

UNIVERSITY HOUSING: THE FIRST HUNDRED YEARS

by Calvin S. Sifferd

Dean Sifferd remained after his retirement to complete this history of University Housing in conjunction with the University's Centennial Year celebration 1867-1967. The only copy I located of his history has now been transcribed onto a computer program at the University Housing office in order better to preserve this important work.

A copy is deposited in the University Archives where it can be available to future historians and to students who research term papers about this challenging segment of our University's history.

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History of Housing
Owned and Operated
by the
University of Illinois
In Its First Hundred Years

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Table of Contents

Foreword

Men's Housing

Women's Housing

Church and "Y" Housing

Cooperative Housing

World War I

Formation of the Housing Division

World War II

Temporary Housing in Post-War Years

Since World War II

Foreword

History writing makes for problems. Details which are interesting and worthy of inclusion often are difficult to come by. At other times these details are so plentiful that choices of what to leave out make for difficulties just as great. If one is interested in the writing he is doing, he has further difficulties for his reading tends to become collateral and omnivorous, and general instead of specific.

In the case at hand one may wonder why certain details which may seem only slightly relevant are included. It seems to me that these to some extent are necessary that the reader may savor the flavor of the times. That is not possible with a mere recital of facts.

Much more could have been written of every aspect of housing history, especially of personalities. But personalities, generally, have been left out of these pages. So many persons in the past twenty-five or thirty years, since University housing has come of age, have played parts which could be told, that it was decided to omit mention of them at this time. By the next centennial a more proper perspective will be apparent and their places in the housing niche in campus history established.

Many, both on and off campus, have had a part in the preparation of these pages-private persons, University staff, librarians, and archivists. Their help is thankfully acknowledged, but all sins both of omission and commission are entirely the writer's.

Calvin S. Sifferd
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University Housing History

Fields, uncluttered by trees and pastured bare, stretched more than two miles from the courthouse town of Urbana to the newer town of Champaign. The latter was built along the tracks of the Illinois Central which linked Chicago with Cairo in southern Illinois's Little Egypt. East Central Illinois was a rich country, well watered and with deep soil. Coal deposits bordered the county to the east and the new DUBP railroad had brought its line through the two Champaign county towns all the way from Danville on the east through Bloomington and on to the Illinois River at Pekin. Tracks of the Chicago and Eastern Illinois cut the prairie north to south a few miles east of Urbana connecting Evansville on the Ohio with Chicago on Lake Michigan. The war between the states had ended; already the country was burgeoning with promise waiting for those ready and willing to extend themselves, to see the long chance and to take it.

Seven or eight years earlier two men from Aurora in Kane County had attempted that long chance. Messrs. Balcock and Stoughton appeared in Champaign County with plans for extending to that prairie county all the benefits of higher education accruing from a college or seminary. There was a state normal school at Bloomington fifty miles away, and the Methodists already had started another Wesleyan college there. Some years before, a few Yale men at Jacksonville had begun a school they named Illinois College. Across the state at Galesburg, Knox College was becoming well known.

So Champaign County seemed a good location for another school. Its towns seemed destined to grow into cities, and its town and country schools extended only through the eight grades. There was no money to be made in operating a new school with expenses equal to, or greater than income. But a college would bring stores to adjoining locations. Rooming houses and boarding houses would be needed. Teachers would rather live near the school; houses would be needed for them. In a few years such a school would have its own little community. Therefore, money was to be made in real estate rather than in education.

Inquiries showed the citizens felt a need for such a school. Further inquiries indicated the citizens would raise money, buy land, and turn the land over to the promoters if the partners would assign sufficient ground and build a suitable building for housing an institution of higher learning. The remainder of the land would belong to the promoters who expected that this acreage, when subdivided, would be sold at high enough prices that a handsome profit would be realized.

With Champaign County residents enamored of the desirability of the venture, the grand educational scheme began. Thousands of dollars were donated or pledged and acreage was purchased halfway between the two towns. Building plans were agreed on and a five-story brick structure began to rise on the prairie. Plans were made for the opening of the Champaign-Urbana Institute, but as the plans for opening progressed, work on the building slowed and the war between the states brought things to a complete halt. Building excitement dried up and the promoters had a white elephant on their hands. Attempts to get the county or the state to take it over failed. Four years later a post-war depression made ready money scarce. Remaining pledges were slow coming in and the promoters were hesitant to use outside money even if available.

With the depression came a demand for a state university to be established pursuant to the act passed on July 2, 1862, when President Lincoln signed the Morrill Land Grant Act. At that time there had been little public interest in taking advantage of its

provisions, but by 1865-66 mass meetings were being held in various parts of the state to drum up interest in the formation of a new college, and Champaign County citizens wanted the yet unborn institution. Solicitations were immediately made for new donors and civic pride was appealed to. They felt they had more to offer toward getting the new University for here was located a new building almost completed. The Champaign County Board of Supervisors appropriated forty thousand dollars for a campaign to bring the school to Champaign County. Clark Robinson Grigg was the prime mover and spent months touring the state and laying the groundwork so that on January 25, 1867, when the legislature passed a resolution that any town, city, or corporation might bid for the new institution, Champaign County was ready.

Other cities' offers were surpassed; log-rolling went on. A special trainload of Champaign County citizens descended on Springfield; an elaborate buffet supper climaxed the lobbying that offered the elephant - a new college building 125 feet by 40 feet, five stories high in front, with a four-story rear wing 70 by 44 feet, and a total of 187 rooms. Ten acres of ground around the building was offered, with 160 1/2 acres within half a mile, 400 acres adjoining, and 400 more within two miles, with a total of about 980 acres. As additional incentives there were two thousand dollars in shade and fruit trees from the Dunlap nursery, fifty thousand dollars worth of freight from the Illinois Central railroad, and a hundred thousand dollars in Champaign County ten percent twenty-year bonds.

Champaign County was awarded the new college, called the Illinois Industrial Institute. The promoters of the seminary were bought out and the unfinished building was rapidly completed.

With no rooming and boarding houses nearer the Institute than the towns of Champaign and Urbana, and with the new University building larger than needed for strictly academic purposes, sixty-five rooms on the two top floors were used to house students, two to a room. Each room was unfurnished and fourteen feet long by ten feet wide. It was deemed best that students furnish their own room, and it was earnestly recommended that for health's sake each student have a separate bed; and it was suggested that each roommate provide a narrow bedstead and mattress, with suitable "clothing," and that a study table, chairs, and a small coal stove be provided in common by the occupants of the room.¹ To avoid unnecessary litter about the grounds, coal was purchased at wholesale and furnished to the students at cost.

With no restaurants or boarding houses closer than a mile, the new University at its inception provided a boarding hall operated by the Reverend Aaron Potter and his family, together with a hired cook. Regent Gregory wanted Reverend Potter on the staff of the new college, but the budget would not allow it. However, he did persuade the disappointed Potter that there were opportunities, temporarily at least, in feeding the students. Reverend Potter's daughter remembered her first sight of the college as "a large, plain, red brick five-story structure set down flat on the black Illinois mud with not a tree or a shrub, a spear of grass or a fence. It was as desolate a place as it is possible to imagine."

The Potter family occupied several rooms in the building with the dining room adjoining and the food brought up by dumb waiter from the kitchen below. In the dining room were six and sometimes eight long tables, each accommodating ten persons. There were generally sixty or more at the tables for the first term. The boarding hall continued for over a year before being given up as impractical. The boys then began boarding in clubs, or took care of themselves in their rooms, or boarded with nearby residents.

