and built by Skoog Construction. Entry to the pub was from either the hotel's new west entrance or from the mall.⁴⁷

Two office areas were included as part of the original mall design concept in Building "B": an upper-level section with a corridor balcony overlooking the High Court and an U-shaped lower level office area with a concourse between the Carson's store and the offices. Two public staircases and an elevator connected these office areas with the main retail mall and the Carson's store also opened onto the lower concourse; a freight elevator and service stairs were to the rear. Although leasing of retail space was the priority of the Urbana Central Development Company, some of the office space was rented in 1964, including management offices for Lincoln Square. Gruen was the architect for that office and Fuller the contractor; it was in the lower level adjacent to staircase #6 (elements from this space have been reinstalled in a new main level office, 2005). Midland Marketing leased two

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 52

spaces, one on the balcony (#210) and one on the main retail level (#117). Skoog Construction finished those two spaces as well as the second-story office leased to Robert J. Milum Insurance (#203) next to staircase #6. This office was designed with a counter area open to the balcony and High Court. Siems Construction was the contractor and Smith, Kratz and Associates were the architects for the large Webber, Balback and Thies law office on the upper level (#202). This was the law firm of Charles Webber, one of the three prime developers of Lincoln Square. He moved his firm's offices from Main Street to the mall; the firm remains in this location, with its original office front, although its office space has expanded to encompass most of the second-story office area.⁴⁸

In July 1965, the Urbana-Lincoln Hotel was purchased by the Urbana Central Development Company, a wholly-owned subsidiary of Carson's. The hotel's owners (Webber and Kamerer) stated that "their decision to sell was arrived at because the maximum effectiveness in the operation of the hotel, which is the literal anchor of Carson's entire Lincoln Square project, demands that both the hotel and the Square be operated by the same management."⁴⁹ Carson's revamped the hotel's restaurants, including the plaza "Sidewalk Café," now called the "Tarten Tray" (1969); it was "closed" off from the mall by decorative metal fencing set between the columns. Besides this major change, new tenants continued to move into Lincoln Square and by the mall's one-year anniversary, the space was almost entirely leased. Among the new stores were the Scandinavian Shop and Canvas Corner; among the new offices were Dr. Wolfgang Rothes (psychiatrist) and two insurance companies. The Scandinavian Shop was part of Carson's and was located across from the department store in Building "D" (#156). Siems Construction was the contractor and Neran and Carlsen were the architects. Those two firms designed and built the Canvas Corner art store also in Building "D" (#157), but across from the Tarten Tray. It had a three unit angled-glass front with the south section fixed. Dr. Rothes' office was on the second floor (#209) and was constructed by Siems Construction, which also built the Lincoln National Life Insurance Company's balcony office (#208; Neran and Carlsen, architects) and the Northwestern National Life Insurance Company offices in the lower level (#4). Opening later that fall was the Card Shop, located east of McBride's Drug Store (#112). The entrance was designed by Gordon Kamerer with the assistance of architect James Smith of Smith, Kratz and Associates; Siems was the contractor.

Stores continued to be added. Bacon and Van Buskirk, a local glass company, opened a retail store in the mall in early 1966. It was located in Building "D" (#159) across from the café; Siems was again the contractor with Neran and Carlsen the architects. This extant storefront has two one-light display sash flanking center double sliding doors.⁵⁰ The Red Rooster, a women's sports apparel and accessories shop, took over the main level space of Midland Marketing (#117) with Siems Construction doing the remodeling. Walden Books moved to larger quarters (#111, extant) between McBride's Drugs and the Card Shop. A photographic supply store, The Shutter Shop (#158), opened in the summer of 1966 between the Canvas Corner and Bacon and Van Buskirk. With these additions, there was only one retail space (#155) left to be developed between the Scandinavian Shop and Stuart's near the mall's east entrance; however, the lower office area still had space. A total of twenty-seven stores occupied the mall. According to management, the mall space filled "long before the original anticipated completion date. The Square has been open for business for only 18 months. . . fuller attention can now be paid to the promotion of the Square as a civic center to the benefit of both tenants and customers."⁵¹

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 53

Gruen designed four lighted double-sided sign marquees, which were erected at the outer edges of the mall parking lots, and were designated for public and non-profit announcements. They were used to publicize special events or any athletic, cultural, educational, or civic activity of general public interest. The north sign marquee is extant. Inside the mall was a special kiosk available to any charity or church group for ticket or bake sales. Management worked diligently over the next years to fill the mall with promotions and special events highlighting Lincoln Square as both a shopping and cultural/civic center. Different types of events were scheduled for the mall space including auto, railroad, and antique shows; boy and girl scouting events; bridal and fashion shows; spring flower shows; square dancing and tumbling exhibitions; Halloween parties; and Santa arrivals. Wandell's 1970 Lincoln Square flower show was even immortalized on a post card.

Although Lincoln Square was quite successful, businesses on Main Street struggled. There were continued calls for the completion of Gruen's downtown renewal plan that would expand the mall concept northward to Main Street. This would involve the closure of Elm and Main streets to traffic and converting them to pedestrian-only areas. A \$30,000 study by Angelos C. Demetriou, the city's Washington, D.C.-based city planner, in 1976 pushed for the completion of Gruen's plan, capitalizing on Jumer's redevelopment of the Urbana-Lincoln Hotel.⁵² Competition from Champaign's newly opened (1976) "suburban" Market Place Mall must also have caused some concern.

Throughout the 1970s, Lincoln Square Mall was a thriving development, although competition from other local and regional malls was growing. Up until the mid-1980s, most of the mall's spaces remained leased to the original tenants or to stores with similar merchandise. In 1976, the parking revenue bonds originally used to finance the city-owned parking lots were converted to general obligation bonds. This allowed elimination of the parking meters around the mall. Free parking was tried in November 1977 for two months with the time frame repeatedly lengthened until free parking was permanently established in December 1978.

Carson's sold Lincoln Square Mall to Times Equities, Inc., New York in 1988, although their store continued to operate. In 1989, P.A. Bergner's, another department store chain, bought Carson Pirie Scott, Inc., but the Lincoln Square store continued to function as a Carson's store. It was converted to a Bergner's in 1990. Unfortunately, Bergner's went into bankruptcy in 1991 and the store was closed in 1993 as it could not compete with the chain's other local store at Market Place Mall. At this time, Minneapolis-based IDS Life Insurance Company foreclosed on the Times Equities, Inc. mortgage and became the mall's owner. The new mall owner and the City of Urbana diligently sought a new department store chain to occupy the Carson/Bergner's space and were successful with the recruitment of G.R. Herberger's Inc. in 1994.

The new owners and Herberger's undertook to redevelop Lincoln Square with a new "look." A Chicago architectural firm, (Elsa) DePalma Group, was hired (1994) to revamp the mall with new interior and exterior lights, redesign of the café, new signs, new restroom fixtures, roof and maintenance repairs, traffic flow redesign, and additional parking (the Eisner's Supermarket was demolished for parking). The original planters were recovered and the balcony hanging plants removed; a solid balcony railing was installed in place of the open metal balustrade. The interior mall elevations of the department store were also "updated." Likewise, the mall's cornice and

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 54

entrances were modified. Broeren Russo was the general contractor. However, in 1997 Herberger's was bought by Proffitt's, Inc., the new parent company of Bergner's, and the department store was closed once again in 2002. Lincoln Square Mall was sold to the New Lincoln Square, LLC in 1999. After continued marketing attempts to attract another major department store chained failed, the space was subdivided into smaller retail and office spaces. This subdivision was done within the confines of Gruen's original store matrix and has left the vertical circulation (escalators, elevators, stairs) intact. In 2006, Lincoln Square Mall continues to house a mixture of commercial and retail spaces, albeit without a major anchor department store. Among today's tenants are gift, card, toy, fabric, and boutique shops; a fitness center; nail salon; cosmetology school; a photographer; a candy store; a sportswear shop; and two full-service restaurants; the sidewalk café area is served by two food vendors. One original tenant, the Webber, Balbach, and Thies Law Office, has expanded to encompass most of the upper level office space. Major health care clients occupy offices on the lower, ground, and upper levels of the department store's space. The hotel continues in operation and manages two dining rooms and banquet facilities.

Criterion C: Community Planning and Development and Architecture

Both the Urbana-Lincoln Hotel and Lincoln Square Mall were designed by notable architects. Joseph Royer was responsible for the Urbana-Lincoln Hotel, built in 1923, and Victor Gruen created Lincoln Square Mall in 1964. Likewise, the contractors involved in both projects were equally prominent. A.W. Stoolman built the hotel, while the George A. Fuller Company erected the mall. In addition, both the hotel and the mall were pivotal projects in the development of downtown Urbana. Like many hotels built in the 1910s and 1920s, the Urbana-Lincoln Hotel was seen as an expression of civic pride and it was hoped that the hotel would serve as the center of community activity and as a catalyst to continued economic growth. The nearby location of the University of Illinois was certainly an influence in the decision to build such a luxury hotel with a magnificent lobby space, an elegant dining room, and banquet/ballroom facilities. Its angled location, at the corner of Green and Broadway streets, "faced" the university, which was located directly west on Green Street. In fact, the hotel's opening was timed for the November 1923 Homecoming at the university. Many university and Greek chapter house functions were undoubtedly held at the hotel, especially before the Illini Union opened in 1941.

Forty years later, the catalyst for the construction of Lincoln Square Mall was downtown economic development. In the late 1950s, downtown Urbana was stagnating and many retailers were moving to downtown Champaign. Economic growth in the city was at a standstill. What was needed, most local businessmen thought, was a major economic investment in the downtown - principally a department store that could compete with the five department stores (local and national) in Champaign (Robeson's Store; W. Lewis Co.; Jos. Kuhn and Co.; Sears, Roebuck and Co.; and J.C. Penny's). The quest for a leading department store to help revitalize downtown Urbana ultimately led to the total redevelopment of nine square blocks into Lincoln Square Mall, an innovative and progressive enclosed shopping center that was the first in a small city's downtown. Lincoln Square Mall impacted not only the retail market of downtown Urbana, but was influential in the design and location of other shopping malls throughout the United States in the 1960s.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 55

Joseph Royer, architect, Urbana-Lincoln Hotel

Joseph William Royer was born in Urbana in 1873, the son of John D. and Mary Royer. He graduated from the University of Illinois in 1895 with a degree in civil engineering and worked as Urbana's city engineer from 1898 to 1906. During this time, he designed both the 1901 Champaign County Courthouse and the 1905 Sheriff's Residence and County Jail. His firm, Royer and Brown was formed in 1905; in later years the firm was known as Royer and Smith; Royer, Danely, and Smith; and Royer and Davis. Joseph Royer was probably the most prominent architect in the Urbana-Champaign area during the first half of the twentieth century (he practiced through the mid-1950s). Forty-seven buildings can be attributed to him including: Champaign Country Club (circa 1895), St. John's German Evangelical Church (1899), Champaign County Courthouse (1901), Urbana Flat Iron Building (1906), Urbana Christian Church (1910), Urbana High School (1914), University Baptist Church (1915), Urbana Free Library (1918), Urbana Country Club (1922), Alpha Rho Chi Fraternity Chapter House (1927), and Lincoln Lodge Motel (1952). He was also known for his period revival styled domestic architecture such as his own Mission Revival/Arts and Crafts-influenced house (1905) in Urbana. Outside of Champaign-Urbana, Royer designed six county courthouses (Clay, Ford, Marion, Douglas, Grundy, and Winnebago); the Petri Mills Memorial Library; the Franklin County Sheriff's House and Jail; and high schools in Dubuque, Iowa and Niles Township, Villa Grove, and Rantoul, Illinois.⁵³

A.W. Stoolman, general contractor, Urbana-Lincoln Hotel

Almon Winfield Stoolman was a major contractor in Champaign-Urbana. His firm was responsible for the construction of at least nine buildings for the University of Illinois: Henry Administration Building (1912-1915), Ceramics Building (1915), Victor E. Shelford Vivarium (1916), Busey Hall/Women's Dormitory (1916-1918, National Register-listed), Smith Music Hall (1917-1922, National Register-listed), Dairy Manufactures Building (1925), Electrical Engineering Research Laboratory link (1929), Agronomy Seed House (1929), and Chemistry Annex (1930). In addition, his firm built many significant buildings in the Champaign-Urbana area including the McKinley Presbyterian Church (1911), Champaign County Round Barn (1913) at the "Poor Farm," Champaign's Masonic Temple (1913), the Cunningham Building (1916), and the Virginia Theater (1921, National Register-listed). Among the Greek Chapter Houses Stoolman is known to have erected are Sigma Alpha Epsilon (1907, National Register-listed), Kappa Sigma (1911, National Register-listed), Beta Theta Pi (1912, National Register-listed), Sigma Delta Tau (1927) and Kappa Kappa Gamma (1928, National Register-listed). Outside the area, Stoolman's firm built the St. Charles School for Boys; Robert's Hotel in Muncie, Indiana; and the U.S. Army Camp McClellan Cantonment in Anniston, Alabama.⁵⁴

Victor Gruen, architect, Lincoln Square Mall

Victor Gruen was a pivotal figure in twentieth-century retailing as an architect, planner, and writer. His influence was felt in downtowns and suburbs across the country from the 1940s through the 1970s, years after his retirement from active practice in the United States. His writings influenced not only retail architecture, but America's civic spaces and growing suburbs. Gruen had grand visions for improving and transforming cities that were shared with civic groups, architects, academics, politicians, and his own employees.⁵⁵

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 56

Background. Gruen was born in Vienna in 1903 and studied architecture at the Vienna Academy of Fine Arts, where he developed an appreciation for Vienna's famous turn-of-the-century modernist architect, Adolph Loos. Leaving school in 1918 after his father died suddenly, Gruen found work at his godfather's architectural and construction firm, Melcher and Steiner. Although unhappy with the work, he stayed at the firm for eight years, eventually earning his Austrian architectural license. He was also intensely interested in cabaret theater and Socialist politics, two areas to which he devoted his energy. He married his first wife, Lizzie Kardos, in 1930 and eventually opened his own architectural firm with her help in 1934. From 1934 to 1936, the firm worked on apartment renovations and interior design; after 1936, Gruen focused on more public work and received some retail commissions. Eventually seven stores for Viennese merchants were designed by Gruen, whose designs played with innovative materials and lighting.⁵⁶

