



**CITY OF URBANA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING**

DATE: Wednesday, February 04, 2026
TIME: 7:00 PM
PLACE: 400 South Vine Street, Urbana, IL 61801

AGENDA

A. Call to Order, Roll Call, and Declaration of Quorum

B. Changes to the Agenda

C. Approval of Previous Minutes

D. Written Communications

[Email](#) from Jo Kibbee regarding Case No. HP-2025-L-02

E. Audience Participation

F. Continued Public Hearings

G. Old Business

H. New Public Hearings

[Case No. HP-2025-L-02](#) - A request by Brian Adams to designate the Spencer Elmer ("S.E.") and Louise Peck Drum Huff House at 611 West Oregon Street as a Local Historic Landmark, as per Article XII of the Urbana Zoning Ordinance

I. New Business

J. Monitoring of Historic Properties

K. Staff Report

L. Study Session

M. Announcements

N. Adjournment

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://www.urbanail.gov/executive-department/page/urbana-public-television>.

PUBLIC INPUT

The City of Urbana welcomes Public Input during open meetings of the City Council, the City Council's Committee of the Whole, City Boards and Commissions and other City-sponsored meetings. Our goal is to foster respect for the meeting process, and respect for all people participating as members of the public body, city staff, and general public. The City is required to conduct all business during public meetings. The presiding officer is responsible for conducting those meetings in an orderly and efficient manner.

Public Input will be taken in the following ways:

Email Input

In order to be incorporated into the record, emailed public comments must be received prior to 5:00 pm on the day preceding the meeting and sent to the following email address: Planning@urbanail.gov. The subject line of the email must include the words **“HISTORIC PRESERVATION COMMISSION - PUBLIC INPUT”** and the meeting date. Emailed public comments labeled as such will be incorporated into the public meeting record, with personal identifying information redacted.

Written Input

Any member of the public may submit their comments addressed to the members of the public body in writing. If a person wishes their written comments to be included in the record of Public Input for the meeting, the writing should so state. Written comments must be received prior to the closing of the meeting record (at the time of adjournment unless otherwise noted).

Public Hearing

Any person desiring to appear at the public hearing and present testimony may speak during each public hearing at the time they appear on the agenda. This shall not count towards regular Public Input for the meeting. The Public Hearing is an opportunity for comments and questions to be addressed specific to each case. Board or Commission members are permitted to respond and engage during this time and/or the Chairperson may direct the applicant to respond during rebuttal. Comments unrelated to any of the public hearings listed on an agenda should be shared during the Public Input portion of the meeting where Verbal Input guidelines shall apply.

Verbal Input

Protocol for Public Input is one of respect for the process of addressing the business of the City. Obscene or profane language, or other conduct that threatens to impede the orderly progress of the business conducted at the meeting is unacceptable.

Public comment shall be limited to no more than five (5) minutes per person. The Public Input portion of the meeting shall total no more than one (1) hour, unless otherwise shortened or extended by majority vote of the public body members present. The presiding officer or the city clerk or their designee, shall monitor each speaker's use of time and shall notify the speaker when the allotted time has expired. A person may participate and provide Public Input once during a meeting and may not cede time to another person or split their time if Public Input is held at two (2) or more different times during a meeting.

The presiding officer or public body members shall not enter into a dialogue with citizens. Questions from the public body members shall be for clarification purposes only. Public Input shall not be used as a time for problem solving or reacting to comments made but, rather, for hearing citizens for informational purposes only.

In order to maintain the efficient and orderly conduct and progress of the public meeting, the presiding officer of the meeting shall have the authority to raise a point of order and provide a verbal warning to a speaker who engages in the conduct or behavior proscribed under “Verbal Input”. Any member of the public body participating in the meeting may also raise a point of order with the presiding officer and request that they provide a verbal warning to a speaker. If the speaker refuses to cease such conduct or behavior after being warned by the presiding officer, the presiding officer shall have the authority to mute the speaker’s microphone and/or video presence at the meeting. The presiding officer will inform the speaker that they may send the remainder of their remarks via e-mail to the public body for inclusion in the meeting record.

Accommodation

If an accommodation is needed to participate in a City meeting, please contact the City at least 48 hours in advance using one of the following methods:

Phone: **217.384.2440**

Email: **Planning@urbanail.gov**

Watching the Meeting via Streaming Services

All City meetings are broadcast on Urbana Public Television and live-streamed on the web. Details on how to watch are found on the UPTV webpage located at <https://urbanaininois.us/upty>.

Teri Andel

From: Jo Kibbee [REDACTED]
Sent: Wednesday, January 7, 2026 2:08 PM
To: Planning
Subject: HP-2025-L-02 Doug & Jo Kibbee Email in Support

You don't often get email from jzkibbee@gmail.com. [Learn why this is important](#)

***** Email From An External Source *****

Use caution when clicking on links or opening attachments.

To members of the Planning Division, We are writing to express our support of designating 611 W Oregon St a local historic landmark. Our support stems from a concern about the direction that the neighboring blocks from Coler to Lincoln have taken, with slumlords (Green St Realty and others) who depreciate housing, generate safety, noise and litter concerns, and generally degrade the neighborhood. Not only is 611 W Oregon of architectural and historic significance, but it is also a particularly vulnerable property. Because of its size and location, failure to protect it may well result in its demise, signaling another nail in the coffin of a threatened residential neighborhood.

Yours truly,

Jo and Doug Kibbee
[REDACTED]



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Urbana Historic Preservation Commission
FROM: Aimirou Sy, Planner II
DATE: December 29, 2025
SUBJECT: HP-2025-L-02: A request by Brian Adams to designate the Spencer Elmer ("S.E.") and Louise Peck Drum Huff House at 611 West Oregon Street a Local Historic Landmark, as per Article XII of the Urbana Zoning Ordinance.

Introduction

On behalf of the property owner, Benjamin J. Lough, Brian Adams has submitted an application to designate the residential property located at 611 West Oregon Street, as a local historic landmark. The subject property, commonly known as the Spencer and Louise Huff House, is proposed for designation based on its historical and architectural significance. The property owner has provided a written consent and authorization for the nomination to be considered by the City of Urbana Historic Preservation Commission.

The Historic Preservation Ordinance requires that the Historic Preservation Commission (HPC) hold a public hearing on the application within 60 days of receiving a complete application. The application was reviewed by staff and deemed complete on December 3, 2025. At the public hearing on January 7, 2026, the HPC should take comments from the nominators, the owners, and any other parties who wish to be heard on the application. In addition, the HPC should consider all written comments received prior to or during the hearing. It is the responsibility of the nominator to provide evidence of the suitability for historic landmark status as well as documentation of such evidence.

Following the public hearing, the HPC should review all information presented to it that is pertinent to the nomination. Since the property owner has consented to the nomination, the HPC may designate the property as a historic landmark if the HPC finds that the property meets one or more of the criteria set forth in Section XII-5. C.1. **Staff finds that the nomination meets criteria (a) and (c) and therefore recommends approval of the request for historic landmark designation.**

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

Background

The applicant is nominating the residential property located at 611 West Oregon Street, commonly known as the Spencer and Louise Huff House, for designation as a historic landmark. The nomination is based on the property's significance as part of the architectural and historical heritage of the City of Urbana and as a representative example of an early twentieth-century residential architecture that retains a high degree of integrity.

The subject property was constructed in 1908 and reflects a residential design incorporating elements of the Tudor Revival and Craftsman architectural styles. Character-defining features include a steeply pitched roof, decorative half-timbering, masonry construction, varied window forms, and a prominent front porch. The house retains its original massing, materials, and architectural detailing, which collectively convey its historic character and period of construction. The application materials indicate that exterior alterations over time have been limited and generally compatible, allowing the structure to maintain high level of integrity.

Historically, the property is associated with the development of the West Oregon Street area during a period of residential growth in Urbana linked to the city’s expanding academic, civic, and economic institutions. The application narrative places the house within the broader context of early twentieth-century neighborhood development near the University of Illinois and illustrates how the property reflects patterns of the middle to upper-middle class residential construction during that era.

The nomination application includes historical research, architectural analysis, Sanborn Fire Insurance Map excerpts, and historic and contemporary photographs documenting the property’s evolution and existing condition. The property owner has provided written consent in support of the nomination. Collectively, the submitted materials provide contextual information intended to demonstrate the property’s architectural significance and its contribution to Urbana’s historical development.

Discussion

Pursuant to Article XII, Section XII-5. C.1 of the City of Urbana Zoning Ordinance, a property may be designated as Historic Landmark if it meets one or more of the specified landmark criteria. Staff reviewed the application materials, supporting documentation, and historical context provided by the applicant to evaluate whether the subject property meets the applicable criteria for designation.

Criteria for Nomination:

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

Staff finds that the property possesses significance as part of Urbana’s architectural and historical heritage. Constructed in 1908, the property reflects early twentieth-century residential development patterns in the West Oregon Street area during a period of growth associated with the city’s expanding academic, civic, and economic institutions. The application narrative and supporting materials demonstrate that the property contributes to an understanding of the historical development of residential neighborhoods in Urbana and represents a tangible example of housing forms constructed during this period.



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

Staff further finds that the subject property is representative of the distinguishing characteristics of early twentieth-century residential architecture incorporating elements of the Tudor Revival and Craftsman styles. Character-defining features, including roof form, exterior materials, decorative detailing, window patterns, and overall massing, remain intact and convey the architectural character of the period. Based on the documentation provided, the property retains a high degree of integrity in location, design, materials, workmanship, feeling, and association, allowing it to effectively illustrate the architectural qualities of its era.

Public Input

Staff published a legal ad in *The News-Gazette* to notify the public of the request and public hearing fifteen days prior to the Historic Preservation Commission meeting. Staff also sent letters to 38 neighboring property owners (within 250 feet of the subject property), notifying them of the request, and posted two public hearing signs on the property. To date, staff have not received comments for the requested landmark.

Summary of Findings

Based on a review of the application materials, supporting documentation, and the evaluation set forth in this report, staff finds that the property located at 611 West Oregon Street, meets the requirements for designation as a Historic Landmark pursuant to Article XII, Section XII-5. C.1 of the City of Urbana Zoning Ordinance.

Specifically, staff finds that the subject property satisfies the following landmark designation criteria:

1. Criterion a): The property possesses significant value as part of the architectural and historical heritage of the City of Urbana, reflecting early twentieth-century residential development patterns in the West Oregon Street area.
2. Criterion c): The property is representative of the distinguishing characteristics of an architectural type and period, incorporating elements of Tudor Revival and Craftsman styles, and retains a high degree of integrity in location, design, materials, workmanship, feeling, and association.