Indeed, the first annual report commented that "good private boarding houses are already springing up around the University, where either day board or board and rooms can be obtained, with the advantages of the family circle," and the first University catalog stated that good board would be provided at a rate not to exceed three dollars and fifty cents a week, although several students provided themselves with meals in their rooms at an expense varying from a dollar to a dollar and a half per week.²

In early days the college year was in three terms of twelve weeks each with the first year's term running from September fourteenth to June fourth with a week's vacation at Christmas and a spring vacation from March sixth to fifteenth. Costs for the year were itemized as being:

Tuition to Illinois students	\$ 15.00 per year	
Tuition to foreign students	\$ 20.00 per year	
Incidental fees	\$ 2.50 per term	
Room rent	\$ 4.00 per term	
Board in the hall	\$108.00 per term to \$126.00 per term	
Fuel and light	\$ 10.50 per term to \$ 15.50 per term	
Washing, 75 cents per dozen	<u>\$ 10.00 per term to \$ 15.00 per term</u>	
Total Annual Expenses	\$170.00	\$198.00

Concurrent with the opening of the University and with the business of housing and feeding students there emerged problems of discipline and housekeeping. After grave deliberation the faculty committee of Professors Atherton, Shattuck, and Snyder, appointed to study the problem, offered the recommendation that a student officer be appointed as the Adjutant of the Building. Under his jurisdiction were to be Hall Sergeants, each Sergeant to have charge of half a corridor and to inspect the rooms within his charge at least once a day, oftener if necessary, and to be held responsible for the good order and cleanliness of each room. The Adjutant was to inspect the rooms in half a passage each day. The Sergeants reported to the Adjutant and the Adjutant reported directly to the Regent. Any opposition to these officers was to be considered a grave offense against college discipline. After faculty discussion the committee's report was adopted with room inspection to begin immediately.³

Faculty minutes for the first few years show a continual concern for student housing. The next week after establishing the room inspection system, "It was voted that no more than two students be allowed to occupy a room together in the same building without special permission from the Regent, and the same restrictions apply to students in town who wish, for purposes for study, to occupy rooms with students who reside in the building,"⁴ and in the first meeting of the new year the faculty "Resolved, that Boarding housekeepers are requested to see that students who board with them are in their rooms during study hours in the evening, and report to the Regent those who habitually absent themselves at that time."⁵

More student problems were hoped solved three months later when four items were put on record as disposed of: "Voted - that chums shall have the choice of rooms in preference to single students but the latter now occupying rooms not having an application to take a roommate must vacate the room, pay an additional rent, or choose a mate. Voted - that any student making unnecessary noise or disturbance in the University building will be liable to be expelled from it. Voted - that every student taking a room be

required to deposit \$2.00 with the Bookkeeper to be returned to the student at the end of the term if he leaves his room in good condition. Voted - that students desiring extra locks upon their doors must have them put on by the University carpenter, and that such locks must remain upon the doors."⁶

No more particular problems appear to have been formally considered in faculty meeting until 1872 when it was "Voted - that no single student will be allowed to occupy a room in the University Building by himself, if by so doing other students will be prevented from having a room. Voted - that hereafter students will forfeit their rooms in the University Building on the first day of the term, if they are not present, or the rent is not paid. Voted - that students who repeatedly violate the rule in reference to good order and cleanliness will forfeit the privilege of rooming in the building."⁷

That the University community was steadily growing is evidenced by the 1874-75 University catalog which called attention to "many boarding houses near the University where either table board and rooms can be obtained, with the advantages of the family circle. Boarding clubs are also formed by the students, by which the cost of meals may be reduced to \$2.00 per week. Many students prefer to prepare their own meals, and thus reduce expenses still further."⁸

In the meantime the University, from the sixty-five rooms originally allocated for student housing, now advertised: "There are in the several University Buildings about one hundred private rooms, which are rented to the students who first apply. Each room is of ample size for two students and is without furniture, as it is thought best that students shall provide their own."⁹ That some of these rooms may have been sub-standard even by the norms of that era is evidenced by a Board meeting note that "the old mechanical building which was repaired for a dormitory is fully occupied but is not quite comfortable as the rain beats in at times."¹⁰ It was recommended that the building be weather-boarded and painted. The expenses was estimated at one hundred and fifty dollars.

Continuing housing problems plagued the Board. Professor Shattuck, as Regent pro tem, included in his report, "...The annual cleaning and repairs of the University building and furniture calls for attention. In this connection the question of what use the proposed vacated portions of the old building shall be put, may be raised. Some fifty students could be accommodated in the rooms thus made, not including the chapel."¹¹

Later, Regent Gregory observed in a report to the Board "...The chief dormitory building has been a source of much solicitude from the difficulty of securing proper supervision over a building occupied by so large a number of young men alone. I wish to suggest the propriety of acquiring, if possible, a suitable family to take charge of the building, and perhaps to be allowed to provide board for such as may wish it. If the proper parties can be obtained the building would be rendered much safer, as well as more comfortable, and with no more expense than at present, except, perhaps, some refitting of rooms for the family."¹² In 1879 Business Agent Professor Shattuck concluded his report with the item, "The Janitor of the Dormitory has given notice that he shall leave about the last of September. I recommend that the building be put in charge of a student janitor or janitors with the express notice that if order is not observed the building will be closed at the end of the term. The income from it has not equalled the expense for the past two years."¹³

All these problems of housing-housekeeping, discipline, and finance-were soon to end, however. On a March night in 1880 a heavy windstorm tore off the northwest corner of the gerry-built hall. Damage was so extensive that the Board in its June meeting

declared, "the old Dormitory...is unsafe for occupancy, and that, therefore, the Committee on Buildings and Grounds be and are hereby instructed to take such steps as may be necessary to prevent further destruction until such time as the Board can take further action."

Summer passed and the fall term of school began with the damaged building still standing, and with four students living in it, with their residence probably unsanctioned.¹⁴ The Buildings and Grounds Committee said the Old Dormitory was unsafe and unsightly and asked for instructions as to its disposal. Disposal was a problem, for the winter passed with nothing accomplished, but matters came to a head in the spring when, on May 27, "a box containing combustibles and an ignited train was found in the basement of the building. Had it not been discovered in the consequence of a fire which consumed the out-buildings in the rear, this lighted train would at a later hour have started a fire which would doubtless have consumed the dormitory. It is customary to charge such offenses to students, and it is possible that students were the perpetrators in this case, although the condition of the train, as I carefully examined leads me to think it was arranged by one who had acquired practical experience in such matters,"¹⁵ so stated Regent Gregory. Urbana Police were called to guard the structure.

In the meantime, over the winter the Buildings and Grounds Committee had asked the State Attorney General what authority the Board had in disposing of the elephant-the Old Dormitory Building. He gave the opinion that the Board could act without authority from the Legislature so, following the attempted arson, the Board swiftly passed a resolution "To take down the building, saving all materials that they might be utilized for the best interests of the University."¹⁶

The boilers went into a new boiler house, and other materials into farm buildings. By September the Regent was able to report that "the old Dormitory has been torn down and so much of the old material as could be used with profit in new construction has been so used. Of the rest enough has been sold to cover the expense of demolition."¹⁷

A few years later President Peabody remembered the event a little differently when he said, "The building served a good purpose, until one more suitable and commodious could be erected. In 1880 it became a ruin under the stress of destroying elements, and the trustees tore it down to prevent the boys burning it up."¹⁸

Thus the University bowed out of the business of housing men. Not for forty years would the building of residence halls for men be mentioned more than in passing, and sixty years would pass after the spring of the big windstorm before such a University owned and operated residence hall would come into being.

From 1880 until 1914 housing for men seems to have been on a catch-as-catch-can basis with the University making no effort to supervise in any regular way the conditions under which its men students lived. Irregular inspections before the latter date confirmed the general opinion that unsatisfactory conditions prevailed, but even after Dean of Men Thomas Arkle Clark began annual inspections of men's houses in the latter year he had to resort to the sheriff to enforce installation of fire escapes in the larger rooming houses.

Some of the Trustees, however, were interested in men's housing, particularly for freshmen, and at the first Board of Trustees meeting in 1928 Dr. Noble moved that the Supervising Architect ascertain a desirable location for a dormitory for such students. In the same meeting Mrs. Evans, another Board member, was the prime mover in a motion that caused the Board President to appoint a special committee to study and report on the entire question of dormitories for men.

The report, formulated by Laura B. Evans and W. L. Noble, presented at the February 14 meeting of the Board, noted that it was common knowledge that housing facilities near the campus were limited and in many cases undesirable; that the entire life of the student was the University's concern; that residence halls would reinforce the classroom and would make for better adjusted individuals by bringing them into contact with other students coming from entirely different backgrounds and interests. The report concluded with the observation, "Every value of dormitories is doubled for freshmen, for whom a speedy and correct orientation is the first need and to whom an easy road to new acquaintances is most important. Finally, all problems of administration in the freshmen class are simpler when they focus on one point, namely, freshman dormitories. For the foregoing reasons your committee respectfully recommends immediate action toward the construction of dormitories sufficient for the housing of freshmen men."¹⁹

At the same meeting James M. White, Supervising Architect, recommended that the first men's residence hall be located on the northeast corner of the new parade ground which would locate it across from the Men's Gymnasium on the corner of Fourth Street and North Drive;²⁰ and that future dormitories be extended in a row along North Drive from Fourth Street to First Street. "After this row of dormitories has been completed, I suggest that a similar row be built parallel to the first along South Drive."²¹ These dormitories would have to be designed with fronts both north and south, and the service entrances would be at the ends."