With Hitler's invasion of Austria in 1938 and deteriorating conditions for Jews in the country, the Gruens sought to emigrate. An American actress friend, Ruth Yorke, arranged for an American sponsor for the couple, who arrived in New York in July. Shortly thereafter, Gruen found work on the 1939 World's Fair exhibitions and a few Fifth Avenue stores. The World's Fair was promoting new technologies, such as fluorescent lighting and plastics through its corporate sponsors, and new industrial designers, such as Norman Bel Geddes, Walter Dorwin Teague, and Donald Deskey. At this time, American architecture was also changing from "genteel classicism" to "populist modernism" under the influence of other European emigres, Ludwig Mies van der Rohe, Walter Gropius, and Marcel Breuer.⁵⁷

Prior to this time, architects rarely designed stores, except perhaps large department stores. Individual stores were seen as too small and commercial. But the Depression forced architects to look for new clients, plus merchants were looking to make their stores "machines for display" much like what industrial designers were doing for individual products. Gruen, with his Viennese experience, excelled at retail design; with seven stores to his credit, he was nearly an expert in this new field. During this period, he stressed that he was a designer, not an architect. In fact, he did not become a licensed architect in the United States until the late 1940s. As a European and a Jew, Gruen gravitated to modern retail design and his Viennese connections landed him commissions from other transplanted Viennese. His first independent contract, with partner Morris Ketchum, was for two swanky boutiques on Fifth Avenue at Fifty-Fifth Street. The two designs were revolutionary with off-street arcade entrances and new materials. More commissions followed as well as critical praise for the stores as "distinguished examples of modern luxury shop design."⁵⁸

As his new designs gained him fame, Gruen wrote about his retail theories, aiming his writings directly at merchants with the promise that good design would sell more goods. He also had practical advice about storefronts, show windows, displays, and lighting. Throughout the late 1930s and 1940s, designers thought they could control consumers' responses through store design. Gruen felt that he could sway customers through the "right atmosphere" and very subtle means. Shape, light, and color were his three most important devices for fashioning a store's atmosphere. He drew upon his stage and cabaret experience to create drama in the storefront and to use the exterior as a "stage set" or advertisement for consumer goods. Gruen also aimed to make shopping a delightful and amusing experience so that people would stay longer and return more often. Practical materials like structural glass, fluorescent lighting, incandescent spotlights, and glass storefronts were used

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 57

to make emotional appeals. Gruen's storefronts, designed with his new wife and new architectural partner, Elsie Krummeck, were based on this successful philosophy.⁵⁹

Moving to California in 1941, the new firm was celebrated with multiple commissions for well-known retail chains and in the press with a seven-page spread in *Architectural Forum*. Gruen was writing, designing, and promoting. His most important client in the 1940s was the national chain store, Grayson-Robinson of California. During the war years, Grayson's, through their "Victory" stores, grew at a phenomenal rate. Part of their success was their ostentatious architecture that was impossible to ignore along with their choice locations, either in the heart of downtown or along a popular retail strip. In six years (1940-1946), the firm designed eleven Grayson stores; their "themes" were cursive signs, spacious show windows, high arcades, and bright lighting. These motifs were derived from his earlier New York commissions, but on a grander and more flamboyant scale. The 1940s brought chain stores to Main Streets across America and with them the modern retail style, which was virtually identical across the country. Through chain stores, Gruen and Krummeck, among others, were setting the standards for contemporary retailing.⁶⁰

However, this downtown retail aesthetic was aimed at pedestrian traffic and at enticing foot shoppers to enter the store. A new aesthetic geared to automobile traffic was needed for use in the competitive commercial strip that was developing quickly with the increase in car use. Architects were forced to confront the "strip," the automobile, and roads in a new way - as fast moving traffic as opposed to pedestrian rambles. Store designs needed to appeal to fast moving people with different facades, show windows, artificial lighting, signs, entries, and most importantly, parking. Parking had long been a problem, especially in downtowns, and inadequate parking facilities were blamed for downtown retail's decline. In the new strip developments, the location of parking became an issue: should it be in front of the store, thus pushing the building far from the road, or to the rear of the store, thus causing shoppers to enter from unpleasant rear service doors. Gruen initially solved this problem by designing two storefronts, one in front and one in back.⁶¹

In 1947, Gruen and Krummeck won their largest commission to date - Milliron's, their first full-fledged department store and first major Los Angeles design. It was also their first suburban shopping center where they could put their ideas of retailing, automobiles, commerce, and community to the test. These ideas had been formulated during the war years as part of theoretical post-war design proposals. Milliron's was located along two busy streets; instead of regular show windows, there were four glass display boxes set on angle to catch the motorists' eye. Color was important - red brick, green fins, and white concrete were employed. Although only a one-story store, since cheap suburban land allowed for a larger footprint than a downtown location, Gruen worked to create the illusion of a more spacious and sensational store with exterior vertical fins and a bold cornice thirty feet above the street. The parking problem was solved by rooftop parking accessed by ramps in a futuristic "X" design. Also on the roof were an all-glass restaurant, a daycare center, and an auditorium that was open to local civic and club groups. Milliron's set the standard for department stores on the suburban strip for the next five years. Gruen, capitalizing on his success, published his practical knowledge and ideas for new stores. But he sought out trade publications aimed at merchants, not architectural magazines, and he wrote in a dollars-and-cents language. However, the mid-1950s saw the retail climate embrace schemes that would create virtual shopping "worlds," rather than single isolated stores.⁶²

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 58

Gruen was instrumental in this transformation to “shopping centers.” His publications emphasized ideas that would “lure” people into the new centers, even induce people to drive great distances, with art, fountains, community spaces, landscaping, giant department stores, leading chain stores, and plenty of parking. Regional shopping centers would be the place for people to gather, shop, and entertain themselves. Although he designed a number of grand shopping centers in the early 1950s for Los Angeles, Detroit, and Houston, these early designs were not built for various economic reasons. However, the Houston project brought Gruen and real estate analyst Larry Smith together. In sync with Gruen’s ideas, Smith gave Gruen the economic credentials and details that he had been missing. Together they could give clients the market data and architectural designs that were needed for the new shopping centers. Smith and Gruen published a forty-two page treatise in *Progressive Architecture* that explored the history and future of shopping. It included the historical precedents for the suburban shopping center and provided advice on the new shopping form. The article addressed practical aspects such as the size of parking spaces to definitions of shopping center terms. It was a totally comprehensive look at the regional shopping centers to come.⁶³

All of these ideas finally came together in a concrete form with the Northland Shopping Center outside of Detroit, which opened in 1954. Comprising 200 acres and nearly one hundred stores, including a giant Hudson’s department store, the \$25 million center had its own road system. The buildings were arranged to form a number of park-like areas of various shapes, sizes, and treatments in a sort of “town-planning” arrangement, each with a name such as court, terrace, mall, or lane. An outdoor mall, Northland had colonnaded walks, whimsical sculptures, generous courts, fountains, and landscaping. Parking was made painless with color-coded lots, large parking spaces, double lines between spaces, and bright lighting. The look of Northland was different from other contemporary shopping centers that had stores surrounding a grassy courtyard. Instead, Gruen designed a suburban “downtown” with urban density, diversity, and limited views. Gruen heralded the opening of Northland as a planning milestone that would change the look of cities and suburbs. Northland was an instant success with 40,000 to 50,000 visitors per day.⁶⁴

A shopping center feature that Gruen felt especially important was the sponsoring of special events. This was seen as a means to attract people to the center and a method of enhancing public culture. Entertainment and events were viewed as a way to express social connections and a sense of community. Thus, consumerism was a technique to create a cultural environment. Related to this social aspect of the shopping center was Gruen’s use of art within the complex. Sculpture was included in Northland and in his subsequent centers. Fountains and landscaping were also integrated into the entire concept to create a park-like atmosphere. These features were not presented to the developer as civic responsibilities, but rather as marketing tools to attract shoppers and contribute to a greater business volume.⁶⁵

From the national success of Northland, Gruen went one step further and developed his single greatest contribution to American retailing - the enclosed shopping mall. The first enclosed shopping mall, Southdale Shopping Center, was developed by Dayton’s department store in Edina, outside of Minneapolis, Minnesota, in 1956. This first enclosed shopping center had seventy-two stores on two floors; 810,000 square feet of retailing; 5,200 parking spaces; a soaring garden court; and two full-sized department stores. Its amenities were on a grand scale with kiosks, cafés, “streets,” fountains, sculptures, benches, lakes, and trees. Southdale was also envisioned as phase

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 59

one of a large-scale suburban development that would include apartment and office towers, a medical center, residential areas, wide highways, and landscaped parks. Gruen envisioned the area as a way of combating unplanned (in his eyes) suburban sprawl with the shopping center as the linchpin. Unfortunately, as with many of his grand development plans, the entire scheme was never implemented. Instead, the developers sold off surrounding land for uncontrolled residential and commercial development that led to more sprawl.⁶⁶

After Northland and Southdale, Gruen became the most acclaimed architect of shopping centers in America. He was hailed nationally and in demand for speeches, articles, and new designs. Commissions were abundant including new centers in California, Michigan, Hawaii, and Arizona. But even as his success was hailed in the suburbs, Gruen was turning his attention to revitalizing downtowns with the same strategy that worked in the suburbs: parking, entertainment, pedestrian malls, landscaping, and modernized stores. Downtown revitalization was already being discussed by politicians and planners. Many American downtowns were in decline due to a lack of new construction since the 1920s, little maintenance to existing buildings during the Depression and World War II, and a decline in infrastructure improvements. After World War II, construction moved to the suburbs where development was easier and less expensive. The Federal Highway Act was passed as a means to relieve downtown congestion and the Federal Housing Act allowed cities to undertake limited commercial redevelopment projects. Central business district development plans abounded by the late 1950s. Gruen's first large downtown commission was for Fort Worth, Texas, in 1956. Nationally acclaimed, his plan envisioned an almost complete "make over" of the Texas downtown with new ring highways, parking garages, office buildings, pedestrian malls and landscaped courtyards, revitalized retail, and residential areas. Unfortunately, state and city politics, failed public support, and a lack of funding prevented its far-reaching implementation.⁶⁷

In 1957, Gruen prepared a downtown pedestrian mall (outdoor) development plan for Kalamazoo, Michigan. He was not hired, however, to implement the plan, which was done by area businessmen who closed streets, created a minor ring road, and developed parking lots. Burdick Mall opened with trees, fountains, benches, decorative walkways, and a new department store; existing storefronts were modernized. Cities around the country responded to the overwhelming success of the Kalamazoo mall with ideas for their own pedestrian malls; Champaign and Joliet, Illinois, sent delegations to look at the success of Burdick Mall. Unfortunately, many cities developed downtown pedestrian malls without the accompany parking garages, ring roads, or covered shopping areas and these malls met with limited success.⁶⁸

Following the Michigan commission, Gruen was hired by two department stores in Rochester, New York, to plan a downtown renewal project that would encompass seven and one-half acres. Here, Gruen combined his pedestrian mall and enclosed shopping center ideas and created Midtown Plaza. Opened in 1962, Midtown Plaza consisted of two department stores, thirty retail shops, thirteen floors of office space, post office, hotel, auditorium, sidewalk café, restaurant/bar, bus terminal, and underground parking; the plaza included new buildings, not just remodeled existing structures. Although the plaza was mostly privately financed, the City of Rochester closed two streets, built the underground parking garage, and connected the area to a new ring road. Once again, the mall was a resounding success and was heralded as the model for center city revival, a new "Town Square" that transformed how Rochester used its downtown.⁶⁹

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 60

The immediate precursor to Urbana's Lincoln Square Mall was the world's largest shopping center under one roof, Randhurst Shopping Center in suburban Mt. Prospect, Illinois (opened 1962). Here, three department stores (Carson Pirie Scott, The Fair, and Wieboldt's) were connected under a huge dome in a center that totaled over one million square feet, although its design was very compact. The central triangular cluster of buildings and pedestrian areas covered only half the amount of land used in the Northland center. Like Lincoln Square, Randhurst was an "introverted" type of shopping center - entrances and show windows for the individual stores were directed toward the enclosed mall, not outward to the parking areas. The department stores were an exception to this enclosed scheme. Three pedestrian arcades provided access to the interior domed court from the parking areas.⁷⁰

George A. Fuller Company, general contractor, Lincoln Square Mall

Joining nationally renown architect Victor Gruen in the development of Lincoln Square Mall was the equally renown general contracting firm of the George A. Fuller Company. C.E. Clark and George A. Fuller, a Boston architect and engineer, founded the company in Chicago in 1882. Their company built some of the first skyscrapers in Chicago including the Tacoma Building (1889) and the Monadnock Building (1893). Other major Chicago projects were the Marquette, Pontiac, Rand-McNally, Tribune, Carson Pirie Scott, Marshall Field, and Montgomery Ward buildings. Fuller's company was one of the first construction firms to be organized as a corporation in the 1890s. It was also one of the first real general contracting firms, as the company coordinated hundreds of men who worked under several subcontractors. At this time (1890), the company expanded to New York City, where they built architect Daniel Burnham's Flatiron Building, which was also known as the Fuller Building due to the company's location therein. By 1900, when Fuller died, his company had become a main contractor for large commercial buildings throughout the United States. Six hundred buildings were built by the company between 1900 and 1914. Major New York structures erected by the company include the Empire State Building; the Pennsylvania Railroad Station; the Lever House; and the Plaza, Biltmore, and Commodore hotels. During World War II, the company received the contract for production of Quonset huts. Even though the company moved its headquarters to New York, it continued to employ hundreds of people in its Chicago office through the 1960s. The George A. Fuller Company built the Randhurst Shopping Center, Mount Prospect, Illinois, immediately prior to starting on the Lincoln Square Mall project.⁷¹ Frank Dallas was the project manager for the Urbana shopping mall.