Options

The Historic Preservation Commission has the following options in Case No. HP-2025-L-02:

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

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

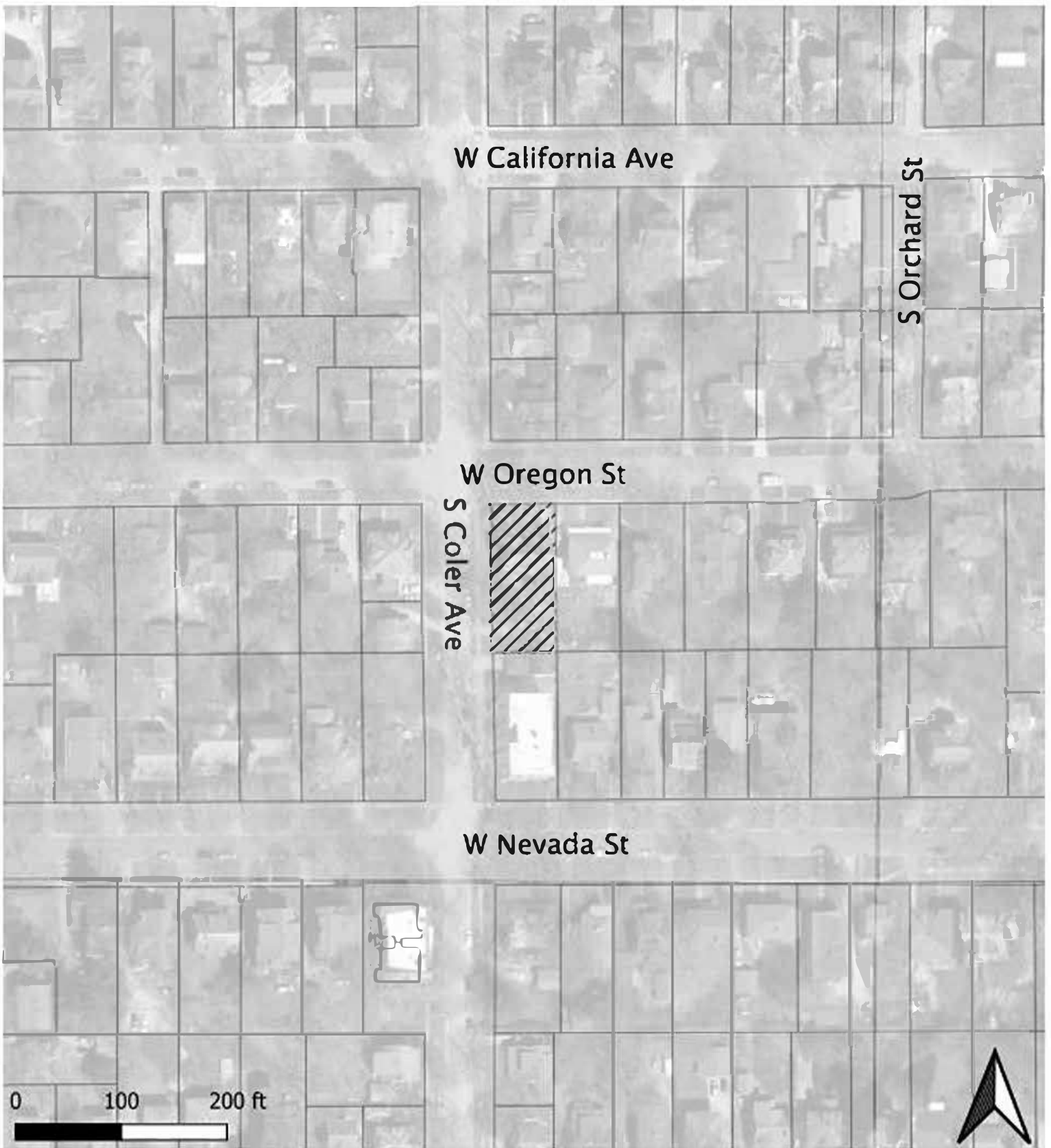
Recommendation

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

Based on the application, findings, and staff analysis provided above, staff recommends that the Historic Preservation Commission **APPROVE** the application to designate the property at 611 West Oregon Street, Urbana, as a Local Historic Landmark pursuant to Article XII, Section XII-5 of the Urbana Zoning Ordinance.

Attachments: Exhibit A: Location Map
Exhibit B: Application and Nomination Statement
Exhibit C: Supplemental Photos

CC: Brian Adams, Applicant



Case: 2025-L-02
Subject: Landmark Designation
Location: 611 West Oregon Street
Applicant: Brian Adams

 Subject Property



HISTORIC PRESERVATION APPLICATION TYPES and PROCESS

1. Certificate of Appropriateness

A Certificate of Appropriateness is a certificate approving of plans for alteration of either a designated landmark or a structure within a designated historic district.

Determining Level of Review:

After receiving a completed application for any work qualifying as an undertaking, the Zoning Administrator and the Chair of the Historic Preservation Commission shall determine according to Tables XII-1 and XII-2 of the Zoning Ordinance whether the application is an exempt undertaking and requires no review, requires administrative review (Minor Work activities), or requires Historic Preservation Commission review (Major Work activities).

2. Certificate of Economic Hardship

A Certificate of Economic Hardship is a certificate authorizing an alteration following the denial of a Certificate of Appropriateness. The Historic Preservation Commission shall hold a public hearing within 50 calendar days after receiving a completed application of Certificate of Economic Hardship. The Commission shall review the application and determine if it: 1) the subject property cannot be put to any reasonably beneficial use or 2) the owner/applicant will suffer a substantial economic loss if the application is not approved, and in either case, further finds that the hardship was not created with the intent of circumventing the Historic Preservation Ordinance.

3. Historic Landmark

A Historic Landmark is a property, building, structure, site, or object which is worthy of preservation because of its historic and/or architectural significance to the City of Urbana. After a completed application nominating an area as a historic landmark is received, the Building Official shall not issue building permits (including demolition permits) for activities that would require a Certificate of Appropriateness for the subject property, building, structure, site or object until the designation process is concluded. Nominations may be made by any person. Owner approval shall not be required. The Historic Preservation Commission shall hold a public hearing within 60 days after receiving an application and review whether the application meets the criteria for the designation of a historic landmark.

If the owner consents to the landmark designation and the Commission finds that the property conforms to one or more of the criteria set forth in Section XII-5.C.1 of the Zoning Ordinance, then the Historic Preservation Commission shall make the final determination and designate the property as a historic landmark. However, lacking written owner consent to the landmark designation, the Commission will make a recommendation to the City Council, who will make the final determination.

4. Historic District

A Historic District is an area which contains, within defined geographic boundaries, buildings, structures, sites, or objects which may or may not be landmarks that contribute to the overall historic characteristics of the designated area. After a completed application nominating an area as a historic district is received, the Building Official shall not issue building permits (including demolition permits) for activities that would require a Certificate of Appropriateness for all affected properties until the designation process is concluded. Nominations may be made by any person. A completed application for historic district nomination must be accompanied by signatures of parcel owners representing no less than 25% of the properties within the proposed district endorsing said nomination. The Historic Preservation Commission shall hold a public hearing within 60 days after receiving an application and review whether the application meets the criteria for the designation of a historic district. The Commission will make a recommendation to the City Council, who will make the final determination.



APPLICATION FOR HISTORIC PRESERVATION

If there is an application fee (*only applies to Historic Landmark Application without consent of the owner*), the fee must accompany the application when submitted for processing. For the current fee, please refer to the most recent version of the City's "Schedule of Fees - Excluding Liquor License Fees", which can be found at <http://www.urbanaininois.us/fees>.

The Applicant is also responsible for paying the cost of legal publication fees, if any. The News-Gazette will bill the applicant directly. Legal ad publication fees vary from \$75.00 and up.

NOTE: Fields marked with an * must be completed.

NOTE: If additional space is needed to complete any field, please mark "See Attached" and attach the response at the end of this application.

PROPERTY INFORMATION

Address/Location of Subject Site* **611 W. Oregon St.**

Parcel/PIN # of Subject Site **92-21-17-161-001**

Lot Size **8,444.36 square feet/0.19 acres**

Current Zoning District **R-2 Single Family Residential**

Current Land Use (*vacant, residence, grocery, factory, etc*)* **Residence**

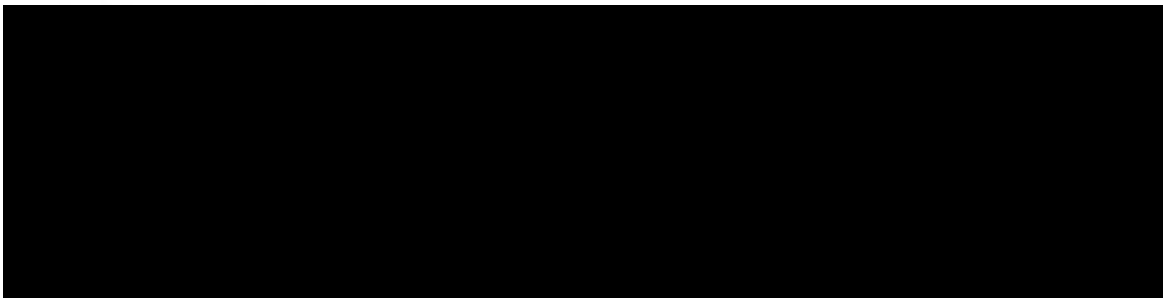
Legal Description

Lot 6 Block 1 Elmwood Add, T.S. Hubbard's

APPLICANT INFORMATION

Name of Applicant* **Brian Adams**

Applicant Business Name



Multiple Applicants* No Yes

NOTE: Please attach documentation of additional applicants names and contact information.

Property Interest of Applicant(s)* **Other**

OWNER INFORMATION*

This property has one owner.

This property has multiple owners

NOTE: Please attach documentation of additional owners names and contact information.



CONSULTANT INFORMATION

If you are working with an architect, engineer, surveyor, site planner, or attorney, please fill in their information below.

Architect Name
Architect Company
Architect Mailing Address
Architect Email Address Phone

Engineer Name
Engineer Company
Engineer Mailing Address
Engineer Email Address Phone

Surveyor Name
Surveyor Company
Surveyor Mailing Address
Surveyor Email Address Phone

Attorney Name
Attorney Company
Attorney Mailing Address
Attorney Email Address Phone

REQUEST INFORMATION

Permit Type*: **Landmark Designation**

Describe the exterior features of the structure, building materials, construction method, date of construction, and current condition of the structure. Include drawings or photographs to illustrate.

See Attached.