However, the plans begun so auspiciously early in the year were to bear no fruit. In the fall President Kinley told the Board, "... You have discussed somewhat the advisability of asking for an appropriation for dormitories for men. If such a policy should be decided for the coming biennium it would not be worth while, I think, to begin with a request for less than a million dollars ... A million dollar building would probably house from three to four hundred."²² The building was not asked for as there were twenty-four other items of higher priority totaling \$6,661,000.

Private housing for men, meanwhile, was burgeoning. For the school year 1929-30 Dean Clark's housing report showed there were within the twin cities a total of ninety-one fraternities, four dormitories, and three hundred and thirty-one residences housing two or more students. The fraternities, national and local, provided housing for 2771 students. The four dormitories-College Hall, Granada Club, Illini Hall, and Newman Hall-sheltered 645 men. The three hundred thirty-one residences housed 5299 men students.

Women's Housing

Almost immediately on the opening of the new University there was a demand that its doors be open to women as well as to men, and a prominent alumnus of the class of 1873 tells a significant story about the admission of women to the University of Illinois.

The University had started in 1868 with one building which served for dormitory, faculty rooms, and classrooms. Two years later, when the Board of Trustees were in session in the building to consider the admission of women, the boys got wind of it. The room above was packed with eavesdroppers getting the news through the stovepipe hole in the floor, and when the verdict was announced all were so overjoyed that nothing could restrain the applause; "che-he-cha-ha" rang out again and again to the astonishment of the assembly below.²³

Coeducation in those days was not popular, however, with parents who had daughters to educate; so for many years the number of women students was small with the great majority of them living either in their own homes or in the homes of relatives or friends. Recognizing from the beginning the lack of suitable housing for women, Regent Gregory instituted a residence hall for women. Called "White Hall" by Carl Stevens²⁴ and "Ladies Hall" by Ella Browman Slade²⁵ '76, the house was modeled on the so-called Mt. Holyoke plan with every member of the household doing some of the housework. The first notice of the women's hall in the University catalog made no mention of the cooperative phase, but read, "Until the old University building can be thoroughly refitted and devoted to the use of lady students and the School of Domestic Science and Art, and other schools for women, young ladies may find suitable accommodations and care at the Hall, which has been opened near the University. This affords good rooms for about forty students with parlor, dining room, kitchen, laundry, and music room. The whole is under the charge of a competent steward and experienced matron. As the number who can be accommodated is limited, all who desire rooms should apply to the steward, Rev. A. N. Page; no room will be reserved after the opening of the term. The private rooms for two students each are furnished with bedsteads, wardrobe, wash-stand, two chairs, table, and stove. Those desiring it may have rooms more fully furnished. The charge for room and board for the coming year will be as follows: Board, with unfurnished room, \$3 a week; board, with room furnished as above, \$3.50; board, with rooms fully furnished, \$4. Payments must be monthly in advance."²⁶

Although the Ladies Hall was not a success, and called by some a fad of Dr. Gregory's, the need was still there; but it was 1895 before another attempt at organized housing was attempted. In that year the number of women students reached 183 and included a considerable group who were away from home and living in boarding houses. Two groups of girls in that year formed chapters of national sororities and in the following year decided to rent houses as homes for their members. At various intervals other groups adopted the same plan until in 1910 eight women's sororities and three local groups of girls were managing their own housing and providing homes for about 150 girls.

Women students, although few in number, were vociferous regarding their needs. Women graduates organized themselves for the avowed purpose of securing University housing for students of their sex and sent the President a communication which he read to the Board of Trustees; "We believe that it is essential to the interests of women in the

University that there be provided a home for non-resident women students. This want appeals especially to those of us who were formerly non-resident students. We recognize the drawbacks of the dormitory system; but after conferring with those who have had experience in this line, we believe that a home for a limited number would offer advantages, not to be offset by known disadvantages," and the communication went on to urge "that a cottage to accommodate not more than fifty young women be added to the list of buildings to be asked for of the next legislature."²⁷

A month later the undergraduates added their voices to those of the alumnae and listed arguments in a petition to the Board whose minutes noted that a petition from sixty-seven of the women students was received for "...a Woman's Dormitory to serve as a suitable and pleasant home for those of us whose parents do not live near the University.

"We wish to bring to the attention of the Board the following facts:

"1. Inasmuch as the University buildings are, so far as convenience is concerned neither in Champaign or Urbana, many young women are obliged (1) to be satisfied with very inadequate accommodations within easy walking distance of the University or (2) to reach their rooms in Champaign or Urbana by means of street cars. This adds in time not a little to the expense of their college course, and frequently compels them besides to carry cold lunches.

"2. The University authorities have seen fit to provide the young men of the institution a drill hall; with an instructor whose business is mainly to teach athletics; with the facilities and freedom to enjoy them, of field day; in none of which the young women have any share. We, therefore, request, as an offset to these advantages, that the University be given the means to furnish a comfortable home near the University buildings, for young women in attendance. We are certain that if parents of this state, who live at a distance, were assured of the existence of a good-sized and convenient women's dormitory, belonging to this University and under its control, they would feel secure in sending their daughters here and that the number of women students would be much increased."²⁸

Plans for University-owned women's halls remained in the wishing stage although the need was not forgotten by the President, the students, the alumnae, or members of the Board. President James noted in his diary in 1910, "Worked in the office all day. Rode Maje in the morning. Called at Mrs. Busey's to discuss what we should ask the Federation of Women's Clubs to do for the University. She suggested asking them to raise money for a women's dormitory and to ask for Leg. App. for an addition to the women's Building..."²⁹

The next year another alumna voice added to the clamor for women's housing through an Alumni Quarterly article which asked, "Has the State a right to entice girls out upon the seas of higher education without providing safe harbors? The women are here, 695 strong, and are clamoring for dormitories. Of the 695 in attendance 350 are in private rooming houses. One third do not board at the same place at which they room because board is not offered. One hundred and ninety-five girls live in eleven sororities and Osborne Hall and are enjoying the kind of life for which I am pleading for all girls."³⁰

In January of 1911 the Board of Trustees decided to request a hundred thousand dollars for a women's dormitory.³¹ The matter was not allowed to die, however, for the spring issue of the Alumni Quarterly carried another article on the need for women's halls noting that, "A survey showed that outside of Osborne Hall, the sorority houses, and the homes in Champaign and Urbana, there are 172 rooming houses. Of these 96 are

approved by the Dean of Women as approaching a certain few requirements necessary for taking girls. Out of this number a good many have not yet been investigated by the Dean, including, for the most part, houses where only one or perhaps two girls are living. This list was started only last year, and certain householders willing to afford a parlor for the girls' use on week-end nights, furnish light and warmth, guarantee a small supervision over the girls and agree to take no men roomers."

After painting a sorry picture of the rooming houses in general the article concluded, "Last fall about half the girls questioned wanted dormitories. This spring fully three-fourths are enlisted in the campaign. During this year thirty-seven out of one hundred girls changed their rooming places since last fall. These are after all the best proofs that the question of finding good, comfortable, and living places for the girls is not an idle one; that improvement could be made in many ways; that at least a part of the girls at Illinois are housed under conditions which are not conducive to good living when considered from either a moral, social, or purely sanitary standpoint."³²

Another year passed and there were no evidences of the hundred thousand dollars requested the year before. The ground swell of sentiment for women's halls continued, however, and Dean Mary E. Fawcett emphasized the current need saying, "The University's great work is to give students a new point of view, and this is accomplished best in residence halls. The residence halls can become a cultural curriculum of the University."³³

Two more years, however, and things were moving. A new and long-awaited residence hall seemed near reality with the approval of condemnation proceedings for three lots on West Nevada Street in Urbana³⁴ for a site for a new women's hall. Immediately construction still was not to be, however, for it was June 21, 1916, before ground-breaking actually occurred. In the attendant ceremonies President James in his remarks suggested enough historic background to give perspective to the occasion. He remembered that the residence hall project was well grown when he came to the University twelve years before; and it finally vanished into the Woman's Building (now the English Building). He recalled that the University began with a dormitory system which collapsed with the building; that for many years afterward the authorities opposed dormitories; but that in the last fifteen years a feeling of approval had grown up. The President urged the little group to use their imagination and see sometime "a magnificent quadrangle of these residence halls for women."³⁵