Lincoln Square Mall's Development

As with most of the downtown areas in which Gruen worked, Urbana's downtown was in decline in the late 1950s. Little manufacturing was coming to the city, no new stores were opening along Main Street, and the J.C. Penny's department store had moved to a new site in neighboring Champaign. Most retail activity was centered in downtown Champaign. Urbana's mayor and local businessmen established a committee to find ways to rejuvenate the downtown, possibly with a new department store. A three man subcommittee (Charles Webber, Gordon Kamerer, and Manie Tepper) was given virtual carte blanche to come up with a development scheme. At the end of a scouting trip out east, the group met with C. Virgil Martin, president of Carson Pirie Scott and Company and a friend of Tepper's, in Chicago. Martin declined to build a stand-alone Carson's

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 61

store, but intrigued the group with an idea for a larger and far reaching redevelopment plan that would revitalize Urbana's struggling downtown: a large business district project that would preserve the core of Urbana and keep people from seeking outlying shopping centers.⁷²

Martin editorialized about the Urbana project in 1964. He explained that, although it would have been far cheaper to build a new store in a cornfield near Urbana than to buy expensive downtown property, it was not "economically wise to make such an investment on the outskirts of a city whose central area is giving way to deterioration." Nor could Carson's simply build a new downtown stand-alone store in a declining area and succeed. Rather, adequate parking, restrictive zoning, efficient traffic flow, and a genuine communal effort/plan were required. The entire downtown needed to be reshaped to bring new life into the area. Martin told the subcommittee that Carson's would come to Urbana only if a far more dramatic and challenging goal of the complete rebuilding of the downtown area was adopted.⁷³

An initial \$5,000 consumers' survey showed that the redevelopment idea had promise; the next survey detailed the higher-than-average income of Urbana residents and the lack of a wide local selection of quality merchandise. Larry Smith and Company, Victor Gruen's frequent economic analysis partner, conducted a real estate survey which showed that the projected project could be done if land costs were kept to a reasonable level. It also suggested employing nationally known architects and planners to draw the actual plans, and detail the traffic flow patterns, parking facility locations, and needed zoning changes. Victor Gruen Associates was then hired by Carson's.⁷⁴

Carson Pirie Scott and Company had worked with Gruen on at least two previous projects. In 1953 he built the Woodmar Shopping Center in Hammond, Indiana, that was anchored by a Carson's. But, probably more significant, the Randhurst Shopping Center must have been under initial development by this time, so Martin was familiar with the Gruen and Smith team and their ideas for the economic revitalization of downtowns. Gruen and Smith prepared "Downtown Urbana - Project Summary" (1961) that detailed the present situation in downtown Urbana and the results of inaction; the characteristics of the twin cities; the impact of the University of Illinois; the recent completion of a portion of Interstate 74; and a plan of action. Four different schemes were shown, none of which were enclosed malls, but all linked the redevelopment area with Main Street. Gruen made no attempt at a complete removal and rebuilding of the entire central area; he avoided the complete bulldozer approach in order to keep the project integrated with the existing downtown. Specific buildings (a church, hotel, post office, offices, and an apartment building) were expressly included in his plan as social, cultural, or business anchors. His initial plan was for a pedestrian mall with adequate adjacent parking and a new loop road. This plan also asked the city for a large direct involvement including parking facilities, traffic flow changes, ring road development, vacation of streets, land acquisition, utility expansion and routing, and revised zoning. In return, the plan detailed the expected economic returns to the city: increased retail sales tax (to exceed \$80,000 annually), increased real estate taxes on the higher land value (\$83,000 annually), increased employment, increased personal property taxes from the project, increased real estate values of surrounding property, and potential residential and commercial development spurred by the project.⁷⁵

The shopping center was only phase one of Gruen's downtown redevelopment plan for Urbana. Equally important for the success of Urbana's downtown were his subsequent phases. These plans

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 62

envisioned the loop road extending north three blocks to encircle the core business district. A pedestrian mall would extend northward, to join Lincoln Square with existing retail facilities on Main Street, and southward to Illinois Street. Main and Elm streets would also become pedestrian malls. Gruen would move Urbana's city hall from its historic site (Elm and Broadway) to a park-like setting grouped with the Champaign County Courthouse and a to-be-built civic center on the east side of the new shopping complex. At least two new office buildings were conceived within the core with perimeter parking decks off the loop road. To encourage future development within the downtown, Gruen strongly suggested reducing commercially zoned land outside the central business area and increasing zoning for multi-family residential uses around the core.⁷⁶

The initial stage one redevelopment concept was refined by Gruen and Smith for actual implementation. They substituted an enclosed mall for the open pedestrian mall and the buildings were downsized with the elimination of a grocery store and bowling alley. A theater was included in the first plan, but when this proved impractical, more retail stores were added to Building D. The redevelopment required the acquisition of at least nine-square blocks, which were quietly purchased by a private holding company, BXL, and sold to the Urbana Central Development Company, a wholly-owned subsidiary of Carson Pirie Scott, and the City of Urbana. No public money was used for land acquisition. After the city signed on as a partner in the project with the responsibility of developing and maintaining the parking lots, the necessary land was sold by the development company to the city, which had issued revenue bonds for the project.⁷⁷

Most of Gruen's ideas for downtown revitalization and shopping center planning were implemented in Lincoln Square Mall, which was his first downtown mall constructed in the manner of a suburban shopping center. It was also the first enclosed downtown mall in Illinois, the first mall in a city of Urbana's size (population 28,000), and only the second enclosed mall in Illinois after Randhurst. Important aspects of his design were its pinwheel layout, civic and public events area, landscaping, public sculpture, shopping amenities, climate control, natural light, sufficient parking, and easy access. The pinwheel design of Lincoln Square played off formerly existing streets as the mall's "streets" lined up with the historic streets they replaced; the center of the pinwheel is the intersection of "Broadway and Green." Civic and public events were envisioned for the "High Court," which was bathed in sunlight from skylights and clerestory windows. The other three "streets" were lit from large skylights, while the "outdoor" café also had clerestory windows. Additional lighting was supplied by carefully placed ceiling and soffit fixtures supplemented by freestanding "street" lights. Much attention was given to the year-around temperature constant of the mall - about 80 degrees in the winter and 72 degrees in the warm months.⁷⁸

Landscaping was provided within the mall by both stationary and movable planters in the High Court and ground-level planting areas under the other skylights. In addition, the sidewalk café was separated from the main mall area by planters and hanging plants draped from the office balcony. Included in the initial display were about eighteen different species of plants and trees. Landscaping was also done on the exterior of the mall and parking areas.⁷⁹ Public sculpture combined with entertainment with the choice of three child-oriented pieces. The first was "Horse Group," a mare and foal by California sculptress Julie McDonald; the second was by Marshall Frederick, who created two standing bears (large enough for children to hide in); and the third piece was by William McVey, Cleveland Institute of Art, who designed the ever popular 16-foot long, five-ton whale

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 63

sculpture, "The Beached Whale."⁸⁰ Additional entertainment was provided by two very large aquariums set in the High Court. The aquariums were designed and manufactured in 1964 by D & M Engineering, San Diego, California, under Gruen's direction at a cost of about \$10,000. Each tank was 7 feet in diameter at the top, 4½-feet tall without its pedestal base, and held about 1170 gallons of water.⁸¹

In addition to landscaping and sculpture, other public amenities included meeting or gathering places with benches, non-profit kiosks for ticket or bake sales, four double-sided lighted exterior advertising marquees for public and civic announcements, concrete bicycle stands at each entrance, a flag pole, clocks at the pinwheel intersection, and lockers for coats and packages near the entrances. Special events were planned throughout the year. A partial list of events conducted in the first five years included: auto shows, Boy and Girl Scout expositions, Valentine's Day contests, art exhibits, school exhibits, spring and fall flower shows, Easter parades, fashion shows, senior dances and banquets, civil defense day exhibits, health fairs, Santa arrivals, 4-H Club-O-Ramas, police and fire exhibits, dance exhibitions, and concerts. One event (November 1964), the Naval Art Exhibit "Operation Palette," attracted over 12,000 people, drawing at least 1,000 per day.⁸²

The open layout of the stores, with either full-height display windows and sliding doors or security screens, was heavily promoted as was the climate-controlled indoor "weather." Shopping hours were controlled by the mall management. Lincoln Square introduced the first evening hours to the shopping community in 1965 for the Christmas season, but they were made permanent in January 1966. Sunday hours were begun in 1971.⁸³

Parking was an essential ingredient for the success of the shopping center and was part of the mall's concept from the beginning. One of Gruen's main concerns in planning revitalization projects was to keep the automobile from choking downtowns. In Urbana, the city-owned parking lots and perimeter street improvements were integral to the plan. Charles Webber explained the role of the automobile in Urbana's downtown renewal program. Lincoln Square was "showing the country what can be done to prevent devaluation of the downtown district." By buying deteriorated property and using it for development and parking, Urbana is the "only city in the country where the problem has been met by construction of a new shopping area and related parking facilities in the heart of downtown." He contrasted Lincoln Square Mall with other cities' business district shopping areas that had merely closed off a few main streets, but ignored the parking problem.⁸⁴ Land for parking was included in the nine block area purchased for redevelopment. The BXL holding company sold the area around the shopping center building to the City of Urbana, whose contribution to the project was the development of this land into public parking lots. Revenue bonds for \$3.2 million were sold and the Champaign Asphalt Company was awarded the contract for the 1,100 car parking lot. Clark, Dietz, Painter and Associates were the parking design engineers.⁸⁵ The primary streets leading to Lincoln Square, Race, Illinois, and Vine streets were widened to fifty-eight feet and upgraded to four-lane roads with center medians and left turn lanes in the vicinity of the mall; the engineering arm of Victor Gruen Associates designed these changes. They also had new traffic controls and lighting installed.⁸⁶ These streets became "loop/ring roads" to the mall, a transportation concept promoted by Gruen.⁸⁷ A fortuitous transportation development was occurring at the same time with the construction of Interstates 74 and 57, which would supply a regional link to the new shopping center.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 64

Lincoln Square Mall's Economic Impact

Lincoln Square Mall was conceived as an economic revitalization tool for downtown Urbana. C. Virgil Martin, president of Carson Pirie Scott and Co., spoke of its benefits at the ground breaking.

First, "This will mean a renaissance of the downtown area, just adjacent to the existing downtown shopping facilities, which will make Urbana a great focal commercial center of this metropolitan district." Second, "The crystallization of the fact that the downtown area will be a long term permanent part of this community is marked here today." Third, "A new partnership has been formed between the state and Urbana because of this community development and what it offers to the city, the area, and the University of Illinois."⁸⁸

George Bates, divisional vice president of Carson's, reported in November 1963 that Lincoln Square was receiving world attention and that "there is nothing like it in the country or possibly the world. It is a first." He felt that "the mall was a 'city within a city'." Initial consumer surveys not only showed the need for a good department store, but also revealed that an addition would be needed within seven years (thus the concrete roof/ceiling of Carson's).⁸⁹ Carson's expected that the mall would draw from a thirteen county area, especially once the interstate system was completed in the 1970s.⁹⁰

Two months after the mall's opening, store managers were extremely pleased with their business outlook especially since the anticipated drop off in activity after the "newness" of the mall wore off had not happened. Holiday sales promised to keep momentum strong and additional storage space for merchandise was needed by some stores. By March 1965 it was reported that over one-third of the estimated million shoppers at the mall were people new to shopping in the Champaign-Urbana area. The number of shoppers was surpassing the pre-opening estimates. At the one-year anniversary of the mall, it was reported that retail sales in Urbana were up more than \$2 million in January, February, and March compared with the same period in 1964 resulting in \$77,989 more in sales tax receipts. In 1962, the last year the nine-block area was assessed before ownership changed, property taxes exceeded \$8,500. The 1966 tax bill for Carson Pirie Scott was \$56,780. The *Chicago Tribune* reported in 1965 that the Lincoln Square development resulted in an increase of \$70,000 to \$80,000 in property values for the nine-block area. Assessed valuation of the mall real estate was put at \$1.2 million; by 1968 the market value of the stores exceeded \$5 million. Between 400 and 500 people worked at the mall and hotel, with Carson's the largest employer. Businesses along Main Street reported varied impacts. Tepper's Hardware remodeled while the mall was under construction and increased their sales, but a competing hardware store that did not remodel went out of business. Some marginal stores closed, but others remodeled and/or expanded. A plan to update all of Main Street was proposed, but was never fully implemented. The mall's economic impact was revealed in the increase in sales taxes over the first five years: \$30,900, 1965; \$22,900, 1966; \$75,300, 1967; and \$89,600, 1968. Ten years after the mall opened, it was reported that retail sales in Urbana increased about \$40 million with the advent of the shopping center. Urbana received about one percent of the sales tax on that total. Nearly sixty percent of customers were from a 65-mile radius outside of Champaign-Urbana. In addition, the mall also helped create a climate for further development.⁹¹

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 8 Page 65

Gruen envisioned a larger redevelopment of downtown Urbana with Lincoln Square Mall comprising phase one. In later phases, the mall, his core element, was combined with the existing central area in a way that the entire area could be converted to a pedestrian district, surrounded by loop roads. Elm Street and eventually Main Street were to be closed to traffic. He saw the city and county buildings as expanding within the central area, major new office buildings, and ground level and multi-level parking off the loop roads. Eventually he planned for a civic center to the north of Main Street on Water Street, which would be incorporated into the loop road system. The areas around the mall were to be rezoned for apartment buildings. His plan for expansion was directed toward Main Street to supplement rather than compete with the shopping center.⁹²