Certificate of Appropriateness, advance to: **Page 5**

Certificate of Economic Hardship, advance to: **Page 7**

Landmark Designation, advance to: **Page 8**

Historic District Designation, advance to: **Page 11**

HISTORIC LANDMARK DESIGNATION

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

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

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

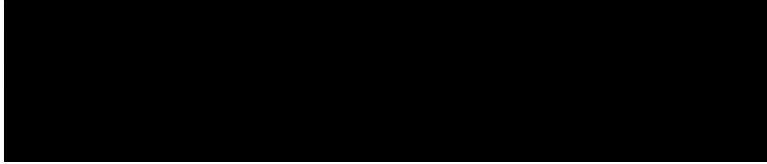
- Significant value as part of the architectural, artistic, civic, cultural, economic, educational, ethnic, political, or social heritage of the nation, state or community;
- Associated with an important person or event in national state or local history;
- Representative of the distinguishing characteristics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

HISTORIC LANDMARK PREFERENCE FORM

LANDMARK NOMINATION OF PROPERTY

Address of Nominated Property: **611 W. Oregon St., Urbana**

Owner of Nominated Property: **Benjamin J. Lough**



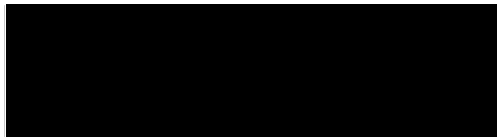
I **support** the nomination of the aforementioned property for landmark designation.

I **do not** support the nomination of the aforementioned property for landmark designation.

I have **no opinion** regarding the nomination of property for landmark designation.

COMMENTS:

Signature:



Signature:

Date: Dec. 1, 2025

Date:

NOTE: Contact the Planning Division if you need assistance: planning@urbanaininois.us or 217.384.2440.

ATTACHMENTS

Please include any attachments relevant to your request: supporting documents, site plans, photos, etc.

CERTIFICATION BY THE APPLICANT*

- I certify all the information provided in this application and any attachment(s) are true to the best of my knowledge and belief, and that I am either the property owner or authorized to make this application on the owner’s behalf.

- I acknowledge that by submitting this application, I am granting permission for City staff to post a temporary yard sign announcing the public hearing to be held for my request on the property. I further acknowledge that my electronic or digital signature on this application has the full legal effect as that of my written signature.

Applicant’s Signature* 

Date* 

PLEASE RETURN THE APPLICATION ONCE COMPLETED TO:

By emailing an pdf copy to Planning@urbanaininois.us

Or

By mailing a paper copy to:
City of Urbana
Community Development Department Services Planning
Division
400 South Vine Street
Urbana, IL 61801

Owner's Statement of Support for Local Historic Landmark Nomination

Property: 611 West Oregon Street, Urbana, Illinois

Owner/Applicant: Benjamin Lough

I support the nomination of 611 West Oregon Street for designation as a Local Historic Landmark by the Urbana Historic Preservation Commission. I grant permission for City staff to post a temporary sign on the property during the public hearing process and understand that, if approved, any future exterior modifications will be reviewed through the Commission.

When I purchased the home in 2021, my intent was to preserve its architectural integrity and contribute to the continuity of West Urbana's historic streetscape. The house retains strong integrity in its original form, massing, materials, and craftsmanship. Since acquiring the property, I have undertaken a sequence of careful restorations designed to stabilize and renew the structure without compromising its historic character.

These include:

- Repairing and repointing of the original brick masonry using historically compatible lime-based mortar to match color, texture, and joint profile; reinforcement of the foundation stonework to ensure long-term stability.
- Selective replacement of deteriorated roof elements, with restoration of eaves and gable returns while retaining the roofline geometry and decorative overhangs..
- Rehabilitation of original wood window casements and sashes, particularly along the front and west façades visible from the street -- preserving the divided-light configuration and retaining original glass wherever feasible. Damaged trim and half-timber detailing beneath the gables were restored or refinished to match historic profiles, to the best of my knowledge. A limited number of windows on the east and rear elevations were replaced in kind, where the original wood had deteriorated beyond repair.
- Refinishing of the main porch deck and columns to match the original design as best possible; structural reinforcement of the entry stair and reconstruction of the porch skirt; repair and refinishing of the heavy wooden entry doors and sidelights to maintain their original Tudor detailing.
- Re-grading of the perimeter drainage to preserve the stone foundation; removal of invasive vegetation around the base walls; and maintenance of the open lawn and setback that preserve the historic relationship between the house and the streetscape.

These restorations were guided by a principle of material conservation and visual continuity, aimed not at modernization but at extending the life of the structure and preserving the architectural vocabulary that defines it. Decisions were largely made with attention to historical coherence, preserving craftsmanship, and a balanced relationship between the house's original design and its open, visible connection to the street.

Constructed in 1908 by Spencer E. Huff, a local builder and owner of the Huff Lumber and Coal Company, the house was sold in 1909 to Dr. William Chandler Bagley, one of the earliest faculty members to shape the University of Illinois School of Education. The home's continuous ownership by university faculty and professionals through the twentieth century links it directly

to Urbana's academic and civic history. Its presence reflects the development of the West Oregon corridor as a residential enclave of the University's formative years.

Architecturally, 611 West Oregon is a distinctive example of the Tudor Revival style, expressed through steeply pitched gables, half-timbering, and brick-and-stone construction. The house shares the design sensibility of nearby works attributed to Joseph Royer and his contemporaries, and it sits within a cohesive grouping of early twentieth-century homes that illustrate Urbana's transition into a university city. Even absent a confirmed Royer attribution, the building's stylistic coherence and craftsmanship align strongly with his architectural period.

As the current owner, I intend to preserve the exterior form, materials, and landscape setting of the property as part of Urbana's architectural and cultural heritage. The house remains a living expression of the city's early twentieth-century identity. I appreciate of Dr. Brian Adams's extensive research, historical documentation, and leadership in advancing this nomination.

Signed,

A solid black rectangular box redacting the signature of Benjamin J. Lough.

Benjamin J. Lough

Date: October 21, 2025

**Spencer and Louise Huff House, 611 West Oregon Street, Urbana, Illinois
Application for Historic Landmark Designation**

The Spencer Elmer (“S.E.”) and Louise Peck *Drum* Huff House at 611 West Oregon Street, Urbana, Illinois, was constructed in 1908. It can be classed as a unique Tudor-related style and exhibits the mingling of various other styles that was typical of the period resulting in eclectic architectural designs. The house is located on Lot 6, Block 1 of T. Hubbard’s Elmwood Addition to Urbana. At the time of its construction, this tract was near the southwest boundary of the City of Urbana with little development to the south. It is currently unknown who designed the building. The 1915 Sanborn Fire Insurance map depicts a small one-story outbuilding behind the house, possibly a garage. As this structure appears to have been recently replaced with a modern building, it is not considered a historic contributing element and is not described further here. A gravel driveway enters the property from W. Oregon St., continues south to the backyard space of the property then curves to the west to exit on Coler Ave.

The Huff family would not reside in this house long. In August of 1909, they sold it to William Chandler Bagley, professor of Education at the University of Illinois, and it would be owned/occupied by several university professors in subsequent years. S.E. Huff purchased the house at 411 West Green Street and replaced it with a new house, which was finished October 1909 and occupied by the Huff family. In 2021 the house was purchased by Benjamin Lough, the current owner.

The Huff House is being nominated for historic landmark designation under the following three criteria:

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

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

T. Hubbard’s Elmwood Addition to Urbana, in which the Huff House is located, developed significantly later than the earliest part of the city—the downtown and related areas to the immediate west and southwest of the downtown. Situated at the south end of Big Grove, near the confluence of the Boneyard and Saline creeks, the City of Urbana was surveyed and platted in September 1833. The original city plan consisted of four north-south streets intersected by four east-west streets. Today this area constitutes the city’s downtown. Population growth and economic development remained slow during the 1830’s and 1840’s due to poor transportation systems. Urbanization intensified when the railroad arrived in the 1850’s. The Illinois Central Railroad connected the area with Chicago in 1854, resulting in an economic and population

explosion in Champaign County. Between 1850 and 1860, population in the county increased from 2,645 to 14,629. Pioneer farmers were replaced by land speculators, merchants, intellectuals (lawyers, doctors, and teachers), tradesmen of all types, and masses of laborers employed by the railroad and the numerous factories that had been established. The early population derived primarily from the south (e.g., Kentucky) was augmented by immigrants from the northeast (New York, Massachusetts, Pennsylvania, Ohio, etc.). Foreign-born immigrants, primarily of Irish and German origin, also began to arrive, and with their presence the religious composition of the county changed. The former exclusive dominance of Protestant and Baptist denominations was balanced by the formation of Catholic and Jewish congregations. A variety of factories sprung up overnight, many of them associated with the burgeoning construction industry and agricultural production. These included brick and tile factories, sawmills, a sash and door factory, foundry and machine shop, plow and wagon factory, as well as a woolen factory and flouring mills, among others. Between about 1850-60 the Main Street of the Original Town of Urbana became a hub of activity, lined with a variety of retail stores, saloons, law and real estate offices, banks, and other places of business and recreation. The City of Urbana was incorporated on February 14, 1855, and in 1867 was chosen as the site of for the Illinois Industrial University (University of Illinois) through the efforts of Clark Robinson Griggs. Also in 1867, the first railroad to actually pass through Urbana, the Danville-Urbana-Bloomington-Pekin Railroad (later the I.B. & W), was chartered, again by C.R. Griggs. Economic development slowed in the 1870's. Major developments in the latter half of the 19th century and early 20th century included: the large-scale draining of swampy prairies surrounding the city, resulting in the dominance of grain production at the expense of cattle breeding; the establishment of a gas lighting system; paving of streets; establishment of an electric rail line; construction of hospitals; and the continued expansion of retail businesses.

The property including the Huff House was not developed until the late 19th and early 20th centuries as part of T. Hubbard's Elmwood Addition to Urbana. During the late nineteenth and early twentieth centuries, the residential part of Urbana expanded southward and westward through a series of additions platted by various individuals over time. Prior to this, the area was primarily agricultural land at and beyond the city's corporate limits. The growing significance of the University of Illinois and its proximity to the developing neighborhood to the near east side of campus has much to do with the development of the West Urbana neighborhood, as did the establishment of Carle Park in 1909 through the combined efforts of Margaret Carle Morris and Dr. Charles L. Van Doren. Development of Carle Park and the Van Doren Addition, both intimately associated with the cultural and social heritage of Urbana, also initiated a significant building boom in southwest Urbana, providing work for local architects, laborers and building supply companies, and spurred on continued expansion of the city limits to the south. Likewise, the University Heights Addition established by Joseph C. Blair in 1911 would continue the southern expansion of the city limits.

The Huff House occupies a prominent location on a corner lot at the intersection of West Oregon Street and Coler Avenue. This location provides an unhindered and spectacular view of the unique stone porch and chimney. The Huff House is truly a unique example of the combination of Tudor Revival and Craftsman architectural elements in this neighborhood.

Associated with an important person in local history

Spencer Elmer (“S.E.”) Huff

S.E. Huff was a retail lumber and coal merchant who operated a large lumber yard and planning mill along the railroad tracks just south of Leal Park on North Race Street. He was born February 21, 1862, on a farm in Coshocton County, Ohio. His family moved to Douglas County and settled west of Newman. At age 19, after completing school, Huff established a lumber yard in Cerro Gordo together with his brother W.J. Huff. Soon after he took off two years attend Holbrook School in Lebanon, Ohio. Returning to Cerro Gordo, he married Louise Peck Drum on November 4, 1884. The couple would have five children: Florence, Norval, Marguerite, Byron, and Gladys. Louise Huff was a member of the Unity Club of the Order of the Eastern Star (affiliated with the Masonic Order) and the Urbana Women’s Literary Club. After selling his interest in the Cerro Gordo yard, S.E. Huff moved to Decatur where he was again involved in the lumber business. After two years, he again relocated, this time to Englewood, where he was once more involved in the lumber business. By 1893 he was back in the lumber business in Decatur, and by 1898 he established the Lone Star Lumber Company in Houston, Texas.