Mrs. Dunlap, wife of State Senator Dunlap, was introduced as "one of those whom no one in the State has begun earlier or accomplished more in converting people of the State to the proposition." Mrs. Dunlap told how every four years "some of us" went down to Springfield to plead for the residence hall; and how President Draper had said, "Yes, but we need a lot of other things more." Mrs. Dunlap concluded, "I hope...that every boy and girl who come to the University will have just as good a physical and moral opportunity as they are having intellectual, and it will never be the right kind of University until we do."³⁶

The new building was to be designated as a residence hall. President James said dormitory sounded too much like ten-cent-a-night hotel. It was described as being of a style suggestive of the Woman's Building but thirty-three feet shorter and a little lower. Space for 104 girls was provided in forty-six single and twenty-nine double rooms, besides a hospital suite on the upper floor. Showers and lockers in the basement were going to be handy for the girls using the new athletic field to the south. Kitchenettes and sleeping

porches were planned for each floor and a separate dining room was to accommodate as many as sixty girls not living in the hall. A branch library was envisioned for the new hall.³⁷

Construction of the new hall was watched with eager interest. On October 21st the cornerstone was laid by Mrs. Laura B. Evans with the main exercises held in the auditorium.³⁸ Board members Laura B. Evans, Mary E. Busey, and Ellen M. Henrotin as the Committee on Students' Welfare, having been delegated to advise on the administration of the new hall, recommended that the management be vested in two officials. One, a Social Head, was to have supervision of students and the social life of the hall. It was suggested that if a suitable member of the faculty be available, she might serve in this capacity. The second position recommended was that of House Keeper, or House Director, who was to serve as a manager especially of the material, equipment, and diet service. Room assignments were to be made from all four classes in order of application and class, beginning with the seniors. Room and board charges were to be made on a semester basis rather than weekly or monthly.³⁹

That the new women's hall was a sought-after place to live is shown by the fact that the President of the University ruled that henceforth the Women's Residence Hall would be reserved for students from Illinois.⁴⁰ The year before, in 1921, the University purchased the large Davenport home on Wright Street across from the Administration Building. Twenty-five thousand dollars was the price, and the University turned it at once into Woman's Cottage #1 for twenty-five girls.⁴¹ A year later the building was renamed Davenport House for the former owner and Dean Emeritus of the College of Agriculture.⁴²

Davenport House was only a titillation as far as additional housing was concerned. In 1924 an appropriation of a quarter of a million dollars was requested and granted for a hall to match Busey.⁴³ Things moved swiftly. Bids were let and construction started when it was found that the new building was going to cost seventy thousand dollars more than anticipated. Luckily there was more than the needed sum in Busey Hall's Depreciation and Replacement Fund, and with misgivings the Comptroller consented to transfer the needed monies to the new halls construction account.⁴⁴ The building opened in 1926, named West Hall, and was described as being similar to Busey but with no kitchen of its own, the West Hall dining room being served from the Busey kitchen.

A few years more and there was yet a demand for more women's housing. In 1931 the Board authorized⁴⁵ the Supervising Architect to advertise for bids on a third unit for women, again a quarter of a million dollar project, but at the next meeting that authorization was rescinded.⁴⁶ The depression years and World War II would become history before another women's hall would be built.

Church and "Y" Housing

While there was a recognized need for better campus housing from almost the very beginnings of the University, nothing was able to be done institution-wise as there simply was not enough money to build everything that was needed. With the steady enrollment increase after 1890, crowding was all too common and the need for uniformly good student housing even more apparent.

A solution to the problem was undertaken in 1905 by the diocese of the Episcopal Church when a house at 507 East Green Street, Champaign,⁴⁷ was rented and placed in charge of a deaconess "for the purpose of providing a comfortable home for the girl students at the State University, with, as far as possible, motherly care."⁴⁸ This first house, accommodating sixteen girls, was so successful that in 1909, on the South Wright Street site now occupied by the Chi Omega sorority, the same church erected a larger home costing twenty-one thousand dollars, with a Champaign citizen giving three thousand more for furnishings. The new Osborne Hall housed thirty girls and contained "parlors and other accommodations for their social life." The University's Alumni Quarterly commented, "This initial movement made by the Episcopal Church is undoubtedly one which will receive a good deal of encouragement from other denominations. It is a deplorable fact that dormitories are sadly needed by the University, both for men and women, and no better work could be done by the various religious denominations than to establish these houses where students may be taken care of in a more satisfactory way than is now possible."⁴⁹

Having taken the lead in providing church housing for women, the Episcopalians contemplated doing the same for men. In 1911 plans were ready for a chapel and dormitory on South Goodwin between Illinois and Green Streets. The dormitory was to furnish both room and board for from forty to fifty men with the front portion of the lower floor to be a large room for lectures and social purposes. A chapel was to be built next door with the total cost of the two buildings about a hundred and fifty thousand dollars,⁵⁰ but before construction could begin, the lots were sold and land purchased on Wright Street south of Osborne Hall where Canterbury House and the Chapel of St. John the Divine now stands. The mens dormitory never materialized.

In the meantime, in the summer of 1911, the Presbyterians established a dormitory for girls at 805 South Fifth Street, Champaign, the building being remodeled from the old Presbyterian House, formerly at Fifth and John Streets, when it was necessary to make room for the new Presbyterian student church. Comprising in all about twenty rooms and affording accommodations for twenty-three girls, the building was described as being equipped with hot water, electricity, and all modern conveniences.⁵¹ Two more church homes developed later-Bethany Circle at 608 South Mathews, with a capacity of twenty-one girls, and the Congregational House at 602 South Mathews housing fifteen girls.⁵² Much later, in 1928, the Reverend John A. O'Brien, Director of the Newman Foundation, was instrumental in the planning, financing, and building of Newman Hall, a residence hall with food service for three hundred men; for almost forty years this was the largest of any of the non-University owned housing projects.

The Y's did their share, possibly both to help ease the need for better housing and to provide income to help pay for their new buildings. In 1908 the new Y.M.C.A. building at the corner of Wright and John Streets used its upper floors as housing for a

hundred men. This use of the building continued through its days as the Illinois Union and as Illini Hall up to World War II when, for a few years, women lived there until Lincoln Avenue Residence Hall was ready for occupancy and all of Illini Hall was needed for office space. The Y.W.C.A., built across John Street from the Y.M., was ready five years later and advertised in the Illio of that year that it had rooms for forty girls and was in a position to furnish facilities for all social activities including a bowling alley.

Cooperative Housing

Within a very few years after the opening of the Illinois Industrial University, boarding clubs were established and it may have been that some of these were cooperatives in the modern sense, and it could well have been that a few students rented a dwelling house and did their own housework and cooking. For fifty years, however, with the exception of the abortive attempt at a women's cooperative, nothing was done until a Woman's League cooperative is named⁵³ as having been started and the prediction made that others would be established the next fall if the first cottage turned out well.

About the same time that the Woman's League cottage was getting off to a good start the American Collegiate Alumnae at their January, 1917, meeting heard the idea of campus cooperatives brought up. The organization asked Professor James M. White, Supervising Architect, for the house owned by the University at 106 South Goodwin for the project. The house was secured and a committee of the ACA started gathering furniture from town homes. Articles were located by various women and put in order by the committee. Mr. Craig, a jeweler, gave silverware for the house which was opened in the fall with ten girls and their chaperon, Miss Cushman, a librarian. The girls paid the Bursar a monthly bill of sixteen dollars, with five dollars of this allocated for rent and eleven dollars for food.

Possibly the Board of Trustees had been talking informally of women's cooperatives for some time. Perhaps, with no money available for more halls, cooperatives seemed a solution to at least a part of the housing problem. At any rate the Comptroller, after consulting with the Dean of Women and with the Supervising Architect, presented a plan to the Trustees for the organization of cooperative rooming houses for girls. This was in 1917 and at the time it had just been decided that the new women's hall would have aviation cadets instead of women as its first residents.