Parts of Gruen's vision were completed over the next few years, including the apartment zoning. The City of Urbana built a new city building (1964) directly across (east) from Lincoln Square Mall on Vine Street; the former city hall and fire station buildings, located on Elm and Broadway streets, were demolished for a mall parking lot and future pedestrian mall expansion. The new city building, housing the police and fire departments and city administration, was built without taxing the community.⁹³ A civic center was constructed on Water Street (1970, 108 East Water), but the ring road concept was not continued beyond the three streets directly surrounding the mall. A number of office buildings were also built in conjunction with Gruen's plan. These included the five-story Champaign County Bank and Trust Company (1980, 102 East Main), the Citizens Building Association (1977, 507 South Broadway), and the Illinois Crop Improvement Association (1963, 508 South Broadway). One modern apartment building was constructed southwest of the mall, Edge of the Mall Apartments (1979, 109 West Illinois). Eisner's Food Store, one of the buildings left within the nine-block area, expanded and remodeled their store so that their entrance faced the new mall. Montgomery Wards, located outside the shopping center, built a retail addition to their building and a new warehouse. Other Urbana businesses enlarged or remodeled in response to the opening of Lincoln Square. Carter's Furniture redecorated and enlarged in 1964. That same year, three Urbana stores (Urbana Furniture, Lorry's Sport and Hobby Shop, and R.H. Smith Draperies) joined together to construct a 100-foot-long marquee across their storefronts, while also remodeling their individual stores. Tepper's Ace Hardware and Scott Store upgraded their facilities. In addition, the Empire Building on Elm Street was demolished for the 1988 addition to Jumer's Castle Lodge (Urbana-Lincoln Hotel). However, the Elm Street pedestrian connection to Main Street was never accomplished, although strong efforts were made to fulfill that portion of Gruen's plan.⁹⁴

Lincoln Square Mall also had an impact outside of Urbana. The project was heralded as a model for the revitalization of smaller-scale downtowns. Just after the project was announced in 1961, officials from Barberton, Ohio (population 34,000) expressed interest in the possibility of doing a similar project and were watching Urbana with great interest.⁹⁵ Almost immediately upon opening, the mall was visited by other communities interested in the project. Eighty-five residents of Springfield, Missouri, visited the mall a week after Lincoln Square's opening. Springfield had adopted a master plan proposing a pedestrian plaza for a large public square and the delegation was interested in how Urbana mobilized for the project and its impact on the tax structure. An article celebrating the one-year anniversary of the mall stated, "More conventions are being held locally, the Square has been toured by carloads of people from Chicago, Peoria, and Indianapolis, national magazines and trade journals feature it and businessmen from other towns needing redevelopment want to learn from it."⁹⁶ Stories about the development were carried by the *Southern Illinoisian*, *The Decatur Herald and Review*, *The Moline Dispatch*, *The Milwaukee Journal*, *The Amarillo Sunday News-Globe*,

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 66

Chicago Tribune, and *The Evansville Press*.⁹⁷ Locally, in response to the success of Lincoln Square, many of the major stores in downtown Champaign embarked on remodeling projects. These included Robeson's Department Store; J.C. Penny's; Sears, Roebuck and Co.; and W. Lewis Department Store.

One major mall developer, Western Land Corporation, Minneapolis, saw small towns as "a shopping center vacuum just waiting to be filled." Leslie Crews, chairman of Western Land Corp., stated that "the closed mall family convenience shopping center becomes important to the smaller city. It can rejuvenate the community, keep business in town that might now be going to larger cities nearby, and bring new business in from other smaller towns."⁹⁸ While their malls were not necessarily sited in the downtowns of these small towns, they were built with many of the same features as Lincoln Square. Faribo Plaza in Faribault, Minnesota (population 18,000) was the first (1964) enclosed mall outside a major Minnesota metropolitan area. It was the first shopping center in the state with "open fronts" on all the stores, with security provided by metal screens, and it had a sidewalk café in its center. The company built at least two other similar malls in towns with populations of 12,000 and 28,000.⁹⁹

Gruen included the Urbana mall project in his book *The Heart of Our Cities, The Urban Crisis: Diagnosis and Cure* (1964) and it was featured in a June 1965 *Architectural Record* article about Victor Gruen, "Upgrading Downtown." *Fortune* magazine mentioned Urbana in a short article, "The Shopping Center Moves Back to Midtown," (January 1965), along with Fresno, California. A three-page article by Gordon Kamerer in the 1965 issue of *Markets of America...*, discusses the community, the university, and Lincoln Square as the "Newest, and a scintillating addition to this retail trading center that attracts shoppers from a wide radius of downstate Illinois is beautiful Lincoln Square in downtown Urbana. This nine-square block covered Mall shopping center is one of the first of its kind in America." In addition, *Chain Store Age*, a journal for shopping center developers and their clients (department, drug, grocery chains, etc.), featured Lincoln Square in their September 1964 issue devoted to "Recapturing the Downtown Marketplace" and it was again noted in a May 1967 article on downtown shopping centers.¹⁰⁰ The Urban Land Institute's journal (devoted to news and trends in city development) carried a cover photo and article describing Lincoln Square with a particular emphasis on Gruen's integration of existing buildings with the new complex.¹⁰¹ Both the City of Urbana and Victor Gruen Associates were awarded citations for "Excellence in Community Architecture," the first such awards ever presented by the American Institute of Architects in the Illinois region (Chicago Regional Council of the AIA). Urbana was chosen by a national panel based on the cooperation given among local businessmen, institutions financing the project, and the city.¹⁰²

The success of Gruen's plan for Urbana led other cities of similar size to hire the firm as a city planning consultant. Victor Gruen Associates prepared general plans for Charleston and Mattoon, Illinois (both in 1968), and a development plan for Dubuque, Iowa, in 1965. Nationally, the firm was asked to prepare downtown renewal plans for Stamford and Bridgeport, Connecticut; Lancaster, Pennsylvania; San Francisco, Fresno, and Redlands, California; Green Bay, Wisconsin; Boston, Massachusetts; Paterson, New Jersey; and Knoxville, Tennessee. Champaign (Urbana's "sister" city), in reaction to the success of Urbana's shopping center, hired Dewitt Amdal Associates to develop a downtown revitalization plan. The result was the conversion of the main north/south downtown street (Neil Street) and adjacent side streets into a pedestrian mall in 1974. However, the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 67

largest impact on both downtowns was the opening of a large suburban shopping center, Market Place Mall in 1976. This regional mall, located near interstate highways, had 1.1 million square feet and was anchored by three major department stores (Sears, Roebuck and Co.; J.C. Penny's; and Bergner's). Gruen retired from Victor Gruen and Associates in 1968 and returned to Austria where he formed Victor Gruen International. The new firm continued his urban center renewal efforts and shopping center ideals with work in France, Austria, Switzerland, and Iran.

Comparable Illinois Shopping Malls

There are thousands of shopping malls in Illinois - strip malls, outdoor malls, and enclosed malls. Only a few, however, date from the 1950s and early 1960s. Unlike Lincoln Square Mall, these early malls were built as suburban shopping centers and have experienced continued development with a loss of original design integrity. The first two enclosed Illinois shopping malls were Randhurst and Lincoln Square. Early outdoor malls include Old Orchard Center, Oak Brook Shopping Center, and Park Forest Plaza. Mount Prospect's Randhurst Mall was designed by Victor Gruen Associates and opened in 1962. It has a triangular design with three anchor stores. The central interior space is volumetrically intact, and contains many original Gruen design features including upper level offices and a raised center court. On the exterior, the Carson Pirie Scott department store appears to have maintained its design integrity, but the other two major anchor stores have been remodeled with the current corporate building facades of Costco; Applebee's; and Bed, Bath, and Beyond retailers. A number of store windows and entrances puncture the mall's exterior envelope and the mall entrances have been "updated." In addition, numerous modern buildings have been constructed on the outlots.

Old Orchard Center, Skokie, was designed in 1965 by Loeb Scholssman Bennett with landscaping by Lawrence Halprin. The center was redeveloped in the mid-1990s with a new design featuring seating areas, a number of restaurants, a large bookstore, children's play area, a water garden, and movie theaters within the mall. The size of the mall was doubled and two new anchors were added. Oak Brook Shopping Center was also designed by Loeb Scholssman Bennett with landscaping by Halprin. It dates to 1959-1961. Although it has been greatly expanded over the years to contain six department stores and 160 specialty stores and restaurants, vestiges of its original design are apparent. It is the largest open-air shopping mall in the country.

Park Forest Village was planned around one of the first regional post-war shopping malls in the nation, Park Forest Plaza. Designed by Richard Bennett of Loeb Scholssman Bennett in the early 1950s, the plaza was the center of the village, rather than a traditional downtown. Anchored by three major department stores, the mall featured groupings of small stores clustered around an open grassy area. Starting in the early 1970s, however, the mall began a steady decline. The village purchased Park Forest Plaza in December 1995 and converted the mall into a traditional, mixed-use, "main street" downtown. Over 300,000 square feet of space, including two of the former anchor department stores, were demolished. A new grid road system through the former grassy mall was created and individual parcels and buildings were sold.

Comparable Gruen Shopping Malls

Like Randhurst Shopping Mall, Gruen's other malls have experienced significant alterations to his original design. Northland Center (Detroit, Michigan, 1954) was enclosed in 1975, thus eliminating

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 68**

Gruen's design of an open air mall with covered walkways. It has also expanded from sixty-five stores to over 110 retailers. Southdale Center (Edina, Minneapolis, 1956), the first fully-enclosed and climate-controlled shopping mall in the United States, is still in use and is still popular. However, numerous additions have been built onto the 810,000 square foot original two-story building for a total of 1.3 million square feet on three stories. The number of retailers has grown to 150 from seventy-two. Gruen also designed the first outdoor pedestrian shopping mall in the United States. Kalamazoo, Michigan's Burdick Mall closed four blocks of Burdick Street to traffic in 1959 and was redeveloped with trees, fountains, benches, and decorative walkways. However, the mall has been restyled to match the attributes of the Arcadia Commons development at its north end and, in 1999, two block of the mall were reopened to automobile traffic.

Midtown Plaza, Rochester, New York, was Gruen's first downtown enclosed mall (1962), which brought the suburban shopping mall's greatest success to downtown. A pioneering effort, this mall consisted of a large parking garage, two department stores, thirty retail shops, office space, hotel, auditorium, and bus terminal. Courtland Street was closed for a covered pedestrian mall that had Gruen's signature public amenities and room for special events. The success of Midtown Plaza was the catalyst for the construction of a number of new office buildings and for the extensive skyway system that links major downtown buildings with the plaza. Although Gruen's major design features remain at Midtown Plaza, especially the spacious public plaza with its Clock of Nations, changes have taken place. The adjacent Manager Hotel was replaced in 1972 with an office and retail tower and integrated into the plaza. In the early 1980s, the hotel atop Midtown Tower was converted to office space. The plaza was enlarged (1985) at its southwest corner with the addition of a two-story atrium and the conversion of the surrounding office space to retail.

Conclusion

According to Dr. Richard Longstreth, "The shopping center ranks among the most important new forms of architecture to emerge during the twentieth century. As much as any type, it has had an immense impact on the shape of metropolitan development and on the nature of daily routines for many decades." Nationally, the Lincoln Square Mall complex was the first enclosed shopping mall designed and integrated into a *small city downtown*. By the late 1950s, enclosed malls were becoming a significant trend, propelled by various developers such as James Rouse. Some early shopping malls were even modified to meet this new industry "standard." However, building an enclosed mall in a downtown location was generally a later development formulated as part of 1970s and 1980s revitalization projects. These projects generally entailed expansive new construction rather than just placing a pedestrian mall on main shopping street and occurred in major urban population centers. As a downtown revitalization effort, Urbana's downtown enclosed mall is quite early.¹⁰³

Lincoln Square Mall's design seems commonplace today, but was innovative and avant guard when built. Gruen envisioned Lincoln Square as a model for urban revitalization efforts in like-sized cities across the country that were experiencing similar central core stagnation and competition from outlying shopping centers. It was hailed as an example of the salvation of a city based on the coordinated action of its elected officials, the business and property owners in the central area, and the citizens of the entire community. Communities from throughout the United States sent delegations to study the mall's planning, construction, and economic impact.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 69

Gruen likened "The Urbana Plan" to his previous well-known "Fort Worth Study," which had an impact on planning approaches in large cities throughout the United States and Europe. His plan for Urbana did not attempt a complete "urban renewal" and rebuilding of the central downtown core. He deliberately chose not to use the "bulldozer" solution. This was done to not only save on cost, but also, more importantly, to preserve those elements of the core area that contributed to the community's character and were in good condition or newly built. Likewise, Urbana's street grid was retained within the shopping center. Green and Broadway streets are aligned with the entries to the mall and continue through the shopping center as pedestrian walkways. The peripheral streets, Walnut and High, continue as streets through the parking areas (these are still designated streets by the city and are maintained as such).

Gruen did not attempt to develop Lincoln Square Mall as a suburban shopping center, like those built on raw land with completely new buildings surrounded by acres of parking and new access roads. Instead, Gruen saw Urbana's downtown mall as comparable to the "ancient Greek agora" or the "medieval market place" with a careful integration of new buildings with existing facilities to create a new downtown center. Specific buildings were included in the plan (church, hotel, apartment house, post office) even though their uses may have been totally unrelated to the retail environment because they provided social and cultural anchors. Access roads were upgraded and parking provided, but all within the confines of the urban core. Thus, Gruen knit Lincoln Square Mall into Urbana's downtown fabric, rather than standing it apart. It complemented, rather than clashed with its surroundings and supplemented the existing retail core.

Lincoln Square was heralded not just because of its innovative building design, but more importantly, for the use of the shopping center *concept* in a urban environment. This was the first time that a shopping center was used to reverse the spiraling decline of a small city's central business core. Gruen's plan addressed not only the needs of his major client, Carson Pirie Scott, but also the entire downtown business community. His plan called for a total improvement of the central business core with changes to zoning, traffic patterns, street widening, and parking changes. His plans for Fort Worth, Rochester, and Urbana appear to be his answer to a problem that he helped create - the decline of downtown shopping districts due to the rise of suburban shopping centers. These plans provided a pivotal transition between outdoor pedestrian malls, the new consumerism of the suburban shopping center, and the old urban core shopping district. In Urbana, Gruen reconciled the new shopping center building form with an existing downtown and showed that with the solid support of the community, both private and public, downtown revitalization was possible. Urbana could be "everytown," but it was unique in the progressive outlook of its businessmen, public leaders, and private citizens who had the drive to make the project succeed.