From Texas, Huff moved to Urbana in 1900 where he established a lumber yard at the intersection of Lincoln and University avenues. After a few years here, he moved his business to North Race Street along the railroad tracks south of Leal Park. This location included a lumber and coal yard and planning mill. The business listings in the 1908 and 1909 city directories give a clear picture of the scale of Huff’s operation. His shop is listed at 215-219 North Race Street. Across the residential listings in 1908, there are at least seven workers employed by him, including a yardman, yard foreman, carpenter, three teamsters, and a bookkeeper. He operated this yard for over 30 years, before selling out in 1935.

According to Johnson’s Urbana-Champaign Directory from 1908 and 1910, S. E. Huff was serving as Township Supervisor during these years. He also appears as one of five members of the local Judiciary Committee in both years and on several other smaller committees. Huff served three two-year terms on the Champaign County board of supervisors and one term as president of the Outlook sanitarium board. He also served as president of the First State Bank of Urbana, as well as president of the Urbana Free Library Board and the board of trustees of Carle Memorial Hospital. Shortly before his death in 1940, Huff was serving as chairman of the First Methodist church board of trustees.

The *Sunday Courier* (1940) wrote in his obituary that Huff was... “[A] man of wide civic interests as well as business acumen. Mr. Huff helped organize and promote construction of the Illinois theater, the Flatiron building, the Kankakee and Urbana traction company...Carle Memorial hospital, the Urbana-Lincoln hotel company, and the Urbana Golf and Country club, of which he was one of the early presidents”.

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

The architectural style of 611 W. Oregon St. can best be described as a hybrid, eclectic mix of Tudor Revival elements blended with features of the Craftsman aesthetic. Characteristic Tudor elements consist of half-timbering and stucco; the steep pitched, side-gable roof; front-facing gables; tall, narrow windows in groups; and a massive chimney (McAlester and McAlester 2005:355). Gustav Stickley (1979:31) also advocated the use of half-timber construction in some Craftsman-inspired home designs "...to break up the severely plain wall spaces into panels..." The use of cobblestones in the front porch and chimney is also characteristic of the Craftsman aesthetic (Stickley 1979:102):

"In the building of modern country homes there seems to be no end to the adaptability of cobblestones and boulders in connection with the sturdier kinds of building material...the popularity of cobblestones and boulders for foundations, pillars, chimneys and even for such interior use as chimney-pieces is unquestioned and in many cases the effect is very interesting ..."

Eclectic designs such as the Huff House were typical of American residential architecture in the first few decades of the 20th century. At this time several different styles were being built with a range of styles often mixed together into individual unique examples.

As stated above, to date the architect of the house has not been identified. Its design has been attributed by some to Urbana architect Joseph W. Royer. Royer and Huff were contemporaries, and Huff was often the contractor for some of Royer's projects, including the Illinois Theatre, the Flat Iron Building, the Urbana-Lincoln Hotel Co., and the Urbana Golf and Country Club. Huff and Royer also served together on civic and recreational committees. Royer's beloved three-legged fox terrier was named "Huff", possibly after S.E. Huff (Adams 2011). Royer was very active on West Oregon Street around the time the Huff house was built. He designed his own residence at 801 W. Oregon St. in 1905, and the Richard Arthur Bireley house at 701 W. Oregon Street in 1907. Alternatively, plans with designs incorporating Craftsman elements could be purchased (e.g. *Architectural Designing Company* 1912; Stickley 1979, 2009), and it is possible Huff bought plans and hired workers to construct it on his lot. As an experienced contractor and owner of a successful lumber yard and planning mill, Huff would have had easy access to necessary architectural supplies.

Architectural Description

The Huff House is 2-1/2 stories with a simple rectangular ground plan with a side-gabled roof with two north facing and one south facing cross gables. The house sits on a brick foundation and includes an unfinished basement. With the exception of the first floor, the north facing façade is symmetrical. The exterior of the house proper is of smooth and rough stucco. The lower ca. three feet of the exterior walls projects slightly from the walls above, forming a continuous water table of smooth stucco around the base of the building. The upper portions of the exterior walls above the water table are of rough stucco finish. Igneous and metamorphic cobblestones were used for the front porch and chimney. Roofs are covered with asphalt shingles. A porte-cochere is located

on the east side of the house. The house retains considerable original architectural integrity, both inside and outside.

North elevation/façade

The first floor of the façade is dominated by an imposing porch of unsplit and split cobblestones with concrete lintels supporting square, stuccoed supports. The base of the porch slopes outward (battered). The stones, which are not laid in courses, appear to be a mix of igneous and metamorphic types that would have been available locally in glacial till deposits. Some stones are split while others retain their natural shape and impart a whimsical and colorful effect. Stickley (1979: 102) advocated the use of split stones in Craftsmen designs:

We have never specially advocated the use of cobblestones in the building of Craftsmen homes, for as a rule we have found that the best effects from a structural point of view can be obtained by using the split stones instead of the smaller round cobbles. Splitting the stones brings into prominence all the interesting colors that are to be found in field rubble and it is astonishing what a variety and richness of coloring is revealed when the stone is split apart so that the inner markings appear.

The porch is accessed by a concrete path extending south from West Oregon Street. This leads to a centrally located staircase of five wide concrete stairs bordered by cobblestone cheek pieces and metal handrails. Another staircase of six wooden steps and modern wooden handrail permits access from the driveway/porte-cochere on the east end of the porch; the west end is closed. The stone cheek pieces are topped with concrete caps.

The first floor of the façade is asymmetrical and divided in half by a central double door entryway. The east half is occupied by a flush ribbon of four 6/1 light sash windows. These are dining room windows. The west half of the façade is occupied by a projecting bay with a joined pair of 12/1 light sash windows. This half of the first floor is occupied by a large living room. The central entrance consists of a pair of wooden plain plank panel storm doors with large single glazed panels. Behind these is a pair of wooden plain plank panel entrance doors with large single glazed panels of “cylinder glass”, exhibiting tiny bubbles, ripples, and distortions typical of this type of glass (Wilson 1976: 151). This type of glass was produced throughout the 19th and into the early 20th centuries.

Unlike the first floor, the second floor of the façade is symmetrical with two projecting bays separated by a recessed section with a joined pair of 9/1 light sash windows. Both of the projecting bays likewise have joined pairs of 9/1 light sash windows. A decorative frieze board extends across the façade above the windows.

The top floor of the façade features two north facing cross gables with half timbering. Each gable has a fixed 6 light sash.

West Elevation

The west elevation is dominated by the massive gable wall chimney of unsplit and split cobblestones which compliments the front porch. It rests on a brick base at ground level. The chimney narrows slightly approximately midway through the second story. The top of the chimney is decorated with unsplit cobblestones.

To the north of the chimney is a bay window with three 9/1 light sash windows. It is topped with a low pitched roof with asphalt shingles. Beneath the bay window is a glass block basement window positioned within the water table. To the south of the chimney is a joined pair of 12/1 light sash windows. Another glass block basement window positioned within the water table beneath these two windows.

A decorative frieze board separates the first and second stories of the west elevation. Immediately north and south of the chimney are joined pairs of 9/1 light sash windows.

The top story features an end gable with half timbering. A decorative frieze board separates the second and top stories. Immediately north and south of the chimney are small 9/1 light sash windows.

South Elevation

The south elevation presents the most varied arrangement of architectural elements. At ground level the smooth stucco water table continues around this elevation. Two glass block basement windows are located within the water table, one at the west end of the house and one centrally located.

At the west end of the first story is a string of 1/1 light sash windows. In the center of the elevation is a 23 light fixed sash window. The east side of the first floor south elevation projects slightly and is covered with a low-pitched roof with asphalt shingles. The projection includes a door to the basement and a stairway and door to the first floor pantry/kitchen. The basement door is a four panel door with semi-circular glazing at the top. Based on the layout of the basement, it is likely this is not the original basement access door but a later modification. A wooden staircase with handrail leads upward to the east of the basement door to a small porch providing access to the pantry/kitchen. Access is via a doorway with a wooden storm door behind which is a glazed panel door similar to the basement door. To the right of the door is a 1/1 light sash window. The pantry is enclosed with vertical board planking.

The west end of the second story of the south elevation consists of a projecting end gabled wall dormer with half timbering. Centrally located within the dormer is an inset balcony with decorative wood railing and a wooden storm door. Behind the storm door is a single glazed wooden panel door. Above and below the balcony are decorative frieze boards. The underside of the projecting dormer is beautifully finished with beadboard, rafter tails, and decorative corbels. To the east, the center of the second story south elevation consists of two identical narrow single light fixed sash windows. In the interior, these windows are located at the top of the central staircase. The east end of the second story south elevation is occupied by a narrow projection that

rests atop the pantry/kitchen entrance on the first story. It is topped with a low pitch shed roof. A 1/1 light sash window occupies the center of this projection.

The top story of the south elevation presents a shed dormer with low pitch roof and a string of four 1/1 light sash windows.

East Elevation

The smooth stucco water table continues around the base of the east elevation. At the south end of the east elevation is a glass block basement window. In the center is a small rectangular wire glassed metal framed window with "The Window Chute" embossed on the top of the frame. The water table projects slightly from the east elevation at the north end. Here is another metal coal chute with "Majestic" and linear designs embossed in the center. "The Window Chute" and "Majestic" door were coal chutes produced by the Majestic Furnace & Foundry Company of Huntington, Indiana. In Urbana they were marketed by the Leavitt Manufacturing Company, a foundry located north of downtown on Griggs Street. An advertisement from 1915 states:

The Majestic Coal Chute needs no introduction. Its use in the better homes is indispensable as it protects the sides of the house from the carelessness of the coal hauler. Locks from the inside with a special gravity latch. Absolutely burglar proof (Urbana Daily Courier September 4, 1915).

An advertisement from 1914 states: *If you need light in your coal room get a Majestic with wire glass in door (Urbana Courier-Herald, March 31, 1914).*

At the south end of the first story of the east elevation is a pair of single glazed casement windows. These are located in the kitchen of the interior and appear to be relatively recent replacement windows.

At the north end of the first story of the east elevation is a pair of 1/1 light sash windows, located within the dining room.

The porch roof of the façade extends to the east where it forms part of the porte-cochere. The east end of the roof rests on two square stucco columns which in turn rest on a wall of split and unsplit cobblestones with sloping (battered) walls. Like the porch, this wall is capped with concrete slabs. The floor of the porte-cochere is made of rough cut paving stones. Access is via a gravel drive from West Oregon Street.