Whatever the circumstances, the proposed plan⁵⁴ involved taking over the lease of the house at 1001 West Illinois Street, Urbana, for two years and included certain other residences owned by the University, at 502 1/2 South Goodwin and 504 South Goodwin, both in Urbana, and 806 South Sixth Street in Champaign. The Comptroller was to lease for the the University still other homes to be used as cooperative rooming houses if needed. Rentals were to be one dollar per week per girl with the Business Office collecting all rents into a Cooperative Room Housing Fund from which the University was to be paid. Any surplus was to be used to rent other houses, to purchase furniture, and to pay miscellaneous expenses. Supervision was to be vested in the Dean of Women. In event of loss the furniture was to be sold to make up any deficit. Any surplus was to be turned over to the Women's League for the use and benefit of women students of the University.

This idea of cooperatives had caught on fast and a summer issue of the Daily Illini placed in perspective and summarized the progress of this type of housing to date, with a story that three new ones, owned by the University and operated under the management of the Dean of Women, would offer homes to a group of women the next year. The houses mentioned above had been rented until that time to private families but, "It was just recently decided to turn them over to the women as residence halls. They will be treated as college dormitories, each one a unit in itself. This means that the University will be

directly responsible for the upkeep of the houses, contrary to the arrangement of the first cooperative unit which was tried this year at 710 West Nevada Street, the Women's League directing and being held financially responsible.

Opportunities will be given to girls wishing to do their own cooking and cleaning in order to keep down expenses. It is estimated that these three houses, in addition to another dwelling which the committee of trustees expects to secure to add to the list, will accommodate forty-five girls. Each house is to be redecorated and refinished inside. The securing of furnishings for the new homes for the girls is in the hands of the different Women's Clubs of Champaign and Urbana, the Dean of Women and Francelia Sargent, '18, president of the Women's League. The Association of Collegiate Alumnae which was greatly responsible for the successful establishment of the first cooperative house last year will also help..."⁵⁵

The house originally started by the ACA was first called the ACA house, later renamed Alpha House; in 1931 it was moved to 1207 West Springfield Avenue, Urbana. After the launching of Alpha the second co-op house was started immediately north of Alpha with the remaining furniture which had been collected. The house, called Campbell Cottage, was later moved to 1210 West Springfield, and became Gamma House. Beta House was organized in the early 1920's at 806 South Sixth Street, Champaign. Later the girls of Beta were transferred to a house which originally had been at 1113 West Nevada where it had served unsuccessfully as an annex to Busey Hall. In 1924 the Women's League began to assist the houses financially, and the houses, known as the Women's League Cooperatives, were the League's chief project until 1942 when the organization dissolved.⁵⁶

In 1922 the home of Professor Joel B. Stebbins of West Nevada, Urbana, was purchased by the University, as it was next to Busey Hall and on the site of the next women's hall whenever it should be built. The house, moved to Lincoln Avenue south of Nevada and just north of the forestry, was used as an annex to the Women's Hall but was unsatisfactory from the operating standpoint on account of the unfavorable impression it gave in comparison to the larger hall. The Supervising Architect stated the case when he wrote the Board, "It has been difficult for the Dean of Women to fill the Annex or to keep the girls satisfied after they have been assigned there. I am recommending, therefore, that its use as an annex be discontinued....Dean Leonard wants to use it as a cooperative house."⁵⁷ A few months later the Board assigned the residence as a cooperative house and appropriated fifteen hundred dollars for necessary changes in the building.⁵⁸ For the last thirty years the number of houses operated, and the number of girls housed has remained about the same.

War Housing - World War I

Almost concurrent with the declaration of war on April 6, 1917, the University of Illinois was chosen to establish, with five other universities, a Ground School of Military Aeronautics. Hurried plans were formulated, with the Armory being taken over as headquarters for the school as well as the location for instruction, for laboratories, and for sleeping quarters. Only the mess accommodations were to be elsewhere.⁵⁹ Classes began on May 21 with fifty prospective fliers beginning the eight-week course; additional groups joined the school weekly until eight hundred men were here in the spring of 1918.⁶⁰

It was soon discovered that the Armory, with all activities there, was too noisy for living and studying, so the Board of Trustees rented the entire Y.M.C.A. (now Illini Hall) for a dormitory. This was in addition to the building's dining room and kitchen facilities which had been arranged for when the aeronautics school's plans were originally formulated. Fifty-six hundred dollars of the University's money had gone into that kitchen and dining room remodeling and now the lease for the building was costing eight thousand dollars for the first year and three thousand for each succeeding year of use, and there were other non-budgeted financial problems in connection with the new program that the Board of Trustees and President James had to solve. Building use, including living quarters, had to be furnished free of charge to the government. Income to the University was from instruction at the rate of ten dollars per cadet per week for the first four weeks and five dollars for each succeeding week with the total not to exceed sixty-five dollars. Ration allowance was one dollar per cadet per day.⁶¹

It was on July 21 when all personal effects of the cadets were moved to the Y.M.C.A. building, and with the rapid expansion of the ground school some of the Armory classes were moved to the Men's Old Gymnasium Annex. Just as things were settling into an organized routine President James received notice that the government desired to increase enrollment in the School of Aeronautics to 520 by early fall.

Plans for housing the additional embryo aviators were on a see-saw all summer. The unfinished Women's Residence Hall was to be used for housing the young men; then the hall wasn't to be used for cadets and "University women will be housed in the Women's Residence Hall in the fall, the aviators will stay in the Y.M.C.A. building, and the Y.M.C.A. will move into the President's house⁶² and President James will establish himself at 1003 Nevada Street in the place formerly occupied by Dean F. M. Goss. These are the plans settled upon at the latest meeting of the board of University trustees on Tuesday afternoon..."⁶³

Two weeks later the campus newspaper backtracked with a story reading, "The Women's Residence Hall is again given over to the aviators, and this time for good, judging from the statement made by President James after the recent meeting of the Board of Trustees. 'The Women's residence hall is to be turned over to the United States government for use as a barracks for the School of Aeronautics from September first until further notice,' said Dr. James last night. Notification by the government that three hundred men will be sent here to the aviation school has made this action necessary on the part of the trustees. The University has to house the aviators since the government makes no appropriation for these living quarters, and there is no building except the new dormitory available. It is estimated that the cost to the University for maintaining the two buildings, the Y.M.C.A. and the women's hall will amount to about \$15,000 per year."⁶⁴

On November 14, 1917, the new women's hall was formally dedicated to the School of Aeronautics with appropriate ceremonies and designated as Barrack #2, the Y.M.C.A. building already having been designated Barracks #1. No building changes were instituted in Barracks #2 and the building was used as originally planned except that the fourth floor housed a completely equipped dental parlor and an emergency hospital as well as living quarters for the permanently employed help. Soon, even with all the additional living space created by Barracks #2, living quarters were again scarce and unable to accommodate the additional cadets who were arriving regularly. Bradley Hall, immediately adjacent to Barracks #1, was leased⁶⁵ as an overflow barracks, and a closed bridge was thrown across from the second floor of Barracks #1 to Bradley Hall and all other entrances barred. That summer, with the still larger enrollment, some fifty regulation formidable tents were erected behind Barracks #2 to serve as overflow housing for that Barracks.

However, by late summer and early fall of 1918 it was evident that the tides of war were swinging toward the Allies, and the Aviation School was gradually phased out. The financial problems of the setting up of the program had been rapidly eased and earlier worries had been proved premature, for the final accounting at the program's end showed a surplus of nearly forty-five thousand dollars which was offered to the government. The offer was refused with the suggestion that perhaps the money might be used by the University to start a school of aeronautical engineering.⁶⁶

Formation of the Housing Division

Carl Stevens reports⁶⁷ that about a third of those students living during the depression years in rooming houses were ill-housed. How to raise the standards was a problem. Dormitories seemed the most obvious solution, but local rooming house interests opposed them. The issue became a favorite subject among the non-fraternity men. Their Independent Council, formed in 1928, repeatedly raised the question and took the initiative, sponsoring in 1934 a meeting for rooming house proprietors at which plans for uniform regulations and their enforcement were drawn up; and though the Council itself was on the decline and within two years virtually defunct, the housing issue was still a bond among independent men. A new organization was promptly formed, the Men's Independent District Association (MIDA), with more highly developed ambitions both for dormitories and common housing regulations.

In 1935, Charles R. Frederick, as Assistant Dean of Men for Student Affairs, began working in earnest on mens housing problems. Depression conditions had placed most fraternities in trouble and many private lodging operators were ignoring standards of comfort, sanitation, and student welfare under the current pressures. Working with the independent mens organizations, surveys and inspections were made and recommendations drawn up for University consideration, and endeavors were made to gain the public support which was necessary and had to be developed as all proposed changes were meeting with more or less opposition.