The uniqueness of the Urbana-Lincoln Hotel/Lincoln Square Mall complex can be summed up in the words of C. Virgil Martin, president of Carson Pirie Scott & Company, the largest retail enterprise in the mall and its financial developer, "Lincoln Square is the first of its kind in a city the size of Urbana, anywhere in the country." These words hold true today, as the mall's integrity, both its footprint and design features, has been maintained over the years, despite the vagaries of shoppers. The Urbana-Lincoln Hotel, built in 1923, still functions as a downtown destination hotel with its Tudor Revival architecture evoking its storied past. As such, it continues its distinction of being the "best" Urbana hotel. It is, and always has been, the only large hotel located in downtown Urbana. Lincoln Square Mall, a vanguard in the modern shopping mall movement, continues its

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 70

important role in downtown Urbana and is again serving as a model for shopping center redevelopment in a changing mercantile climate.

Endnotes

1. The history of hotel development is taken from the "Hotel Roosevelt" (Cedar Rapids, Iowa) National Register of Historic Places nomination prepared by Karen L. Kummer and Dana L. Pratt of The URBANA Group in 1990.
2. Paul Lattin, *Modern Hotel and Motel Management*, (San Francisco: W.H. Freeman & Co., 1977), 8.
3. *Ibid.*, 10.
4. Ralph Gabriel, *The American Spirit in Architecture*, (New Haven: Yale University Press, 1926), 280.
5. "A First Hand View of Urbana's New Hotel" fund raising brochure, (no publisher, no date), in Champaign County Historical Archives at the Urbana Free Library.
6. The Urbana-Lincoln Hotel was featured in the December 1924 (vol. 33, #12) issue of the *Western Architect*, plates 1-7.
7. William Groninger, "Hotel Group Civic-Minded," *Champaign-Urbana Courier* clipping, no date; "Hotel Formally Opened," *The News-Gazette*, 31 January 1924.
8. "Willard Chosen Hotel Director," *Champaign-Urbana Courier*, 11 March 1937; and "Hotel Group Civic-Minded."
9. "Hotel Group Civic-Minded"; and "Urbana Hotel retires debt," *Champaign-Urbana Courier*, 7 December 1949. According to the latter article, the air conditioning system to be installed would be "the first complete air conditioning system for any hotel in the country." The R.H. Bishop Company, installers of the system, planned to publicize the hotel all over the country. The hotel had air conditioning on the first floor previously, but it was to be extended throughout the building.
10. "Air Conditioned, Urbana-Lincoln Hotel System in Use," *Champaign-Urbana Courier*, 26 July 1956; John Smetana, "Money has 'poured into hotel'," *Champaign-Urbana Courier*, 13 May 1975; and "Urbana-Lincoln Patio to Open," *Champaign-Urbana Courier*, 7 July 1948.
11. William Groninger, "Urbana-Lincoln to Build New Restaurant," *Champaign-Urbana Courier*, 14 June 1963.
12. William Groninger, "English Pub included in Hotel Plans," *Champaign-Urbana Courier*, 16 July 1964; and "English Pub for Urbana-Lincoln," *Champaign-Urbana Courier*, 16 September 1964. Skoog Construction Co., Inc., Champaign, was the contractor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 71

13. "Money has 'poured into hotel'."
14. *Champaign-Urbana Courier*, 7 December 1949; and "Old Urbana-Lincoln," *Champaign-Urbana Courier*, 17 February 1977.
15. Barbara G. Betz, "Urbana-Lincoln like Bargain Bazaar," *The News-Gazette*, 3 August 1975.
16. Matt O'Connor, "Urbana Plan Outlined: revitalization plan will preserve hotel," *The News-Gazette*, 16 May 1976; John Smetana, "Busey Bank 'May' Move into Urbana-Lincoln," *Champaign-Urbana Courier*, 16 May 1976; Tom Kacich, "Lot Dispute Clouds Urbana Redevelopment," *The News-Gazette*, 2 October 1976; Kevin Cullen, "Bank no longer interested in Lincoln Hotel," *The Daily Illini*, 4 November 1976; and John Smetana, "Busey Withdraws Purchase Offer," *Champaign-Urbana Courier*, 4 November 1976.
17. Tom Kacich, "Council Okays Jumer's Deal," *The News-Gazette*, 13 January 1977; William Groninger, "Jumer's Lodge given preview," *Champaign-Urbana Courier*, 21 August 1977; and "Old Urbana-Lincoln."
18. Eric Schuster, "Jumer's Loan Bid to Affect Urbana," *The News-Gazette*, 26 June 1980; Anne Weinstein, "Officials Launch Jumer's Expansion," *The News-Gazette*, 19 April 1982; Phil Glende, "Construction cost overruns prompt Jumer's to seek aid," *The News-Gazette*, 20 February 1983; Anne Cook, "Jumer's to put pizzazz back in old hotel," *The News-Gazette*, 30 June 1996; and Don Dodson, "Returning Hotel to former glory," *The News-Gazette*, 24 March 2002.
19. Meredith L. Clausen, "Northgate Regional Shopping Center—Paradigm From the Provinces," *Journal of the Society of Architectural Historians*, May 1984, 146.
20. Geoffrey Baker and Bruno Funaro, *Shopping Centers Design and Operation*, (New York: Reinhold Publishing, second printing, 1954), 10.
21. W. Dwayne Jones, Highland Park Shopping Village, National Historic Landmark nomination, 16 February 2000, 27.
22. Richard Longstreth, *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*, (Cambridge, Massachusetts: Massachusetts Institute of Technology, 1997), 150-152; "Evolution of the Shopping Center" website, <http://history.acusd.edu/gen/soc/shoppingcenter.html>; "History of the Shopping Center" website, <http://www.emich.edu/public/geo/557book/a110.history.html>; and "A Brief History of Shopping Centers" website, <http://www.icsc.org/srch/about/impactofshoppingcenters/briefhistory.html>.
23. W. Dwayne Jones, Highland Park Shopping Village, National Historic Landmark nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 72

24. "Evolution of the Shopping Center" website; "History of the Shopping Center" website; "A Brief History of Shopping Centers" website; and *US News*, 27 December 1999.
25. Ibid.
26. William Groninger, "Save Urbana's Business was Basic Idea Behind the Redevelopment Plan," *Champaign-Urbana Courier*, 17 May 1961.
27. Ibid.; Robert Sink, "Urbana Opens Lincoln Square, 9-Block Downtown Miracle, Thursday," *Champaign-Urbana Courier*, 16 September 1964.
28. Ibid.; Hal Alexander, "Urbana Lights Spark To Revive Downtown," *The News-Gazette*, 13 September 1964; and Nancy Allison, "Eventual Cost of Square Put at \$11 Million," *The News-Gazette*, 17 May 1965.
29. Ibid.; the formal announcement of the shopping center project was made on 16 May 1961.
30. Angela Mildenerger, "Urbana Center 'Displaces' See Value of Project," *The News-Gazette*, 17 May 1961; William Groninger, "Urbana to Clear 9 Square Blocks for Revitalized Shopping Center," *Champaign-Urbana Courier*, 16 May 1961; and "Urbana: A New Center Next to the Old," in "Upgrading Downtown," *Architectural Record*, June 1965.
31. Angela Mildenerger, "New Urbana Shopping Area," *The News-Gazette*, 16 May 1961; "New Project Will Not Use Tax Money," *Champaign-Urbana Courier*, 16 May 1961; and "Webber to Head Building Group," *Champaign-Urbana Courier*, 22 June 1961.
32. A plat map of the area shows eighty parcels on the shopping center's nine block site. Not all of the parcels were purchased for redevelopment as nine buildings were to remain and the city already owned parking lots in the area. In addition, a few of the parcels had multiple buildings on them. Photographs of all of the buildings and lots in the redevelopment area show fifty-six houses (mostly frame vernacular dwellings) plus two houses with commercial buildings attached (lunch room and pet shop), the Methodist manse (not purchased), and a funeral home in a large house; seven commercial buildings; four gas stations (the city purchased the fifth gas station in December, 1963); one bowling alley; and seven large city, county and privately owned parking lots.
33. "\$3 Million for Square's Location," newspaper clipping, 20 May 1964; Mildenerger, *The News-Gazette*, 17 May 1961; and Robert Sink, "Lincoln Square reversed Urbana," *Champaign-Urbana Courier*, 28 March 1971. The houses were advertised for demolition or removal; a number of the dwellings were moved to lots elsewhere in the city.
34. Alexander, *The News-Gazette*, 13 September 1964.
35. Ibid.; Betsy Hendrick, "Builders will Start on Monday," *The News-Gazette*, 16 June 1963; and Allison, *The News-Gazette*, 17 May 1965.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 73

36. Some of the subcontractors on the project included Ayres & Hayakawa, Consulting Mechanical Engineers, Los Angeles; Saul Goldin & Associates, Inc., Consulting Electrical Engineers, Beverly Hills; R.H. Bishop, HVAC, Champaign; Potter Electric, Urbana; Hitchcock Sprinkler Company, Peoria; and Victor Gruen Associates, Civil Engineering, Los Angeles. Karl Van Leuven graduated from the University of California in 1937, attended the University of Southern California for graduate work, and studied at the Art Center School in Los Angeles. He joined Victor Gruen in 1941 and was made a partner in 1951. In 1949, after war service, he opened the Midwest Office in Detroit and directed the research, planning, design, and construction of the firm's projects in the Midwest and Canada. Van Leuven returned to Los Angeles after ten years and became the director of planning, architectural and interior design projects throughout the U.S. and Canada.
37. "\$1,700,000 in Square Permit," *Champaign-Urbana Courier*, 14 July 1963.
38. Betsy Hendrick, "Plan Quality Fashion Center," *The News-Gazette*, 14 June 1963; "Carson's Moves in Leader of Construction," *Champaign-Urbana Courier*, 17 June 1963; photograph, *The News-Gazette*, 13 November 1963; and "To Announce Square Shops Next Week," *Champaign-Urbana Courier*, 14 March 1964.
39. "Many Developers Can't 'See' Enclosed Malls and They Don't Hesitate to make Their Views Known," *Shopping Center Age*, vol. 1, #4 (April, 1962), 26-27.
40. "Lincoln Square is a Success," *The Daily Illini*, August 1965.
41. Hendrick, *The News-Gazette*, 14 June 1963.
42. Ibid.; "Motor Inn to Have Plaza Restaurant," *The Champaign-Urbana Courier*, 14 June 1963; and "Lincoln Square is Largest in U.S.," newspaper clipping, 16 September 1964.
43. Robert Sink, "Urbana Opens Lincoln Square, 9-Block Downtown Miracle, Thursday," *Champaign-Urbana Courier*, 16 September 1964; Richard Icen, "Carson's, 9 other shops ready for opening of Lincoln Square," *Champaign-Urbana Courier*, 13 September 1964.
44. Most of the lease and store information is from the extensive Lincoln Square archives in the possession of the owner, The New Lincoln Square LLC. Additional information is end noted.
45. Baskins was a long-term mall tenant. They occupied their space through 1992.
46. "Sholem's New Store To Be Ready In Short Time," *Champaign-Urbana Courier*, 16 September 1964; and Nancy Allison, "Sholem Store Bazaar Type," *The News-Gazette*, 11 November 1964.
47. "English Pub for Urbana-Lincoln," *Champaign-Urbana Courier*, 16 September 1964.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 74

48. Nancy Allison, "2 More Firms Moving into New Square," *The News-Gazette*, 23 September 1964.
49. "Urbana-Lincoln Hotel Bought by Carson's," *Champaign-Urbana Courier*, 7 July 1965.
50. Bacon and Van Buskirk moved to the Thistle Shop's space for larger quarters in 1968.
51. "Square to have Shutter Shop," *Champaign-Urbana Courier*, 12 May 1966.
52. John Smetana, "Urbana consultant urges closing Elm Block," *Champaign-Urbana Courier*, 1 March 1977; Tom Kacich, "No Surprises In Report On Urbana," *The News-Gazette*, 1 March 1977; and Todd Sloane, "City to be enriched by downtown renewal," *The Daily Illini*, 3 March 1977.
53. Joseph W. Royer Historic District, Urbana Historic District Landmark Nomination, Karen Kummer, 2001. Locally, a number of Royer's buildings have been razed including St. John's Church, Champaign Country Club, Flat Iron Building, and Urbana Country Club.
54. Preservation and Conservation Association of Champaign County, Illinois, Architects and Contractors file.
55. M. Jeffrey Hardwick, *Mall Maker: Victor Gruen, Architect of an American Dream* (Philadelphia, Penn.: University of Pennsylvania Press, 2004).
56. *Ibid.*, 9-15. Gruen eventually married three times.
57. *Ibid.*, 16-19.
58. *Ibid.*, 23-26.
59. *Ibid.*, 37-43.
60. *Ibid.*, 49-57.
61. *Ibid.*, 92-102.
62. *Ibid.*, 61-102.
63. *Ibid.*, 103, 114-115; and Victor Gruen and Larry Smith, "Shopping Centers: The New Building Type," *Progressive Architecture* (June, 1952).
64. Hardwick, 124-130.
65. *Ibid.*, 134-135.
66. *Ibid.*, 142-158.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 75

67. Ibid., 162-192.
68. Ibid., 193-197.
69. Ibid., 198-203; and Victor Gruen, *The Heart of Our Cities, The Urban Crisis: Diagnosis and Cure*, (New York: Simon and Schuster, 1964), 301-311.
70. Gruen, 195-198.
71. Fuller (George A.) Co. entry in the *Encyclopedia of Chicago* at <http://www.encyclopedia.chicagohistory.org/pages/2678.html>.
72. Groninger, *Champaign-Urbana Courier*, 17 May 1961; Sink, *Champaign-Urbana Courier*, 16 September 1964.
73. C. Virgil Martin, "Will Urbana's Lincoln Square Become Model for Solving Downtown Woes?" *Champaign-Urbana Courier*, 13 September 1964.
74. Ibid.
75. Victor Gruen Associates and Larry Smith & Company, "Downtown Urbana - Project Summary" (np: [The Associates], 1961); and "Famed Architect, Who Loves Downtowns, Planned Square," *Champaign-Urbana Courier*, 16 September 1964.
76. "Downtown Urbana - Project Summary"; and "Urbana: A New Center Next to the Old," in "Upgrading Downtown," *Architectural Record*, June, 1965.
77. In July, 1963, the nine block area was replatted and Lot 1, the shopping center, was sold by the BLX Company to the Urbana Central Development Co.; Lots 3-8 were sold to the City of Urbana. The other lot designations were assigned to the remaining nine properties. "'Square' Area Sold to Urbana, UCD," newspaper clipping, 1 July 1963.
78. "Air Conditioning Constant," *Champaign-Urbana Courier*, 16 September 1964.
79. Richard Icen, "Lincoln Square has Greenery," *Champaign-Urbana Courier*, 11 November 1964.
80. The fates of the horse and bear sculptures are unknown. The whale sculpture was moved to Urbana's Crystal Lake Park in 1981 where it deteriorated in its outdoor setting. "Big Sculpture for Square," *Champaign-Urbana Courier*, 11 November 1964; and Nancy Allison, "5-Ton Sculptured Whale for Square," *The News-Gazette*, 23 September 1965.
81. Lincoln Square Mall archives file, "aquariums."
82. Advertisements listed in the Lincoln Square Mall scrapbook; and Nancy Allison, "Lincoln Square Store Managers Pleased With Business Outlook," *The News-Gazette*, 14

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 76

June 1963 *The News-Gazette*, 11 November 1964.