The second story of the east elevation exhibits three windows, each with 1/1 light sash windows. These windows are positioned at the south, center, and north locations of the east elevation. The second story is separated from the first and upper stories by decorative wood friezes.

The upper story of the east elevation presents an end gable with half timbering and a centrally located 6/6 light sash window.

Other features of the property

As stated above a small outbuilding is located in the southeast corner of the lot. Although the 1915 Sanborn Fire Insurance map depicts a small one story structure at this same location, the current shed appears to be a modern replacement.

In addition a filled cistern with metal lid is located immediately south of the central part of the south elevation. Embossed on the lid is "The Ross Supply Co Anderson Ind 20". No additional information could be located about this company. Anderson, Indiana is the seat of Madison County and is northeast of Indianapolis.

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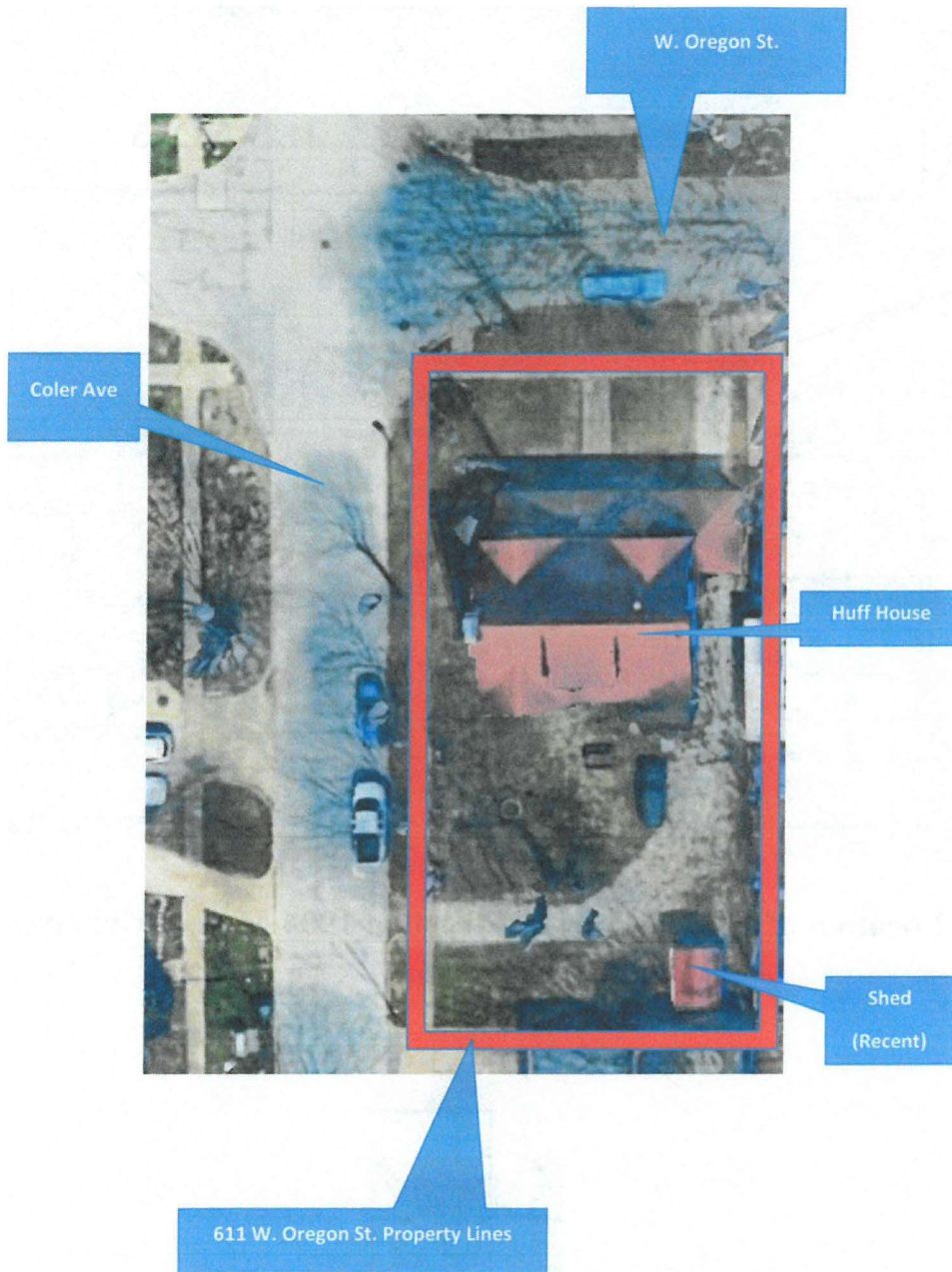
October 22, 1909.

Evening Courier

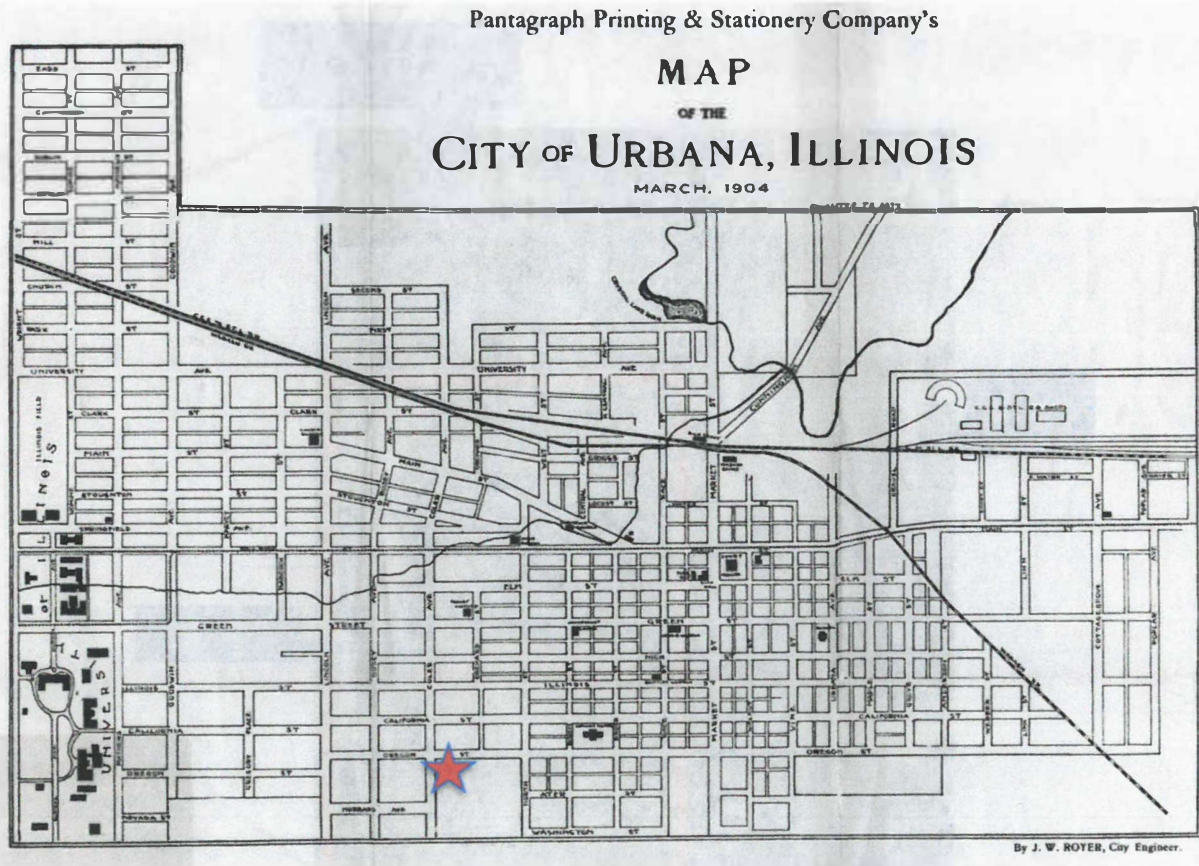
1940 S.E. Huff, 78, Dies Suddenly. September 13, 1940, p. 3.

Sunday Courier

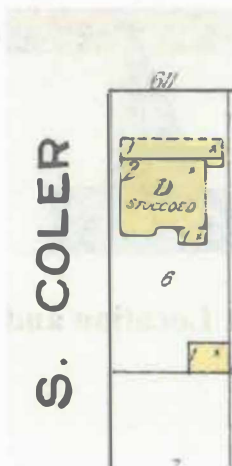
1940 Huff Services to Be Monday. September 15, 1940, p. 5.



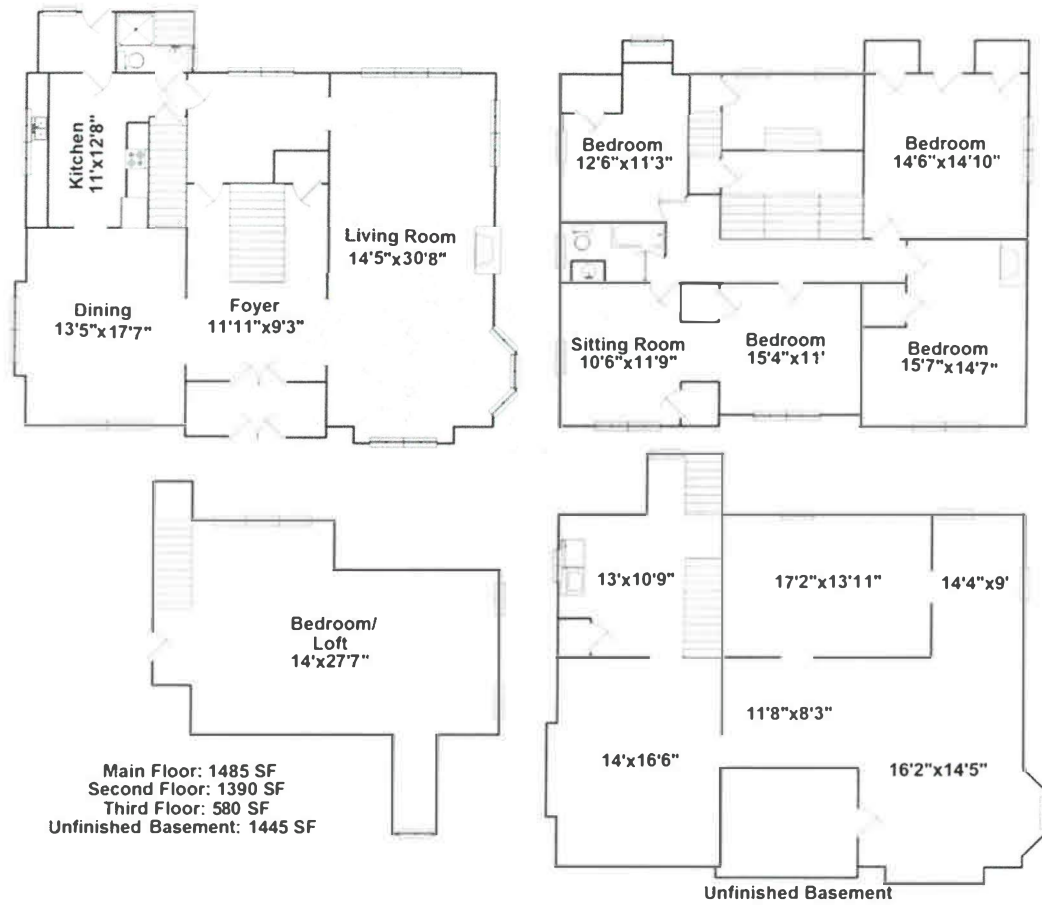
611 W. Oregon Street: Location and Property Boundaries



Location of 611 W. Oregon Street on 1904 Map of Urbana.