In February of 1937 a survey conducted by the Men's Independent District Association, under Frederick's supervision, showing campus housing conditions and needs, and making recommendations, was presented to the Board of Trustees. At their November meeting the Board of Trustees ended a long debate over dormitories and agreed to include provisions for them in the next legislative request.⁶⁸ The principle of regulation of private rooming houses was accepted and the formation of a student housing division anticipated. During this period an Advisory Committee on Housing composed of Dr. J. Howard Beard, University Health Officer, Chairman; Dean of Men Fred H. Turner; Dean of Women Maria Leonard; Director of the Physical Plant Charles S. Havens; Comptroller Lloyd Morey; and Charles R. Frederick, Secretary, recommended policies relating to sanitary inspection of fraternities, sororities, cooperative houses, boarding clubs, and other student houses, and the eventual housing of all students in University approved housing which met standards not below those recommended by the American Public Health Association.

For a year and a half the Advisory Committee met regularly. Plans were formalized and, finally, in the summer of 1939 President Willard recommended that the Board authorize establishment of a Division of Student Housing with details to be worked out during the summer and submitted to the Board at a subsequent meeting.⁶⁹ Authorization was desired in advance so that the Division would be functioning when the University opened in September.

Details were worked out as the President had promised and at September's end the Board studied the Committee's final recommendations and approved the following points in connection with the University's newest arm: the new Division of Student Housing was to be under the administration of a Director with responsibilities of general supervision of all student housing. In matters of women's housing the Director was to follow policies

established in conjunction with the Dean of Women; the Director was to act as an advisor to fraternities and sororities in problems of new construction and remodeling; he was to cooperate in the supervision of off-campus personal conduct of students and to act as executive agent of the Student Affairs Committee with power to issue and revoke motor vehicle permits. The new Director and the Housing Division was to have no disciplinary power, such being lodged with the Senate Committee on Student Discipline. In making these assignments the Board noted that more detailed directions and relationships were being worked out.⁷⁰

Thus the Division of Student Housing was formally launched. The Advisory Committee on Housing continued to function and in the year following its formation, with Frederick as the first Director, more thorough and regular inspections of private housing were begun. Recommendations for improvement of sub-standard housing were made and privately operated houses not cooperating in conforming to required standards were not approved by the University.⁷¹

World War II

It was the fall of 1941, and the Men's Residence Halls were at last a reality. Three hundred and sixty-four men received contracts for accommodations in the new buildings on Fourth Street across from George Huff Gymnasium. But no one living there that first year was to live in the new mens halls again unless it was in post-war years or he was a diesel school trainee, for war was close; December and Pearl Harbor were only three months away.

With the country entering the war, the campus atmosphere changed swiftly. A navy signal school, with eventual registration of eight hundred trainees, was set for May 1 opening with the University providing dormitory and dining facilities.⁷² By April 24 conversion of the Men's Old Gymnasium and Annex into combination barracks and classrooms was well underway,⁷³ and a week later the first contingent of navy trainees arrived, to be confined to the building and grounds at all times except from eleven a.m. Saturday to eight p.m. Sunday,⁷⁴ and for meals when they marched in a group to the Illini Union ballroom.⁷⁵

Then came news that the Navy wished to open a diesel engine school of ten-week courses for naval officers. The first detachment of a hundred and fifty officers was to arrive September 14, with a similar number reaching the campus every five weeks thereafter. Housing for them was to be in Busey and Evans Halls.⁷⁶

Prior to arrival of the officers for diesel training a class of two hundred diesel trainees, mainly enlisted men, moved into the south unit of the Men's Residence Halls with classrooms in the Great West Hall of the Stadium.⁷⁷ Summarization of the first month of activity was made when Illinois alumni were told there were three navy schools on campus: a diesel school for three hundred officers housed in Busey-Evans with classes in the Great West Hall of the Stadium; a diesel school for eight hundred enlisted men living in the now fenced-off and guarded Men's Residence halls and going to classes at the Stadium; and a signal school of eight men living and studying in the Old Gym and its Annex and eating at the Illini Union.⁷⁸

By the next summer various student military and naval programs were under way and their trainees soon were to out number civilian students. By the middle of July, 1500 of the Army Specialized Training Program trainees were housed in twenty-nine fraternities; by October fifteen more fraternity houses were needed.⁷⁹ Dining facilities were installed in the Ice Rink,⁸⁰ and upper floors of Illini Hall and Newman Hall housed ASTP trainees.

Temporary Housing: Post-War Years

With the American and allied troops increasingly on the offensive it became apparent that the war was rapidly drawing to a close. Army and navy programs were being cut back, and another year would see students in civilian attire instead of uniform. This was coming and the Board of Trustees had not been idle.

In August of 1944 the University sent questionnaires to 17,000 alumni and former students in the Armed Forces requesting opinions on certain questions to assist the University in planning its future programs. Over 4,000 of the 7,000 returned questionnaires proved useful and indicated that seventy-two per cent of the veterans planned to return to school, that many were married and would be bringing their families. The Chairman of the University Building Program Committee presented the matter to the Post-War Planning Commission, which suggested that the University consider requesting the legislature to make a special appropriation for the immediate construction of residence halls to house returning veterans.

The University's post-war building program included an item of three million dollars for residence halls construction, and the University Building Program Committee recommended that the legislature be requested to make an appropriation of one and a half million beginning July 1, 1945, for the immediate construction of residence halls to house veterans, with this item to be removed from the building program of the post-war biennium.⁸¹

More than the Board of Trustees were concerned with what the housing situation was to be. At the same January 20 Board meeting at which the foregoing was decided, a petition was received from 2,560 students at the Champaign-Urbana campus exclusive of the army and navy program trainees. The petition read, "We, the undersigned students, hereby petition the President of the University of Illinois to take immediate action for the alleviation of the inadequate and unsatisfactory housing conditions existing on the Urbana campus of the University. We solicit the efforts of the President as head of our University in securing the support of the Board of Trustees and the State Legislature for whatever legislation is necessary to provide adequate housing of good quality for all the students of the University not residing with parents or relatives."

Everyone wanted residence halls, but three million dollars, with only half of that available then, would build only a fraction of those returning and, it was pointed out, a year and a half would elapse before any construction could be completed. So the Board of Trustees wrestled with the problem of how to stretch available facilities. At a summer Board meeting it was voted, on the basis of a July 26 report of the Provost, to increase the capacity of Busey and Evans Halls by installing double-deck beds in the then single and double rooms, and University officers were authorized to negotiate leases of fraternity houses which would otherwise still be vacant, the houses to be sublet to managers who would operate them for women under University regulations and control.⁸²

Two meetings later it was recommended to the Board of Trustees that the Men's Old Gymnasium Annex and Engine Annex be converted into a barracks type housing unit for three hundred men students at a cost of approximately thirty-five to forty thousand dollars, the accommodations to be available for use in February, 1946. If the shortage of housing facilities still seemed probable for September, 1946, and if the students accepted the Gym Annex housing, then the Great West Hall of the Stadium was to be converted for

the barracks-type of housing for another three hundred students at another forty to forty-five thousand dollars.⁸³

In the meantime applications from veterans wishing admittance to the second semester beginning in February, 1946, piled up to such an extent that obviously it was going to be impossible to furnish sufficient housing on campus. Chanute Air Force Base, fifteen miles north of Urbana, was releasing men no longer needed now that the war was over. At the January 31 Board Meeting the Trustees wondered if barracks housing there might solve the University's problem. The Secretary of War, the Illinois Senators, and others in Washington were contacted. By the February 14 Board meeting the Trustees had their answer. Two thousand dormitory spaces at Chanute could be used to house veterans attending the University, with the only cost to the University being that of operation. It was decided that such accommodations should, because of the distance from the campus, cost less than the barracks-type living of the Gym Annex which was charged for at the rate of \$8.50 per month per man. Chanute housing would cost \$8.00 per month with transportation furnished each way once a day. So, University housing was made ready at Chanute Air Force Base beginning March 1 for the almost two hundred who had indicated acceptance of that type of housing. But only ninety-four men took those quarters. It was obvious that the distance from campus was making the air base housing extremely unattractive. In the meantime the ASTP program was being phased out, and Newman Hall, which had housed men in that program, was available as of April 1. Men commuting from Chanute were transferred to Newman Hall and the University's allotment of the Air Base housing was returned to the government.⁸⁴

Housing in the Gym Annex was proving satisfactory. Three hundred men were living out of steel lockers and sleeping on double-deck bunks placed on the basketball floor. There were adequate shower and toilet facilities adjoining. Separate lounge space, a quiet study hall separated from the lounge by two sets of double doors, and a primitive snack bar open at certain hours, completed the arrangements. On the basis of this experience with the Gym Annex it was recommended⁸⁵ that the Ice Rink be converted to a dormitory for 432 men for the 1947-48 school year, but only after all other spaces had been filled. The food service installation in the Ice Rink, which had been feeding several thousand men daily, was removed and facilities comparable with those in the Gym Annex were installed. The Great West Hall of the Stadium also was made ready for 306 men. As of September 5, 1947, all University spaces had been assigned and 850 unfilled applications for single men were on file.⁸⁶ There was no question as to the need for all available facilities.