83. Lincoln Square Mall scrapbook.

84. Nancy Allison, "Calls Square Solution For 'Downtown'," *The News-Gazette*, 13 September 1964.

85. "Urbana Bond Signing is Compete," *Champaign-Urbana Courier*, 28 June 1963; "Clear Three Buildings at Parking Lots," *Champaign-Urbana Courier*, 3 September 1963; and Chuck Speta, "Asphalt Firm Gets 'Square' Lot Contract," *The News-Gazette*, 5 May 1964.

86. "Race, Illinois Street Plans are Approved," *Champaign-Urbana Courier*, 28 August 1963; and engineering plans in the Lincoln Square Mall archives.

87. See Gruen's discussion of transportation systems in *The Heart of Our Cities, The Urban Crisis: Diagnosis and Cure*. He discusses Lincoln Square Mall as ". . . an integrated urban core element. Some internal traffic streets are eliminated; traffic is rerouted over peripheral circulatory road with adjoining parking facilities," page 333.

88. Betsy Hendrick, "Break Ground At Center's Urbana Site," *Champaign-Urbana Courier*, 15 June 1963.

89. Charlie Pike, "Lincoln Square To Be A 'First'," *The News-Gazette*, 13 November 1963.

90. Nancy Levner, "Expects 'Square' To Draw Buyers from 13 Counties," *The News-Gazette*, 23 October 1963.

91. Nancy Allison, "Lincoln Square Store Managers Pleased With Business Outlook," *The News-Gazette*, 11 November 1964; "1 Million Square Shoppers; One-Third New to C-U," *Champaign-Urbana Courier*, 4 March 1965; Nancy Allison, "1 Year For Lincoln Square; Draw Exceeds Expectations," *The News-Gazette*, 12 September 1965; "How Urbana Saved Heart of City," *Chicago Tribune*, 24 October 1965; Chris Lecos, "Illinois City Revives Its Center with Shopping 'a la Suburbia'," *The Milwaukee Journal*, 17 April 1966; Mel Runge, "'Super-Block' Revives Downtown Area of Urbana, Ill.," *The Evansville Press*, 3 April 1968; William C. Groninger, "Lincoln Square Started Downtown Revitalization," *Champaign-Urbana Courier*, 15 October 1969; and Arlene Mennenga, "Lincoln Square is 10 years old," *Champaign-Urbana Courier*, 6 October 1974.

92. "Upgrading Downtown," booklet reprinted from *Architectural Record*, June, 1965; William C. Groninger, "Urbana to Clear 9 Square Blocks For Revitalized Shopping Center," *Champaign-Urbana Courier*, 16 May 1961; and Nancy Allison, "Land On Outside Acquired," *The News-Gazette*, 11 November 1964.

93. Allison, *The News-Gazette*, 12 September 1965.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 77

94. Nancy Levner, "Growing C-U Area One of Nation's Top Retail Zones," *The News-Gazette*, 28 March 1965; John Smetana, "New developer for Urbana?," *Champaign-Urbana Courier*, 19 February 1972; and Matt O'Connor "Frustrated' Paley Hits Secret Development Plan," *The News-Gazette*, 5 February 1976. The closure of the 100 block of West Elm Street and its redevelopment as a retail link to Main Street was again urged by Angelos Demetriou of Washington D.C., a downtown consultant hired by the city in 1976. His proposals reiterated many of Gruen's ideas including the widening North Race Street (part of the ring road concept), institution of a beautification program for downtown with the modernization of building facades, the creation of multi-family housing, and the expansion of county and city facilities. John Smetana, "Urbana consultant urges closing Elm block," *Champaign-Urbana Courier*, 1 March 1977; and Todd Sloane, "City to be enriched by downtown renewal," *The Daily Illini*, 3 March 1977.
95. "What's Good for Urbana . . .", *Champaign-Urbana Courier*, 28 August 1961.
96. "Missouri Delegation Visiting At Square," newspaper clipping, 23 September 1963; and Allison, *The News-Gazette*, 12 September 1965.
97. C. Virgil Martin, "How Urbana Rebuilt Its Downtown," *Southern Illinoisan*, 13 September 1964; C. Virgil Martin, "Urbana's Lincoln Square Mall Result of Civic Cooperation," *Decatur Herald and Review*, 13 September 1964; William C. Groninger of the *Champaign-Urbana Courier*, "Urbananemia Wasn't Fatal; Shopping Mall Revives Town," *Moline Dispatch*, 18 December 1965; Chris Lecos, "Illinois City Revives Its Center with Shopping 'a la Suburbia'," *The Milwaukee Journal*, 17 April 1966; Nancy Allison, "Eventual Cost of Square Put At \$11 Million," *The News-Gazette*, May 17 1965; "How Urbana Saved Heart of City," *Chicago Tribune*, 24 October 1965; and Mel Runge, "'Super-Block' Revives Downtown Area of Urbana, Ill.," *The Evansville Press*, 3 April 1968.
98. "Small Towns... 'a shopping center vacuum just waiting to be filled'," *Shopping Center Age*, vol. 3, #1 (January, 1964), 16-17.
99. Ibid.
100. "Enclosed Mall Center to Stem Urbana's Decline," *Chain Store Age*, vol. 40, #9 (September, 1964), 24; Gordon F. Kamerer, "CHAMPAIGN-URBANA Market, Core of A Multi-Million-Dollar Retail Area," *Markets of America...*, *The ADVERTISER* magazine, New York, vol. 29 (1965); and "Why Developers and Retailers are taking Hard Looks at Downtown Shopping Centers," *Chain Store Age*, vol. 43, #5 (May, 1967), E-40-41.
101. "Lincoln Square, Urbana, Illinois - A Downtown Remedy," *Urban Land*, vol. 24, #1 (January, 1965), 9.
102. "Urbana Wins Citation for Lincoln Square," *Champaign-Urbana Courier*, 19 August 1965; photograph, *Champaign-Urbana Courier*, 2 October 1965; and Gruen Associates project files.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 8 Page 78

103. E-mail correspondence from Dr. Richard Longstreth, Professor of American Studies, George Washington University, to Karen Lang Kummer, 7 June 2006.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 9 Page 79

Bibliography

A Brief History of Shopping Centers website. <http://www.icsc.org/srch/about/impactofshoppingcenters/briefhistory.html>.

Baker, Geoffrey and Bruno Funaro. *Shopping Centers Design and Operation*. New York: Reinhold Publishing, second printing, 1954.

Casper, Dale E.. *Victor Gruen's architectural projects, 1957-1987*. Monticello, Ill.: Vance Bibliographies, [1988].

Champaign County Historical Archives at the Urbana Free Library vertical files.

The Champaign-Urbana Courier [Urbana, Illinois].

City of Urbana Building Permits. Municipal Documents Project. Urbana Free Library Archives.

Clausen, Meredith L.. "Northgate Regional Shopping Center—Paradigm From the Provinces." *Journal of the Society of Architectural Historians*. May, 1984.

The Daily Illini [University of Illinois, Urbana-Champaign, Illinois].

"Enclosed Mall Center to Stem Urbana's Decline." *Chain Store Age*. vol. 40, #9 (September, 1964), 24.

Encyclopedia of Chicago at <http://www.encyclopedia.chicagohistory.org/pages/2678.html>.

Gabriel, Ralph. *The American Spirit in Architecture*. New Haven: Yale University Press, 1926.

Gruen, Victor. *The Heart of Our Cities: The Urban Crisis: Diagnosis and Cure*. New York: Simon and Schuster, 1964.

Gruen, Victor and Larry Smith. "Shopping Centers: The New Building Type" *Progressive Architecture*. (June, 1952).

Gruen, Victor and Larry Smith. *Shopping Towns USA: The Planning of Shopping Centers*. New York: Reinhold Publishing Corporation, 1960.

Hardwick, M. Jeffrey. *Mall Maker: Victor Gruen, Architect of an American Dream*. Philadelphia, University of Pennsylvania Press, 2004.

Harmon, Robert B.. *Victor Gruen, architectural pioneer of shopping centers: a select bibliography*. Monticello, Ill.: Vance Bibliographies, 1980.

History of Downtowns website. <http://www.emich.edu/public/geo/557book/al10.history.html>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 9 Page 80

History of the Shopping Center and Mall website. http://history.acusd.edu/gen/soc/shopping_center.html.

Jones, W. Dwayne. Highland Park Shopping Village, National Historic Landmark nomination, 16 February 2000.

Kamerer, Gordon F.. "CHAMPAIGN-URBANA Market, Core of A Multi-Million-Dollar Retail Area." *Markets of America...*, *The ADVERTISER* magazine, New York, vol. 29 (1965).

Kummer, Karen L. and Dana L. Pratt. "Hotel Roosevelt" (Cedar Rapids, Iowa) National Register of Historic Places nomination, 1990.

Lincoln Square Mall archives in the possession of The New Lincoln Square LLC.

"Lincoln Square, Urbana, Illinois – A Downtown Remedy." *Urban Land*. vol. 24, #1 (January, 1965).

Littin, Paul. *Modern Hotel and Motel Management*. San Francisco: W.H. Freeman & Co., 1977.

Longstreth, Richard. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Cambridge, Massachusetts: Massachusetts Institute of Technology, 1997.

Longstreth, Richard. E-mail correspondence to Karen Lang Kummer, 7 June 2006.

"Many Developers Can't 'See' Enclosed Malls and They Don't Hesitate to make Their Views Known." *Shopping Center Age*. vol. 1, #4 (April, 1962).

The News-Gazette [Champaign, Illinois].

Preservation and Conservation Association, Architects and Contractors file.

"Raising a Relic." *Midwest Real Estate News* marketing handout by Koll: The Real Estate Services Company, undated.

"Small Towns... 'a shopping center vacuum just waiting to be filled'." *Shopping Center Age*. vol. 3, #1 (January, 1964).

"The Shopping Center Moves Back to Midtown." *Fortune*, vol. LXXI, #1 (January, 1965).

"Upgrading Downtown." *Architectural Record* reprint, June, 1965.

Victor Gruen Associates, Architecture, Planning, Engineering. np: The Associates, [1966].

Victor Gruen Associates and Larry Smith & Company. "Downtown Urbana - Project Summary" np: [The Associates], 1961.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 81

“Why Developers and Retailers are taking Hard Looks at Downtown Shopping Centers.”
Chain Store Age, vol. 43, #5 (May, 1967).

Verbal Boundary Description

Urbana Lincoln Hotel

Beginning at an iron pipe survey monument found at the North east corner of Lot 17 of the Central Business Addition as filed for record in Plat Book “O,” page 1 in the records of the Recorder of Champaign County, Illinois, said survey monument also being on the West right of way line of Broadway Avenue; thence Southerly along the East line of said Lot 17 and the East line of Lot 3 of said Central Business Addition and the West right of way line of said Broadway Avenue, a distance of 110.92 feet to the South east corner of said Lot 3. Said corner also being the North east corner of Lot 2 of Central Business Addition; thence Westerly along the Southerly line of said Lot 3 and the Northerly line of said Lot 2, a distance of 39.00 feet; thence Southerly, a distance of 8.87 feet to the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 10.85 feet; thence Northerly along exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 1.62 feet; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel; a distance of 4.09 feet; thence Northerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 0.72 feet; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 14.30 feet; thence Southerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 0.75 feet; thence Easterly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 4.08 feet; thence Southerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 41.66 feet to the Easterly line of said Lot 2; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 4.12 feet; thence Southerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 0.73 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.12 feet; thence Northerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and Easterly Line of said Lot 2, a distance of 2.36 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 10.18 feet; thence Southerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.37 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.12 feet; thence Northerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 0.31 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 7.50 feet; thence Northerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.12 feet; thence Westerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 7.50 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 12.45 feet; thence Southeasterly along the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 10 Page 82

exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 17.09 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.07 feet; thence Northwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 1.00 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 8.55 feet; thence Southeasterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 1.02 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.08 feet; thence Northwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 1.00 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 8.50 feet; thence Southeasterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly Line of said Lot 2, a distance of 1.03 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 22.72 feet; thence Northwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 0.97 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 8.50 feet; thence Southeasterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 1.00 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.10 feet; thence Northwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 1.00 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 8.5 feet; thence Southeasterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 1.00 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 2.10 feet; thence Northwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 17.06 feet; thence Southwesterly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 14.20 feet; thence Southerly along the exterior face of a brick building wall of the Old Urbana Lincoln Hotel and the Easterly line of said Lot 2, a distance of 20.06 feet; thence Westerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 14.08 feet; thence Southerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 1.06 feet; thence Westerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 13.08 feet; thence Northerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 1.00 feet; thence Westerly along the exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 14.16 feet; thence Northerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 2.00 feet; thence Westerly along the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel and the Westerly extension of the existing exterior face of a brick wall of the Old Urbana Lincoln Hotel, a distance of 45.30 feet to an aluminum survey monument found on the west line of said Lot 2 and the East line of Lot 8 of said Central Business Addition; thence Southerly along the West line of said Lot 2 and the East line of said Lot 8, a distance of 7.22 feet to