Detail from the 1915 Sanborn Fire Insurance Map showing the Huff House and one single-story outbuilding at 611 W. Oregon Street.

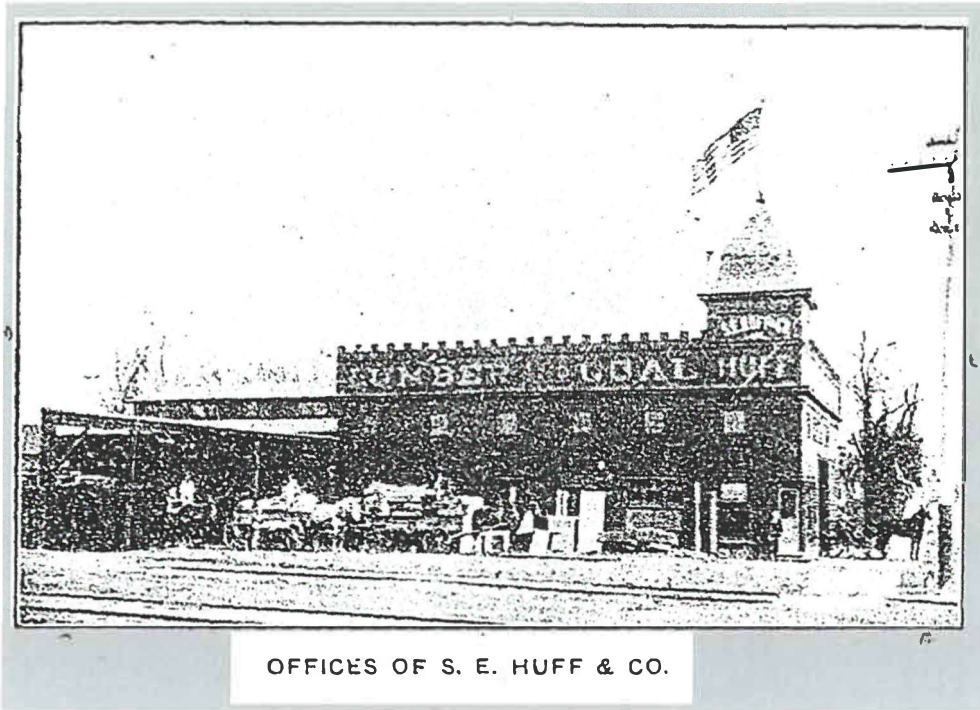


611 W. Oregon St.: Current floor plans.



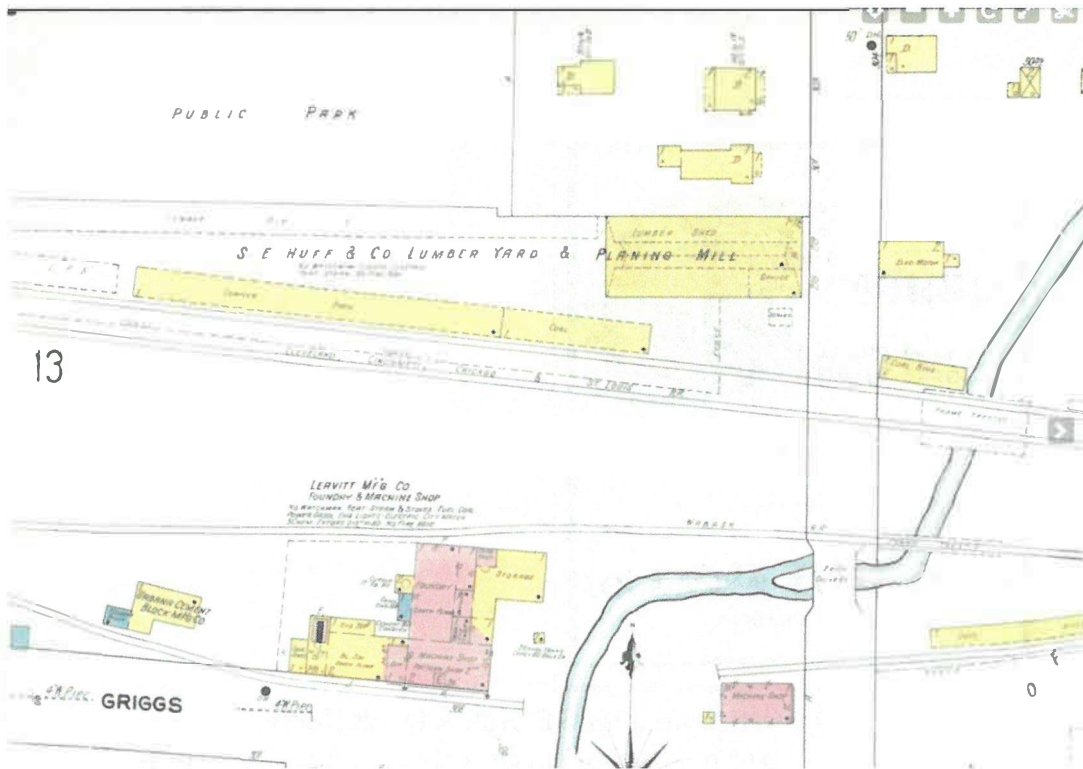
S. E. Huff.

Spencer Elmer Huff in 1910.



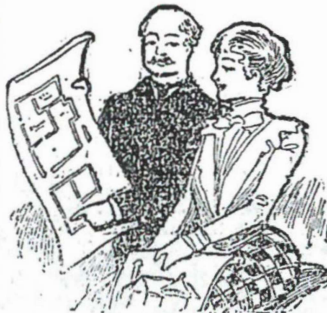
OFFICES OF S. E. HUFF & CO.

The Huff Lumber and Coal Company building, North Race Street.



Location of the Huff Lumber & Coal Company, 1909 Sanborn Fire Insurance Map.

S. E. HUFF & CO



you cannot afford to miss getting our figures. Only the best of everything in our line handled. Prices and treatment always right. Don't forget to :: :: ::

BUY COAL AT HUFF'S."

Come and See Us. Call Us Up.
HOME PHONE. 488; BELL PHONE. 4914

S. E. HUFF & CO

Corner Lincoln & University Aves.

Advertisement for S.E. Huff & Co. at Lincoln and University avenues from 1903.
(*Urbana Daily Courier*, June 12, 1903, p. 6)

You can't afford to miss getting HUFF'S prices on

Lumber and Coal



He will save you money and treat you right. See him before you buy anything in his line.

S. E. HUFF & Co.

Both Phones URBANA, ILLINOIS.

Advertisement for S.E. Huff & Co. at North Race Street.
(*Urbana Daily Courier*, February 17, 1905, p. 2)



"Ask Huff"
ABOUT BUILDING

Get wise and place your lumber contracts in hands, where prompt deliveries will **always** keep your men busy. You will find that by dealing with Huff you will get **greater satisfaction, better lumber, better service** and in the end **save time, worry and much money.**

Book your coal order for the winter with Huff.

S. E. Huff & Co.

North Race St. - - - - Both Phones

Advertisement for S.E. Huff & Co. at North Race Street.
(Urbana Courier-Herald, June 22, 1909, p. 5)

S. E. HUFF & CO.
 North Race. Urbana, Ill. Both Phones.

PULL OUT A PLANK



or board from the middle of a wagon load bailing from Huff's yard and you'll find it is good, sound and honest as the tip top one. Same as to Huff's shingles. We try to give every customer just the very best lumber that goes through the mills, and seldom score a failure. As to prices—glad to quote them any time.

DON'T FAIL TO SEE HUFF
BEST HARD AND SOFT COAL
LOWEST PRICES.

Advertisement for S.E. Huff & Co. at North Race Street.
(Urbana Courier-Herald, July 26, 1906, p. 6)

DO YOU WANT
RIGHT KIND **LUMBER** RIGHT PRICE

See HUFF And Your Troubles Will Cease.



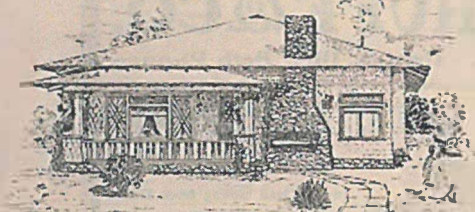
Coal Now's the time to give Hoff you'r order for Coal.

Ever Try Him?
If so, you are
Still Buying.

As He Never Loses
A Customer.

S. E. HUFF & CO.
URBANA, ILLINOIS.

Advertisement for S.E. Huff & Co. at North Race Street.
(Urbana Daily Courier, March 1, 1905, p. 2)



DESIGN-N°116-B

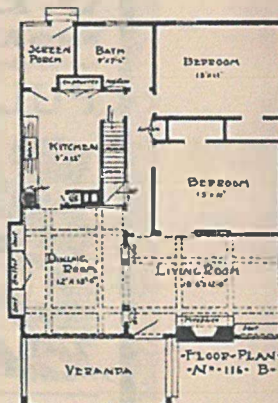
ARCHITECTURAL DESIGNING CO. - STOKANES - WASH.

Design Number 116-B

A strictly "California" bungalow, most conveniently arranged and with an exterior which lends itself admirably to any locality. The exterior walls are shingled and devoid of all pretense of surplus ornamentation. This makes possible the low cost. Estimates include hardened floors.

Cost including heating plant \$2,200.00 to \$2,400.00.

Complete plans and specifications, including all necessary details and either as shown or reserved \$15.00. Extra set of blue prints and specifications, material list and bank contract \$5.00 additional.



FLOOR-PLAN-N°116-B

Plan for a "California Bungalow" from the Architectural Designing Company catalog, 1912.

BUNGALOWS

DIRECT FROM BUNGALOW LAND
Perfect Gems of Home Comfort and Attractiveness

My designs have been selected from the very best types of bungalows in Southern California, which have become so popular throughout America. They are practical in any part of the country. Special specifications are prepared by an expert familiar with all the details of eastern and northern localities.

Now is the time to build, as lumber and labor are 50 per cent cheaper than it was six months ago.