Concurrent with the need, and its attendant problems, for housing for single men was that for married housing. Married veterans were coming to campus to begin, or to complete, their education. The University owned no accommodations for married students, and apartments in town were the only housing. Something had to be done immediately. Trailer housing was suggested, with President Willard vetoing that idea. Portable houses no longer used on army bases were becoming available through the National Housing Authority and 275 of these at Charlestown, Indiana, were asked for. The application was approved and subsequently 125 more were requested. The University was to pay a token rental to the government, to transport the buildings to campus, connect the houses to utilities, and to rent only to veterans. Rentals were to be high enough to cover operating costs and to liquidate a part of the capital expense of acquisition.⁸⁷ Since it would take a year and a half to build apartments and since the three million dollars

allocated for housing from the legislative appropriation was not sufficient to make much of an impression on the total housing needs in new construction it was decided to go ahead and acquire used buildings from the government, and the site east and south of the Abbot Power Plant was readied, as well as an area in Urbana south of Pennsylvania between Lincoln Avenue and the cemetery. The University President was directed to try to secure the use of 155 family dwelling units then located at Wilmington, Illinois, and at Seymour, Indiana.

With the one-bedroom and two-bedroom individual houses, the Federal Housing Authority also made available for veteran students a type of surplus building which could house sixty-one single students, and other buildings with apartments for married couples.⁸⁸ Ten buildings for married students were put on the Abbott Power Plant site and more buildings of both types were placed on the Urbana location. With the need for married housing was also that for more single housing to replace the barracks housing in the Old Gym, the Stadium, and the Ice Rink. With the increase in enrollment these facilities were needed for their originally intended uses. To fill this need eighty-two buildings, each housing sixteen men, were located on the Parade Grounds west of the Men's Residence Halls as far as First Street and between Peabody and Gregory Drives.

Since World War II

With the close of World War II temporary housing for both single men and married students mushroomed from the Illinois Central tracks in Champaign to Lincoln Avenue in Urbana. The Ice Rink, Stadium, and Gym Annex had housed almost a thousand men. The eighty-two buildings on the Parade Grounds housed another thirteen hundred. There was no doubt that permanent housing was necessary; population projects showed that as the veterans left the campus younger students would be arriving in ever-increasing numbers. The days of the leisurely campus life and comparatively small enrollments were over and it was self-evident that rooming houses, together with the fraternities and sororities, never again were going to be able to house the student population. Permanent halls were the only answer, but increased enrollments meant increased needs for classrooms and laboratories and there simply was not enough money for everything that was needed. The result was that the carefully laid plans which had gone into effect about the time of the beginning of World War II - of permitting students to live only in approved housing - were thrown out with the return of the veterans. Students were allowed to live where they could, and enrollment in the University was contingent on whether or not one could find housing.

As a small step toward increasing the supply of housing, the single and double rooms of all the residence halls were increased in capacity to doubles and triples, and the basement areas in the north and south buildings of the Men's Halls, which had been recreation rooms were transformed into barracks-type dormitories and study halls. A year later partitions were installed and the basement areas made into double rooms.

With the announcement of closing of the temporary housing in the Gymnasium Annex there arose a hue and cry from those living there. Surveys were made by the students and petitions drawn up showing the advantages of group housing, and asking that the University build and maintain good economical barracks-type dormitories for the benefit of those desiring most economical of accommodations. As a result, Addition #1 was built on Fourth Street south of the Men's Halls with each of its four floors similar in arrangement to that which had gained such approbation at the Gym Annex. But more than two years elapsed between the closing of the Annex and the opening of the asked-for accommodations and a new generation of students was at hand, seventeen and eighteen year olds instead of veterans, and the youngsters did not appreciate barracks-type housing as did their predecessors. So, after an unsuccessful two-year experiment, floors were partitioned and Addition #1 became a standardized residence hall.

Thus far, the only men's dining hall and kitchen was on the second floor of Clark House, the center building of the Triad. With plans to eventually build residence halls along the entire block of Fourth Street from Gregory to Peabody, more dining room space would be needed. Addition #2, with a basement kitchen, first and second floor dining rooms, and the student rooms on the upper two floors, was built to take care of the dining needs of the present and projected halls.

The three original mens halls had five names, the first and third buildings being divided vertically and each side carrying a name; this was confusing, so in naming Additions #1 and #2 the names Noble and Flagg were taken from the Triad and given to the new building. Addition #1 became Noble House; the new dining hall building became Flagg House; and the second floor kitchen and dining rooms in Clark House were turned

into the usual student rooms after the space was used a year as open dormitories. Three and a half years later the once contemplated filling of the Fourth Street block was completed with the construction of Taft and Van Doren Halls. Now, more than twelve hundred men were permanently housed, but more than that many were still in temporary Parade Ground buildings.

While the Fourth Street construction of men's housing was going on, women's housing and married housing also was getting a start. Lincoln Avenue Residence Hall, just north of McKinley Hospital, was completed in 1949 with accommodations for 542 girls; Allen Hall, west of Lincoln Avenue Residence Hall and using Lincoln's kitchen, with its entrance at the end of Gregory Drive, was ready for 661 more women in 1957 and 1958. At the same time, using private capital and leasing to the University, Arbor Suites, seven buildings, each housing forty girls, went up on Gregory Drive across from the Parade Grounds. For married and staff housing, the Green Street and Goodwin Avenue student-staff buildings with 201 apartments were completed in 1950-1951.

Generally speaking there had been no provision for graduate student housing on the basis that the University's first responsibility was to the younger students. With the growth of the Graduate School, however, there was a demand both from the graduate students and from the Graduate College for good housing for those at the graduate level. In 1960 and 1961 the first graduate halls were completed, named Daniels Hall and located on the north side of Green Street east of Goodwin. Five hundred and twenty-one graduates found homes there.

In the middle fifties the Parade Ground buildings began to come down to make room for buildings which were to house almost three thousand more undergraduate men. Garner, Forbes, and Hopkins houses were occupied in 1958. Similar buildings-Scott, Snyder, and Weston-were opened in 1960 and 1961. It was felt that University housing was coming of age.

Always it was a difficult matter to find the proper balance between men's housing and women's housing and to keep all spaces filled. There were semesters when women used some of the Fourth Street men's halls, and after the opening of the last three permanent buildings on the Parade Grounds, all of the Fourth Street buildings usually were used as women's halls each semester. With women on Fourth Street and in the seven buildings of Arbor Suites, and all of them eating with men and living near them, there was soon the question of why could not future men's and women's halls be built in close proximity, one with the other, using common dining halls and lounges.

With favorable experiences as a background the next undergraduate housing was planned as a coeducational venture. In 1963 the Pennsylvania Avenue Residence Halls on the corner of Pennsylvania and Lincoln Avenues were ready for occupancy. Four buildings, each housing 258-two buildings for women and two for men, with a central dining room and lounges-showed the trend for future housing; and two years later another coeducational venture, this one on Illinois Street east of Goodwin, came into being with the erection of one building, Townsend, for 668 men and another, Wardall, for 550 women.

In the meantime the University had built Orchard Place, 120 apartments for married students, south of Florida on Orchard, and began to talk of the removal of the temporary family housing on the Abbott Power Plant site. The buildings there had served their purpose well and it was far past the time span originally allotted them, but families living there did not want to move. Rents were cheaper than could be found elsewhere and

the inconveniences of moving helped make the old buildings attractive; so the compromise was reached of allowing those living there to continue to do so until their educational plans were completed. Temporary family housing in Urbana had been cleared out to make room for a couple of veterinary medicine buildings and the Pennsylvania Avenue Residence Halls. Other temporary family housing north of Stadium Drive in Champaign had already been demolished to provide a recreation area for the men's halls across First Street on the Parade Grounds.