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 10 Page 83

a chiseled "X" survey monument found at the South west corner of said Lot 2 and the South east corner of said Lot 8; said survey monument also being on the North right of way line of Green Street; thence Westerly along the South line of said Lot 8 and the North right of way line of said Green Street, a distance of 129.20 feet to a pk nail survey monument found at the South west corner of said Lot 8 and the Southeast corner of Lot 11 of said Central Business Addition; thence Northwesterly along the West line of said Lot 8 and the Easterly line of said Lot 11, a distance of 42.46 feet to an iron pipe survey monument found at the Southwest corner of Lot 18 of said Central Business Addition; thence Easterly along the South line of said Lot 18 and a jog in the west line of said Lot 8, a distance of 28.00 feet; thence Northerly along the East line of said Lot 18 and a jog in the West line of said Lot 8, a distance of 6.00 feet; thence Westerly along the North line of said Lot 18 and a jog in the West line of said Lot 8, a distance of 28.00 feet to an iron pipe survey monument found at the Northwest corner of said Lot 18; thence Northerly along the West line of said Lot 8 and the East line of said Lot 11; a distance of 191.68 feet to an iron pipe survey monument found; thence Northeasterly along the West line of said Lot 8 and the East line of said Lot 11, a distance of 29.68 feet to an iron pipe survey monument found; thence North 29 degrees, 30 minutes, 00 seconds west, along the West side of an existing Portland cement concrete curb and gutter, a distance of 10.46 feet to an iron pipe survey monument found; thence North 63 degrees, 41 minutes, 13 second east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 9.62 feet to an iron pipe survey monument found; thence North 87 degrees, 15 minutes, 31 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 20.96 feet to an iron pipe survey monument found; thence South 30 degrees, 10 minutes, 56 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 3.92 feet to an iron pipe survey monument found; thence North 60 degrees, 31 minutes, 26 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.26 feet to an iron pipe survey monument found; thence North 87 degrees, 09 minutes, 41 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 21.22 feet to an iron pipe survey monument found; thence South 30 degrees, 03 minutes, 41 second east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 4.03 feet to an iron pipe survey monument found; thence North 62 degrees, 15 minutes, 02 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.81 feet to an iron pipe survey monument found; thence North 88 degrees, 19 minutes, 44 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 31.14 feet to an iron pipe survey monument found; thence South 29 degrees, 07 minutes, 22 seconds east, along the East side of an existing Portland curb and gutter, a distance of 8.94 feet to an iron pipe survey monument found; thence Northeasterly along the horizontal curve concave to the North west having a radius of 2.10 feet; a distance of 6.19 feet along the North side of the existing Portland cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 4.18 feet and a chord bearing of North 61 degrees, 25 minutes, 37 seconds east; thence Northwesterly along the horizontal curve concave to the South west having a radius of 25.00 feet, a distance of 10.37 feet along the West side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 10.30 feet and a chord bearing of North 37 degrees, 05 minutes, 45 seconds west; thence North 88 degrees, 33 minutes, 40 seconds east along the South side of an existing Portland cement concrete sidewalk, a distance of 40.04 feet to an iron pipe survey monument found; thence Southwesterly along the horizontal curve concave to the Southeast having a radius of 25.00 feet, a distance of 10.01 feet along the East side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument found, said curve having

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 10 Page 84

a chord distance of 9.94 feet and a chord bearing of South 33 degrees, 28 minutes, 50 seconds west; thence Southeasterly along a horizontal curve concave to the North east having a radius of 2.00 feet, a distance of 5.06 feet along the north side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument set, said curve having a chord distance of 3.81 feet and a chord bearing of South 63 degrees, 55 minutes, 14 seconds east; thence North 30 degrees, 54 minutes, 16 seconds east, along the West side of an existing Portland cement concrete curb and gutter, a distance of 8.95 feet to an iron pipe survey monument found; thence North 88 degrees, 06 minutes, 01 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 33.45 feet to an iron pipe survey monument found; thence south 58 degrees, 23 minutes 00 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.45 feet to an iron pipe survey monument found; thence North 32 degrees, 07 minutes, 51 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 5.87 feet to an iron pipe survey monument found; thence North 86 degrees, 37 minutes, 57 seconds east along the North side of an existing Portland cement concrete survey curb and gutter, a distance of 23.32 feet to an iron pipe survey monument found; thence South 59 degrees, 23 minutes, 25 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.61 feet to an iron pipe survey monument found; thence North 33 degrees, 21 minutes, 06 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 6.10 feet to an iron pipe survey monument found; thence North 86 degrees, 13 minutes, 17 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 23.74 feet to an iron pipe survey monument found; thence South 61 degrees, 50 minutes, 59 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.50 feet to an iron pipe survey monument found, thence North 35 degrees, 03 minutes, 39 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 5.90 feet to an iron pipe survey monument found; thence North 84 degrees, 34 minutes, 28 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 23.83 feet to an iron pipe survey monument found; thence South 59 degrees, 13 minutes, 23 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 9.57 feet to an iron pipe survey monument found; thence South 32 degrees, 51 minutes, 17 seconds west along the East side of an existing Portland cement concrete curb and gutter, a distance of 8.03 feet to an iron pipe survey monument found; thence Southeasterly along a horizontal curve concave to the North east having a radius of 2.60 feet a distance of 7.17 feet along the North side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 5.10 feet and a chord bearing of South 60 degrees, 41 minutes, 03 seconds east, thence Northeasterly along a horizontal curve concave to the North west having a radius of 23.00 feet, a distance of 20.01 feet along the west side of an exiting Portland cement concrete curb and gutter to an iron pipe survey monument found, said curve having a chord distance of 19.30 feet and a chord bearing of North 19 degrees, 02 minutes, 48 second east; thence South 88 degrees, 52 minutes, 12 seconds east, a distance of 33.07 feet to an iron pipe survey monument found, said point also being on the west right of way line of Broadway Avenue; thence South 01 degrees, 10 minutes, 03 seconds east along the West right of way line of Broadway Avenue, a distance of 19.00 feet to the point of beginning situated in Champaign County, Illinois, being the description of the perimeter of the following parcels 1, 3, 4, 5, 6, 7 and 8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 85

Parcel 1: Lot 2 of Central Business Addition, Urbana, Champaign County, Illinois, as per plat recorded in Plat Book "O", Page 1 of Records of Champaign County, Illinois; and the South ½ of the following described real estate:

Commencing at the South west corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of said lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the North west corner of Lot 80, thence North to the point of beginning, all situated in the City of Urbana, in the County of Champaign in the State of Illinois, except the following described tracts "A" and "B".

Tract "A":

Beginning at the Northeasterly corner of Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Southerly along the Easterly line of the said Lot 2, a distance of 49.01 feet to the Southeasterly corner of said Lot 2; thence Westerly along the Southerly line of the said Lot 2, a distance of 5.64 feet to the exterior face of a brick building wall for the Old Urbana Lincoln Hotel; thence Northerly along the exterior face of the brick building wall for The Old Urbana Lincoln Hotel, a distance of 41.55 feet to the Northeasterly corner of The Old Urbana Lincoln Hotel; thence Westerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 4.08 feet; thence Northerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 0.71 feet; thence Westerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 14.34 feet; thence Southerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 0.72 feet; thence Westerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 4.09 feet; thence Southerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 1.62 feet; thence Westerly along the exterior face of a brick building wall for The Old Urbana Hotel a distance of 10.85 feet to a point which is 39.00 feet West of the East line of the said Lot 2 of Central Business Addition, Urbana, Champaign County Illinois; thence Northerly parallel with the East line of said Lot 2 of a distance of 8.87 feet to the Northerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Easterly along the Northerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County Illinois, a distance of 39.00 feet to the place of beginning, situated in Champaign County, Illinois. And

Tract "B":

Beginning at the South West corner of Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Easterly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 6.00 feet to a Northerly jog in the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly along the Southerly line of said Lot 2 of the Central Business Addition; Urbana, Champaign County, Illinois; a distance of 0.23 feet; thence Easterly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 80.48 feet to a Southeasterly corner of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly along the Easterly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 5.11 feet to the corner of the exterior face of a brick building wall for The Old Urbana Lincoln Hotel; thence Westerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 14.08 feet; thence

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 86

Southerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 1.05 feet; thence Westerly along the exterior face of a brick building wall of The Old Urban Lincoln Hotel, a distance of 13.08 feet; thence Northerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 1.00 feet; thence Westerly along the exterior face of the brick building wall of The Old Urbana Lincoln Hotel, a distance of 14.16 feet; thence Northerly along the exterior face of the brick building wall of The Old Urbana Lincoln Hotel, a distance of 2.00 feet; thence Westerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel and its Westerly extension, a distance of 45.27 feet to the Westerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Southerly along the Westerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 7.20 feet to the place of beginning, situated in Champaign County, Illinois.

Parcel 3: Lot 3 of Central Business Addition, Urbana, Illinois, as per plat recorded in Plat Book "O" at Page 1, situated in the City of Urbana, in Champaign County, Illinois.

Parcel 4: Lot 8 of Central Business Addition, Urbana, Illinois, as per plat recorded in Plat Book "O", at page 1, situated in the City of Urbana, in Champaign County, Illinois.

Parcel 5: Lot 52 except the East 11.67 feet thereof of the Original Town of Urbana, being in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, except the North 27 feet thereof, and the North 1/2 of the following described real estate commencing at the South west corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of said lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the North west corner of Lot 80, thence North to the point of beginning, all situated in the City of Urbana, in Champaign County, Illinois.

Parcel 6: A portion of vacated Cherry Alley, being described as commencing at the South west corner of Lot 52 of the Original Town of Urbana, said point also being the intersection of the East line of Crane Alley and the North line of Cherry Alley for a true point of beginning; thence East along the North line of said Cherry Alley for 95.79 feet; thence South 12.00 feet to the South line of said Cherry Alley; thence West along said South line for 96.79 feet; thence North along the East line of Crane Alley 12.00 feet to the true point of beginning, all situated in Champaign County, Illinois, except the South 1/2 of the following described real estate:

Commencing at the South west corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of Said lot, thence South to the North line of Lot 80, thence West 40 feet on the North line of Lot 80 to the North west corner of Lot 80, thence North to the point of beginning, all situated in the City of Urbana, in Champaign County, Illinois, and also except the North 1/2 of the following described real estate:

Commencing at the South west corner of Lot 52 of the Original Town of Urbana, thence East 40 feet on the South line of Said lot, thence South to the North line of Lot 80, thence west 40 feet on the North line of Lot 80 to the North west corner of Lot 80, thence North to the point of beginning, all situated in the City of Urbana, in Champaign County, Illinois.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 87

And also a portion of vacated Crane Alley commencing at the North east corner of Lot 81 of the Original Town of Urbana, said point also being the intersection of South line of Cherry Alley and the West line of Crane Alley for a true point of beginning; thence North along the West line of said Crane Alley for 117.10 feet to the South line of Elm Street; thence East 12.00 feet to the East line of said Crane Alley; thence South along said East line for 117.10 feet; thence West 12.00 feet to the point of beginning situated in the Northeast 1/4 of Section 17, Township 19 North, Range 9 east of the Third Principal Meridian, in Champaign County, Illinois.

Parcel 7: Lot 17 in Central Business Addition, Urbana, Champaign County, Illinois, as per Plat Book "O", Page 1, of the Records of Champaign County, Illinois.

Parcel 8: Beginning at the North east corner of Lot 17 of the Central Business Addition, Urbana, Illinois, as per plat recorded in Book "O" at Page 1, of the Records of Champaign County, Illinois, said point also being on the Westerly right of way line of Broadway Avenue; thence South 88 degrees, 37 minutes, 09 seconds west along the North line of said Lot 17 and the North line of Lot 3 of the Central Business Addition, a distance of 128.11 feet to the North west corner of said Lot 3 of the Central Business Addition, said point also being the North east corner of Parcel 5 as previously described; thence South 88 degrees, 37 minutes, 09 seconds west along the North line of said Parcel 5, a distance of 46.08 feet to an iron pipe survey monument set at the North west corner of said Parcel 5, said point also being the North East corner of Parcel 6 (Crane Alley) as previously described; thence South 88 degrees, 37 minutes, 09 seconds west along the North line of said Parcel 6; a distance of 12.00 feet to an iron pipe survey monument set at the North west corner of said Parcel 6 (Crane Alley), said point also being the North east corner of Lot 8 of said Central Business Addition; thence South 88 degrees, 37 minutes, 09 seconds west along the North line of said Lot 8 of the Central Business Addition, a distance of 134.33 feet to an iron pipe survey monument set at the North west corner of said Lot 8 of the Central Business Addition, said point also being North 88 degrees, 37 minutes 09 seconds east, a distance of 38.50 feet from the North west corner of Lot 11 of said Central Business Addition; thence South 43 degrees, 38 minutes, 31 seconds west, a distance of 5.50 feet to an iron pipe survey monument set at the West side of an existing Portland cement concrete curb and gutter; thence North 29 degrees, 30 minutes, 00 seconds west, along the West side of an existing Portland cement concrete curb and gutter, a distance of 10.46 feet to an iron pipe survey monument set; thence North 53 degrees, 41 minutes, 13 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 9.62 feet to an iron pipe survey monument set; thence North 87 degrees, 15 minutes, 31 second east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 20.84 feet to an iron pipe survey monument set; thence South 30 degrees, 10 minutes, 56 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 4.19 feet to an iron pipe survey monument set; thence north 60 degrees, 31 minutes, 26 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.26 feet to an iron pipe survey monument set; thence North 87 degrees, 09 minutes, 41 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 21.22 feet to an iron pipe survey monument set; thence South 30 degrees, 03 minutes, 41 seconds, east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 4.17 feet to an iron pipe survey monument set; thence North 62 degrees, 15 minutes, 02 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.74 feet to an iron pipe survey monument set; thence North 88 degrees, 19 minutes, 44 seconds east, along the North side of an