If You are Interested in Home Building—



Design No. 18 *Ball of Stained Rustic Siding and Shingles* Cost \$2,200

Take Advantage of My Special Offer

I will send my book containing exterior and interior views of typical one and a half and two-story California residences — also 24 California bungalows — prepaid in one package for one dollar — post office or express money order. These houses range in price from \$1,500 to \$3,000 and are the very best examples of Southern California Architecture.
To all who order plans this dollar will be refunded.

My experience of over ten years in the East enables me to prepare specifications and make structural details suitable for building these houses in cold as well as in warm climates.

My terms, for making plans, etc., are stamped on the back of each photograph.
These designs are entirely different from anything that has been published along these lines.

F. G. BROWN, Architect
621-5 Security Bldg. LOS ANGELES, CAL.

Advertisement for bungalow plans by F.G. Brown of Los Angeles published in *The House Beautiful*, May 1908 (Lancaster 1985).

HOMES BUILT FROM CRAFTSMAN DESIGNS



THE CRAFTSMAN HOUSE ESPECIALLY DESIGNED FOR MR. F. S. PEER OF ITHACA, N. Y. AN INTERESTING EXAMPLE OF STUCCO AND HALF-TIMBERING CONSTRUCTION.

Craftsman designed house with stucco and half-timbering (Stickley 2009:112)



Craftsman designed house with stucco, half-timbering and stone elements (McAlester and McAlester 2005:461)

THE EFFECTIVE USE OF COBBLESTONES



Published in The Craftsman, November, 1920.

A HOUSE NEAR PASADENA, CALIFORNIA, SHOWING THE STRIKING EFFECT GAINED BY THE USE OF COBBLESTONES AND BOULDERS IN THE FOUNDATION, CHIMNEY AND YARD WALL.



Published in The Craftsman, November, 1920.

A CALIFORNIA HOUSE WHERE THE USE OF COBBLESTONES IN THE STRUCTURE ITSELF IS REPEATED IN THE LOW PILLARS THAT MARK THE ENTRANCE OF WALK AND DRIVEWAY AND IN THE GARDEN WALL, THUS DRAWING CLOSER THE RELATIONSHIP BETWEEN HOUSE AND GROUND.

107

Use of cobblestones in Craftsman designed houses (Stickley 1979:10)



Photograph of the Huff House in 2022. View to the southwest (top) and south (bottom).



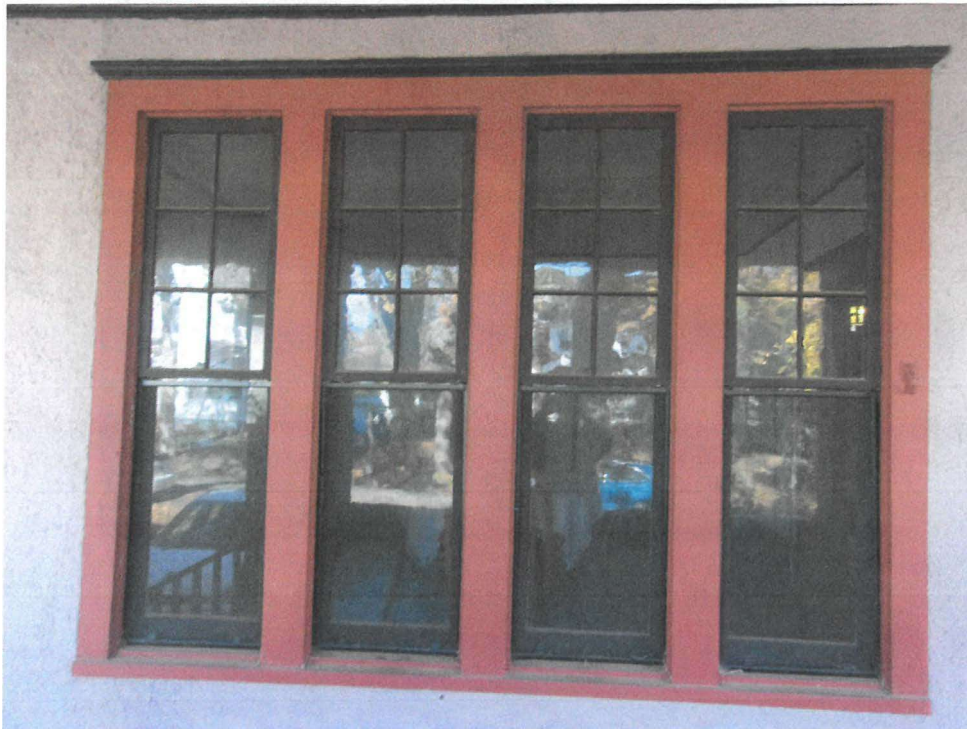
Façade/North elevation. View to southeast.



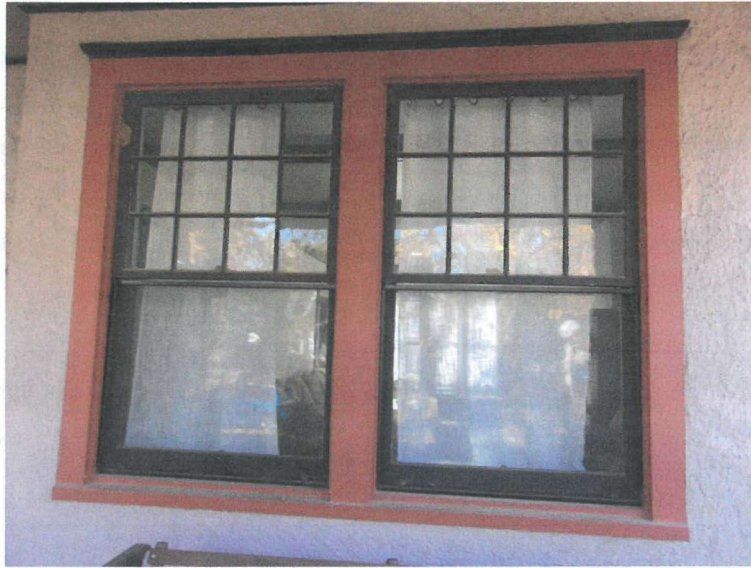
Façade/North elevation. Porch details.



Façade/North elevation. Porch details.



Façade/North elevation, east side. Dining room windows.



Façade/North elevation, west side. Living room windows.



Façade/North elevation, west side. Entrance, storm doors.



Façade/North elevation, west side. Entrance doors.



Façade/North elevation. Entrance door detail. Glazed panel of “cylinder glass”.



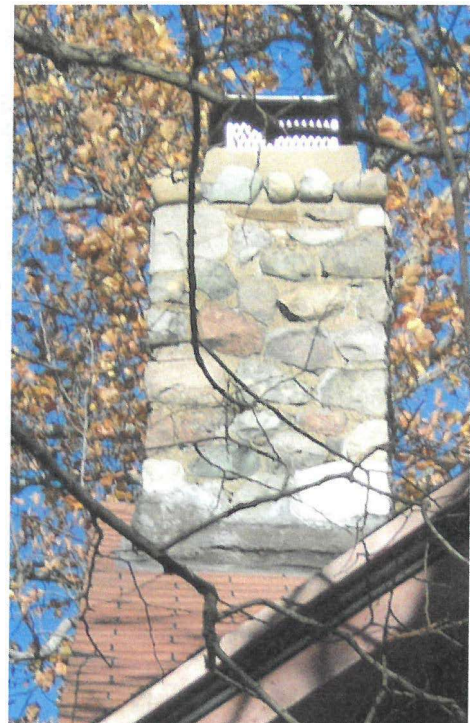
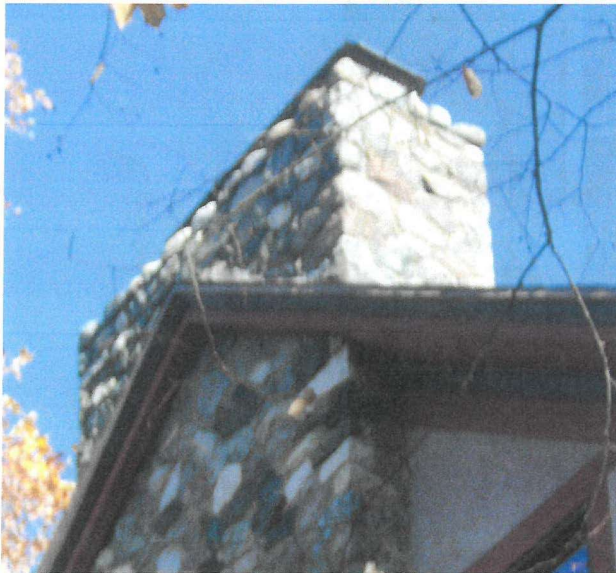
Façade/north elevation. Second and upper story details.



West elevation.



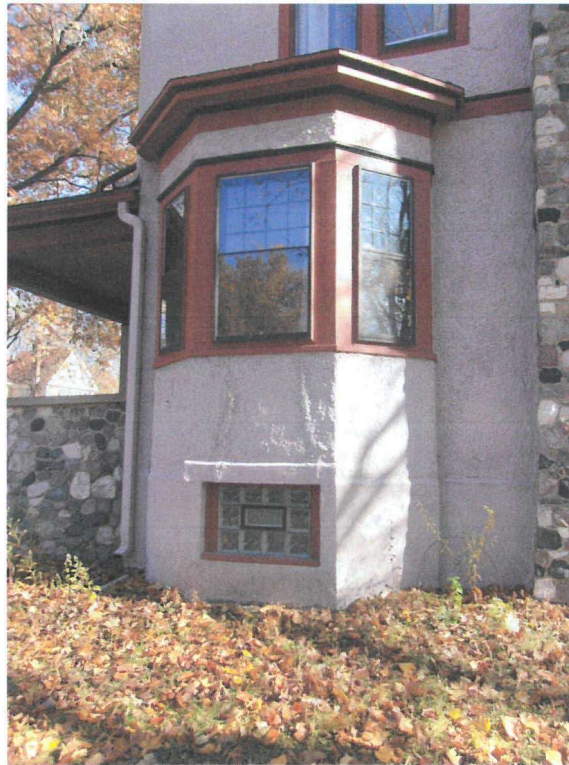
West elevation. Chimney details.



West elevation. Chimney details.



West elevation. Chimney details, split and unsplit cobblestones.



West elevation, first story, north end. Bay window, smooth stucco water table and glass block basement window.



West elevation, first story, south end. 12/1 light sash windows, smooth stucco water table and glass block basement window.



West elevation, detail, second and top story.