More married student housing was built on Orchard Street south of the Orchard Place Apartments in 1961 and 1963 until 532 one-bedroom and two-bedroom apartments were available. When these buildings were first built there was a greater need for single undergraduate housing than for married housing, as many of the Abbott site apartments were still in use. Consequently, there were a thousand single undergraduate men living in the married student apartments in 1961. For the next five years this number varied from semester to semester but always there were single undergraduate men in some of the Orchard Downs buildings. All were fed in a prefabricated steel building in the center of the area. Transportation to and from the campus was furnished by Illi-Bus.

Along with student housing, undergraduate and graduate, single and family, staff housing, with its maintenance upkeep and sometimes its construction, devolved on the Housing Division after World War II. The University for a long time had acquired some residences by purchase or gift. These were rented, often to faculty, until the locations were in demand for a classroom building. With the necessary increase in staff members due to burgeoning enrollment there was a dearth of housing. Often the University found itself in the position of having to furnish housing or lose a prospective staff member. To fill this need a number of homes were purchased in the two cities and a row of National Homes built on Kirby Avenue in Champaign. The new student-staff apartment building after 1949 and 1950 provided more staff housing, and in 1949 the University built thirty homes in a secluded area at the southwest corner of Race and Florida in Urbana. More staff members lived for a time in the temporary family housing areas on campus until they were able to find more desirable housing off campus.

It appeared that the fall of 1966 would see a surplus of undergraduate housing for the first time in memory, at least for the first time since World War II. The University's newest coeducational housing, the Florida Avenue Residence Halls with living quarters for 1306 students, was ready, as well as Sherman Graduate Hall with a capacity of 565 residents.

In addition, private capital, for the first time on a large scale, had become interested in student housing, and several large halls were ready for occupancy. This interest had come about, primarily through the good record made by the University's housing revenue bonds, for though it had a late start in residence hall construction Illinois had pioneered in residence hall financing. Aside from the first two women's halls, all housing had been financed out of income with the original costs being met partly through the government college housing program and partly by the public sale of bonds with no State appropriations of any kind. University of Illinois bonds always have been rated at least Class A, and this record probably influenced private capital in locating here. These private builders were welcomed, for each building privately constructed and operated removed that much pressure from University operations.

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1. First Annual Report, Board of Trustees, 1867-68, page 59.
 2. Alumni Quarterly, Vol. 1, No. 2; October 15, 1915. First Annual Report, Board of Trustees, 1867-68, page 59.
- IBID, page 200.
Note: the second and third annual reports repeat the same information and use the same prices.
3. Minutes of the Faculty, September 15th, 1868, page 5.
 4. Minutes of the Faculty, September 22, 1868, page 6.
 5. Minutes of the Faculty, January 4, 1869, page 12.
 6. Minutes of the Faculty, March 15, 1869, Page 22.
 7. Minutes of the Faculty, September 10, 1872, page 109.
 8. Catalog and Circular of the Illinois Industrial University, 1874-1875, page 45.
 9. Ibid
 10. Board of Trustees Meeting, December 15, 1874.
 11. Board of Trustees Meeting, August 14, 1873.
 12. Board of Trustees Meeting, March 13, 1879.
 13. Board of Trustees Meeting, September 9, 1879.
 14. Board of Trustees Meeting, September 14, 1880.
 15. Board of Trustees Meeting, June 8, 1881.
 16. Board of Trustees Meeting, June 8, 1881.
 17. Board of Trustees Meeting, September 13, 1881.
 18. President Peabody, Historical Address, 20th Anniversary, March 13, 1888, Report of the University of Illinois, 1888, page 204.
 19. Board of Trustees Meeting, February 14, 1928.
 20. Now Gregory Drive.
 21. Now Peabody Drive.

22. Board of Trustees Meeting, October 13, 1928.
23. Alumni Quarterly, Vol. IV, No. 2, April 1910.
24. Carl Stevens, History of the University of Illinois, manuscript, Chapter 2, page 32.
25. Illinois Alumni News, Vol. 16, No. 7, April 1938.
26. Catalog and Circular of the Illinois Industrial University 1874-75, page 45.
27. Board of Trustees Meeting, September 13, 1892.
28. Board of Trustees, November 15, 1892.
29. President James's diary entry for October 19, 1910, University of Illinois Archives. N.B. Maje was Major, President James riding horse.
30. Irma C. Voight, '10, Alumni Quarterly, Vol. V, No. 1, January 1911.
31. Board of Trustees Meeting, January 26, 1911.
32. Clara A. Gridley, '08, Alumni Quarterly, Vol. V., No. 2, April 1911.
33. Alumni Quarterly, Vol. VI, No. 2, April 1912.
34. Board of Trustees Meeting, November 4, 1914.
35. Alumni Quarterly & Fortnightly Review, Vol. I, No. 19, July 15, 1916.
36. Ibid
37. Ibid
38. Alumni Quarterly & Fortnightly Review, Vol. II, No. 3, October 15, 1916, and Vol. II, No. 4, November 1, 1916.
39. Board of Trustees Meeting, May 1, 1917.
40. Board of Trustees Meeting, May 10, 1922
41. Ibid, November 9, 1922.
42. Ibid, September 25, 1923.
43. Ibid, October 25, 1924.
44. Ibid, April 8, 1925.

45. Board of Trustees Meeting, September 29, 1931.
46. Ibid, October 30, 1931.
47. Alumni Quarterly, Vol. III, No. 12, 1909.
48. Alumni Quarterly, Vol. IV, No. 2, April 1910.
49. Alumni Quarterly, Vol. III, No. 3, July 1909.
50. Alumni Quarterly, Vol. V, No. 4, October 1911.
51. Ibid.
52. Carl Stevens, History of the University of Illinois, manuscript, Chapter 6, page 37.
53. Alumni Quarterly, Vol. II, No. 10, February 1, 1917.
54. Board of Trustees Meeting, October 20, 1917.
55. Daily Illini, Vol. IX, No. 21, July 17, 1917.
56. A Brief History of Alpha, Beta, and Gamma Houses, University of Illinois, (no author indicated), University of Illinois Archives, Dean of Women's files.
57. Board of Trustees Meeting, January 12, 1927.
58. Board of Trustees Meeting, March 8, 1927.
59. Military History of the University of Illinois 1868-1923, George Chapin, manuscript, Chapter 15, pages 557-622.
60. History of the University of Illinois, Carl Stephens, manuscript, Chapter VIII, pages 16-17.
61. Board of Trustees Meeting, June 25, 1917.
62. The President's house was then a large frame white-pillared home on the northeast corner of Wright and Green Streets where the Electrical Engineering Building now stands.
63. Daily Illini, Thursday, July 19, 1917.
64. Daily Illini, Tuesday, August 7, 1917.
65. Military History of the University of Illinois 1868-1923, George Chapin, manuscript, Chapter 15, pages 557-662.
66. Board of Trustees Meeting, September 3, 1918.

67. Carl Stevens, History of the University of Illinois, manuscript, Chapter 14, pages 9-10.
68. Board of Trustees Meeting, November 10, 1937.
69. Board of Trustees Meeting, July 21, 1939.
70. Board of Trustees Meeting, September 30, 1939.
71. Board of Trustees Meeting, February 16, 1940.
72. The Daily Illini, April 1, 1942.
73. Ibid, April 24, 1942.
74. Ibid, May 3, 1942.
75. Ibid, May 2, 1942.
76. The Daily Illini, August 11, 1942.
77. Ibid, August 12, 1942.
78. Illinois Alumni News, October 7, 1942.
79. Ibid, July 6, 1943.
80. Ibid, September 8, 1943.
81. Board of Trustees Meeting, January 20, 1945.
82. Board of Trustees Meeting, August 29, 1945.
83. Board of Trustees Meeting, October 18, 1945.
84. Board of Trustees Meeting, April 18, 1946.
85. Board of Trustees Meeting, Ibid.
86. Board of Trustees Meeting, September 26, 1947.
87. Board of Trustees Meeting, November 25, 1945.
88. Board of Trustees Meeting, January 31, 1946.