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet**Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois**
Section number 10 Page 88

existing Portland cement concrete curb and gutter, a distance of 31.14 feet to an iron pipe survey monument set; thence South 29 degrees, 07 minutes, 22 seconds east along the East side of an existing Portland cement concrete curb and gutter, a distance of 8.94 feet to an iron pipe survey monument set; thence Northeasterly along the horizontal curve concave to the North west having a radius of 2.10 feet, a distance of 6.19 feet along the North side of the existing Portland cement concrete curb and gutter to an iron pipe survey monument set, said curve having a chord distance of 4.18 feet and a chord bearing of North 61 degrees, 25 minutes, 37 seconds east; thence Northwesterly along the horizontal curve concave to the South west having a radius of 25.00 feet, a distance of 10.37 feet along the West side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument set, said curve having a chord distance of 10.30 feet and a chord bearing of North 37 degrees, 05 minutes, 45 second west; thence North 88 degrees, 33 minutes, 40 seconds east along the South side of an existing Portland cement concrete sidewalk, a distance of 40.04 feet to an iron pipe survey monument set; thence Southwesterly along the horizontal curve concave to the South east having a radius of 25.00 feet, and distance of 10.01 feet along the East side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument set; said curve having a chord distance of 9.94 feet and a chord bearing of South 33 degrees, 28 minutes, 50 seconds west; thence Southeasterly along a horizontal curve concave to the North east having a radius of 2.00 feet, a distance of 5.06 feet along the North side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument set; said curve having chord distance of 3.81 feet and a chord bearing of South 63 degrees, 55 minutes, 14 seconds east; thence North 30 degrees, 54 minutes, 16 seconds east, along the West side of an existing Portland cement concrete curb and gutter, a distance of 8.95 feet to an iron pipe survey monument set; thence North 88 degrees, 06 minutes, 01 seconds east, along the North side of an existing Portland cement concrete curb and gutter, a distance of 33.36 feet to an iron pipe survey monument set; thence South 68 degrees, 23 minutes, 00 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.45 feet to an iron pipe survey monument set; thence North 32 degrees, 07 minutes, 51 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 5.87 feet to an iron pipe survey monument set; thence North 86 degrees, 37 minutes, 57 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 23.32 feet to an iron pipe survey monument set; thence South 59 degrees, 23 minutes, 25 seconds east along the north side of an existing Portland cement concrete curb and gutter, a distance of 8.51 feet to an iron pipe survey monument set; thence North 33 degrees, 21 minutes, 06 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 6.10 feet to an iron pipe survey monument set; thence North 85 degrees, 13 minutes, 17 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 23.74 feet to an iron pipe survey monument set; thence South 61 degrees, 50 minutes, 59 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 8.50 feet to an iron pipe survey monument set; thence North 35 degrees, 03 minutes, 39 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 5.03 feet to an iron pipe survey monument set; thence North 84 degrees, 34 minutes, 28 seconds east along the north side of an existing Portland cement concrete curb and gutter, a distance of 23.75 feet to an iron pipe survey monument set; thence South 59 degrees, 13 minutes, 23 seconds east along the North side of an existing Portland cement concrete curb and gutter, a distance of 9.57 feet to an iron pipe survey monument set; thence South 32 degrees, 51 minutes, 17 second west along the East side of an existing Portland cement concrete curb and gutter, a distance of 7.96 feet to an iron pipe survey monument set; thence Southeasterly along a horizontal curve concave to the North east having a

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 89

radius of 2.60 feet a distance of 7.17 feet along the North side of an existing Portland cement concrete curb and gutter to an iron pipe survey monument set; said curve having a chord distance of 5.10 feet and a chord bearing of South 60 degrees, 41 minutes, 03 seconds east; thence Northeasterly along a horizontal curve concave to the North west having a radius of 23.00 feet, a distance of 19.91 feet along the West side off an existing Portland cement concrete curb and gutter to an iron pipe survey monument set; said curve having a chord distance of 19.30 feet and a chord bearing of North 19 degrees, 02 minutes, 46 second east; thence South 88 degrees, 52 minutes, 12 seconds east a distance of 33.32 feet to an iron pipe survey monument set; said point also being on the West right of way line of Broadway Avenue; thence South 01 degrees, 10 minutes, 03 seconds east along the West right of way line of Broadway Avenue a distance of 19.00 feet to the point of beginning, situated in Champaign County, Illinois.

Lincoln Square Mall

Parcel 1: Lots 1, 9, and 18 of the Central Business Addition, Urbana, Illinois, according to the plat thereof recorded June 11, 1963 in the Recorder's Office of Champaign County, Illinois, as document number 697127 in book "O" of plats at page 1.

Parcel 3 (A): Lot 10 of Central Business Addition, Urbana, Illinois, according to the plat thereof recorded June 11, 1963 in the Recorder's Office of Champaign County, Illinois, as document 697127, in book "O" of plats at page 1.

Parcel 3 ©: The following portions of Lot 2 of Central Business Addition, Urbana, Illinois, according to the plat thereof recorded June 11, 1963 in the Recorder's Office of Champaign County, Illinois, as document 697127, in book "O" of plats, at page 1:

Tract "A":

Beginning at the Northeasterly corner of Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Southerly along the Easterly line of the said Lot 2, a distance of 49.01 feet to the Southeasterly corner of said Lot 2; thence Westerly along the Southerly line of the said Lot 2, a distance of 5.64 feet to the exterior face of a brick building wall for the Old Urbana Lincoln Hotel; thence Northerly along the exterior face of the brick building wall for The Old Urbana Lincoln Hotel, a distance of 41.55 feet to the Northeasterly corner of The Old Urbana Lincoln Hotel; thence Westerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 4.08 feet; thence Northerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 0.71 feet; thence Westerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 14.34 feet; thence Southerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 0.72 feet; thence Westerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 4.09 feet; thence Southerly along the exterior face of a brick building wall for The Old Urbana Lincoln Hotel, a distance of 1.62 feet; thence Westerly along the exterior face of a brick building wall for The Old Urbana Hotel a distance of 10.85 feet to a point which is 39.00 feet West of the East line of the said Lot 2 of Central Business Addition, Urbana, Champaign County Illinois; thence Northerly parallel with the East line of said Lot 2 of a distance of 8.87 feet to the Northerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Easterly along the Northerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 90

County Illinois, a distance of 39.00 feet to the place of beginning, situated in Champaign County, Illinois. And

Tract "B":

Beginning at the South West corner of Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Easterly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 6.00 feet to a Northerly jog in the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly along the Southerly line of said Lot 2 of the Central Business Addition; Urbana, Champaign County, Illinois; a distance of 0.23 feet; thence Easterly along the Southerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 80.48 feet to a Southeasterly corner of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Northerly along the Easterly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 5.11 feet to the corner of the exterior face of a brick building wall for The Old Urbana Lincoln Hotel; thence Westerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 14.08 feet; thence Southerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 1.05 feet; thence Westerly along the exterior face of a brick building wall of The Old Urban Lincoln Hotel, a distance of 13.08 feet; thence Northerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel, a distance of 1.00 feet; thence Westerly along the exterior face of the brick building wall of The Old Urbana Lincoln Hotel, a distance of 14.16 feet; thence Northerly along the exterior face of the brick building wall of The Old Urbana Lincoln Hotel, a distance of 2.00 feet; thence Westerly along the exterior face of a brick building wall of The Old Urbana Lincoln Hotel and its Westerly extension, a distance of 45.27 feet to the Westerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois; thence Southerly along the Westerly line of said Lot 2 of the Central Business Addition, Urbana, Champaign County, Illinois, a distance of 7.20 feet to the place of beginning, situated in Champaign County; Illinois.

Parcel 8: Beginning at a cut cross situated at the Southeast Corner of Lot 1 of Central Business Addition, Urbana, Illinois, in the West One-Half of the Northeast Quarter of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded June 11, 1963 in the Recorder's Office of Champaign County, Illinois, as document no. 697127 in Book "O" of Plats at page 1, said cross also being situated on the Easterly extension of the North right of way line of Highway Street, Urbana, Illinois; thence South $88^{\circ}42'07''$ West, along the South line of said Lot 1, said South line also being said North right of way line of High Street, a distance of 253.64 feet to a cut cross situated at the intersection of the North right of way line of High Street and the East right of way line of Broadway Street (now abandoned), said cross also being the Northwest Corner of a vacation of a part of High Street, by City of Urbana Ordinance vacating a portion of a street, dated February 4, 1964 and recorded February 6, 1964 as document no. 707899 in the Office of the Champaign County Recorder; thence South $00^{\circ}57'57''$ East, along the West line Street, a distance of 30.00 feet to a P.K. Nail bearing a tag stamped Zamco 99 situated on the centerline of High Street; thence North $88^{\circ}42'07''$ East, along said centerline of High Street, a distance of 253.49 feet to a P.K. nail bearing a tag stamped Zamco 99 situated at the intersection of the Southerly extension of the East line of the aforesaid Lot 1; thence North $01^{\circ}01'00''$ West, along said Southerly extension, a distance of 30.00 feet to the point of beginning, as vacated by Ordinance recorded

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Section number 10 Page 91

February 6, 1964 in Book 749 at page 317 as document no. 707899 and recorded February 19, 1999 as document no. 99R 5166, situated in Champaign County, Illinois.

Permanent Index No. 92-21-17-212-016, Tax Code 51.

City of Urbana Parking Lots

Lots 1 and 3 of a Replat of Lot 5 of the Central Business Addition, as shown on a plat recorded in Plat Book "BB" at page 106, in the Office of the Recorder of Deeds, Champaign County, Illinois.

Lots 6 and 7 of the Central Business Addition as shown on a plat recorded in Plat Book "O" at page 1, in the Office of the Recorder of Deeds, Champaign County, Illinois.

The North Half of Lots 1 and 2 of James T. Roe's Third Addition to the City of Urbana, as per plat recorded in Deed Record "D" at page 9, situated in Champaign County, Illinois.

Lots 4, 5 and 6 of Assessor's Subdivision of Lots 6, 7 and 8 of a Subdivision of a part of the Southeast ¼ of the Northwest ¼ of the Northeast ¼ of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, in Champaign County, Illinois.

Lots 1 and 2, except the North 60 feet thereof in Block 3 in Ermentrout and Lindsey's Addition to the City of Urbana, situated in Champaign County, Illinois.

The vacated alley lying West of the West line of Lot 2 in Block 3 in Ermentrout and Lindsey's Addition to the City of Urbana, and the West Line of Lot 4 of Assessor's Subdivision of Lots 6, 7 and 8 of a subdivision of part of the Southeast ¼ of the Northwest ¼ of the Northeast ¼ of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, situated in the City of Urbana, in Champaign County, Illinois, and lying East of the East line of Lots 5 and 6 of said Assessor's Subdivision and the East line of Lot 5 of Thomas Lindsey's Addition of Town Lots to Urbana, Illinois, per plat thereof of record in Record "E" Page 215 in the office of the Recorder of Deeds of Champaign County, Illinois, vacated by ordinance adopted by the City Council of the City of Urbana, Illinois, on the 21st day of July, 1952, a certified copy of which was recorded on October 23, 1952, in Book 466 of records in the Recorder's Office of Champaign County, Illinois, on Page 382, as Document 498594, except therefrom the North 60 feet of the vacated alley described above.

The East Half of Lot 5 and the East Half of Lot 8, all in Block 1 of Ermentrout and Lindsey's Addition to the City of Urbana, Champaign County, Illinois, together with the adjacent portion of vacated High Street.

Boundary Justification

The boundaries of the Urbana-Lincoln Hotel/Lincoln Square Mall nomination consist of the nine square blocks historically associated with the Urbana-Lincoln Hotel and the Lincoln Square Mall, including those parking lots owned by the City of Urbana. The following outlots are not included in the nomination: United States Post Office, United States Courthouse, First United Methodist Church, Howard Apartment building, and the Weiner Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Urbana-Lincoln Hotel/Lincoln Square Mall, Urbana, Champaign County, Illinois
Page 92

Property Owners

name The New Lincoln Square, LLC, c/o James H. Webster

street & number 104 West University Avenue, Suite B telephone 217.344.0973

city or town Urbana state Illinois zip code 61801

name Mayor Laurel Prussing, City of Urbana

street & number 400 South Vine Street telephone 217.384.2456

city or town Urbana state Illinois zip code 61801

name Jay Bhaghavan, Inc.

street & number 209 South Broadway telephone 217.384.8800

city or town Urbana state Illinois zip code 61801

Roughly bounded by 400 blks. of Massachusetts Ave. NW and K St. NW, Prather's Alley and 5th St. NW,
Washington, 06000191,
LISTED, 9/19/06
(Mount Vernon Triangle MPS)

FLORIDA, PASCO COUNTY,
Pasco County Courthouse,
37918 Meridian Ave.,
Dade City, 06000843,
LISTED, 9/20/06

GEORGIA, CATOOSA COUNTY,
Catoosa County Courthouse,
7694 Nashville St.,
Ringgold, 06000844,
LISTED, 9/20/06
(Georgia County Courthouses TR)

GEORGIA, EFFINGHAM COUNTY,
Effingham County Jail,
1002 N. Pine St.,
Springfield, 06000845,
LISTED, 9/20/06

ILLINOIS, CHAMPAIGN COUNTY,
Illinois Traction Building,
41 E. University Ave.,
Champaign, 86003782,
LISTED, 9/20/06

ILLINOIS, CHAMPAIGN COUNTY,
Urbana--Lincoln Hotel--Lincoln Square Mall,
300 S. Broadway Ave.,
Urbana, 06000778,
LISTED, 9/08/06

INDIANA, ALLEN COUNTY,
Blume, Martin, Jr., Farm,
7311 Flutter Rd.,
Fort Wayne, 06000847,
LISTED, 9/20/06

INDIANA, HENDRICKS COUNTY,
DePew, Dr. Jeremiah and Ann Jane, House,
292 East Broadway,
Danville, 06000850,
LISTED, 9/20/06

INDIANA, HOWARD COUNTY,
Kokomo County Club Golf Course,
1801 Country Club Dr.,
Kokomo, 06000854,
LISTED, 9/20/06

INDIANA, HUNTINGTON COUNTY,