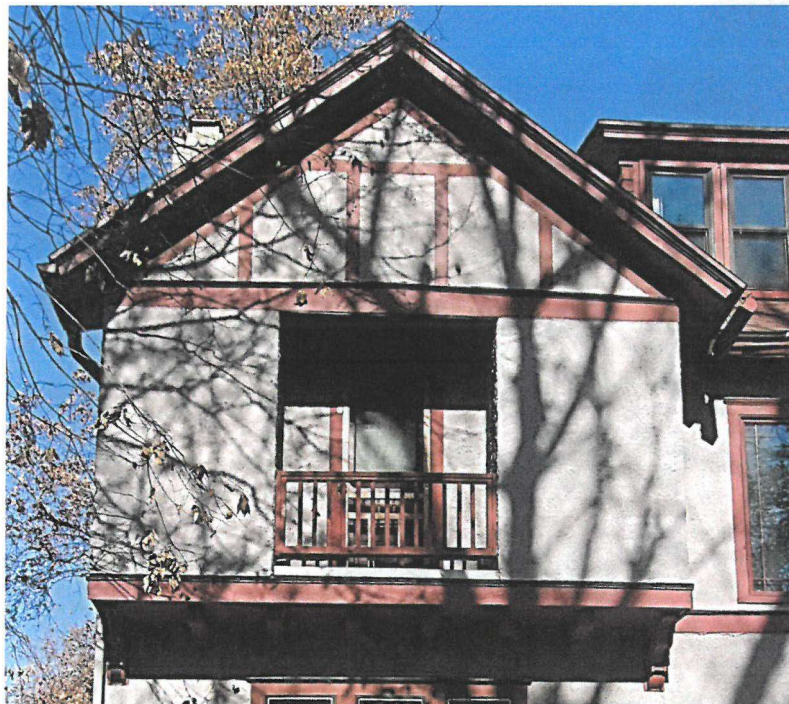
South elevation.



South elevation, first floor, west end. Smooth stucco water table, glass block basement window and 1/1 light sash windows.



South elevation, first floor, center and east end. Center: smooth stucco water table, glass block basement window, and 23 light fixed sash window. East end: basement door and stairway to back porch and access to pantry/kitchen.



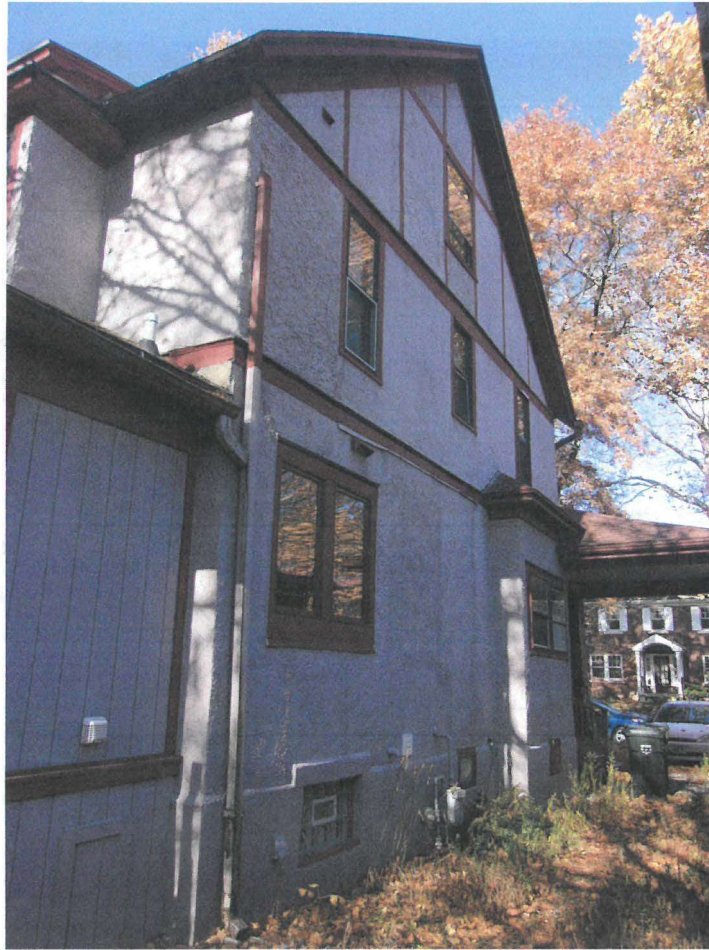
South elevation, second floor, west end. Projecting end gabled wall dormer with half timbering and inset balcony with decorative wood railing.



South elevation, second floor, west end. Projecting end gabled wall dormer, details.



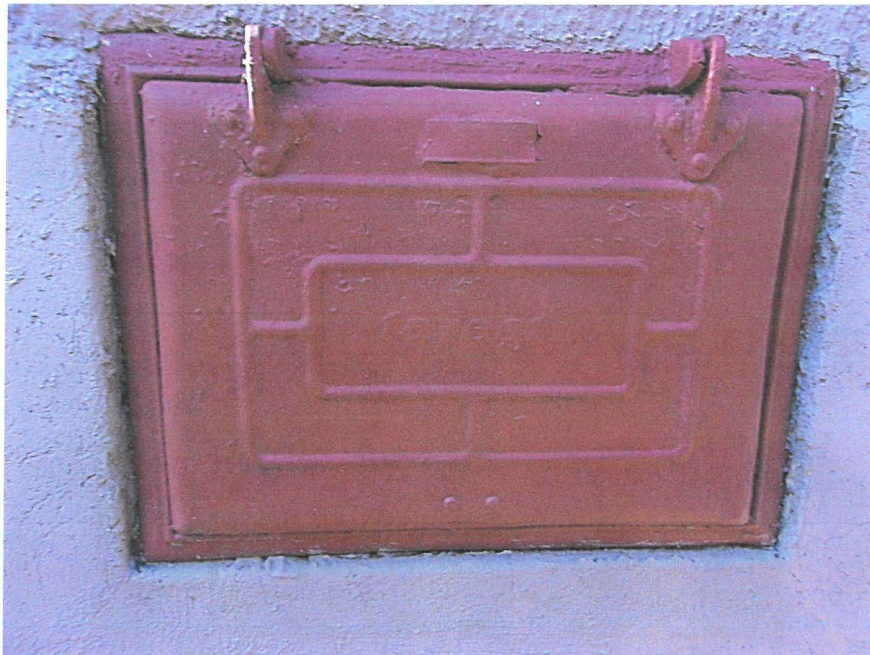
South elevation, second and upper floors, center and east end. Center, second story: two identical narrow single light fixed sash windows (above central staircase, interior). East end: narrow projection with low pitch shed roof atop first story pantry/kitchen entrance. A 1/1 light sash window occupies the center of this projection. Top story: shed dormer with low pitch roof and string of four 1/1 light sash windows.



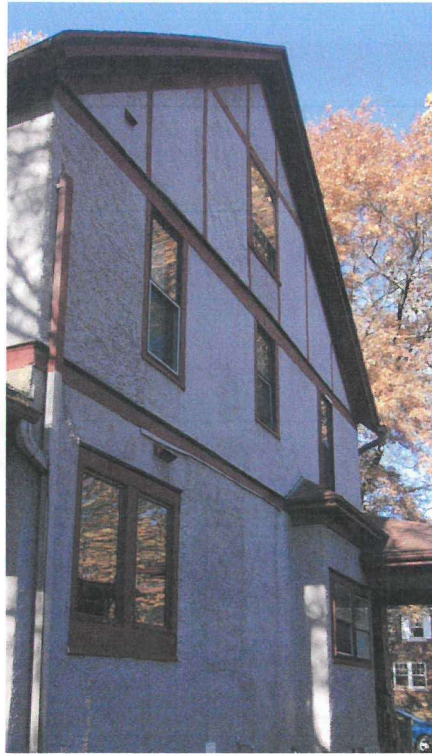
East elevation. To the left is the east side of the pantry/kitchen. The smooth stucco water table is visible at the bottom of the elevation. One glass block basement window is located within the water table at the south end. North of this window are two coal chutes manufactured by the Majestic Furnace & Foundry Company of Huntington, Indiana.



East elevation, center, water table. *Majestic* coal chute with wire glass door.



East elevation, north end, water table. *Majestic* metal coal chute.



East elevation. First, second and upper story details.



East and north elevations: porte-cochere.



East elevations: porte-cochere.



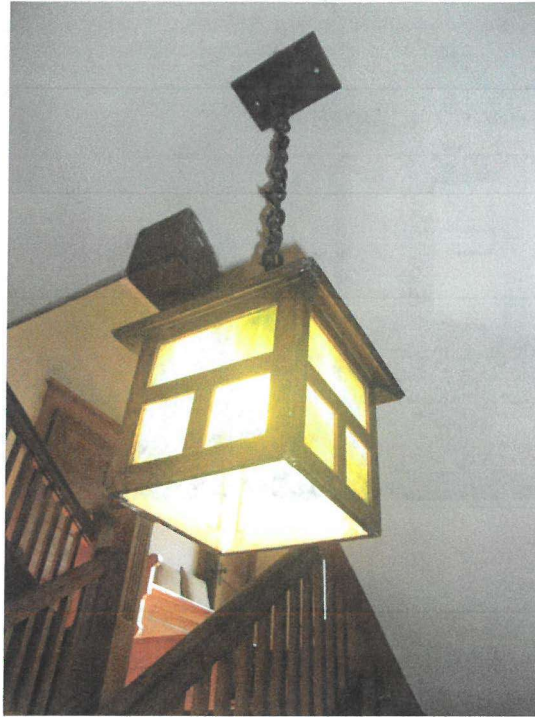
East elevations: porte-cochere, detail of split/unsplit cobblestones.



Interior: Staircase.



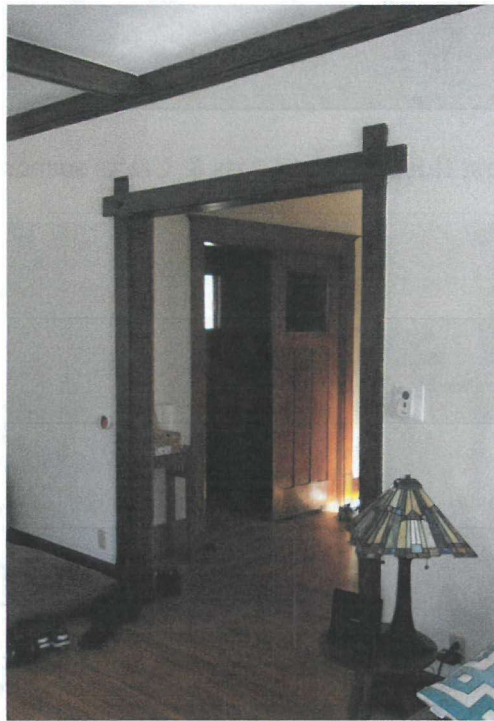
Interior: Second floor, stairwell, original Arts & Crafts chandelier.



Interior: First floor, original Arts & Crafts suspended lamp.



Interior: First floor, fireplace in living room.



Interior: First floor, living room with original Arts & Crafts details.



Interior:
First floor, south corridor with original 24 light fixed sash window and Arts & Crafts details.



Interior: First floor, dining room with original Arts & Crafts details.



Interior: First floor, dining room with original Arts & Crafts details.



Backyard: Shed.



Backyard: cistern.