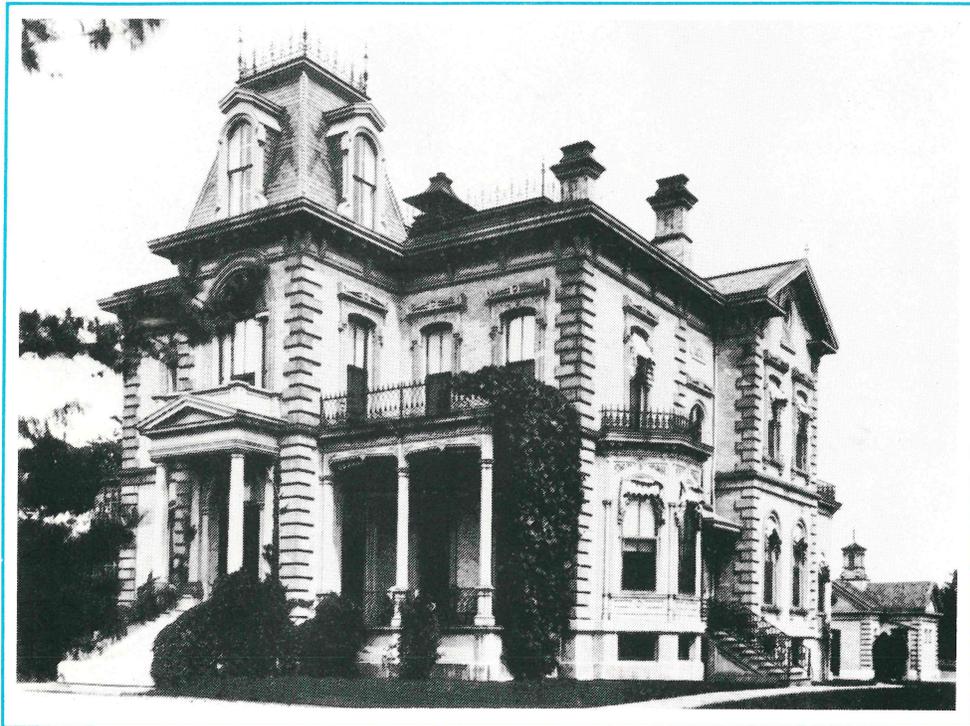


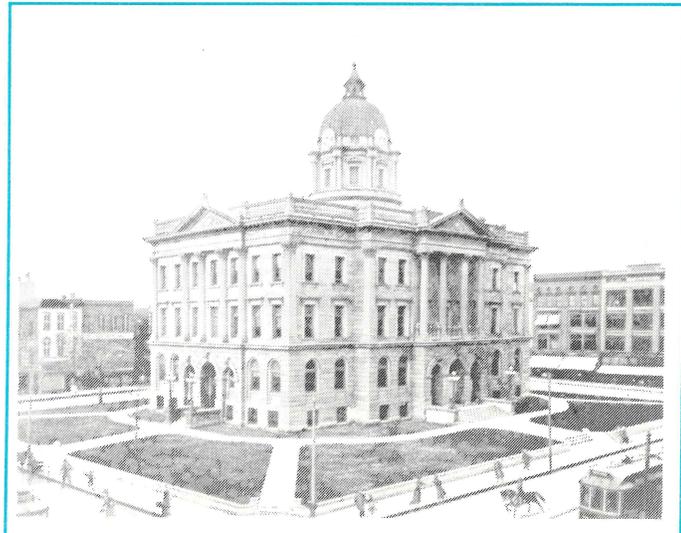
Historical Society

City of Bloomington 5 Year Historic Preservation Plan



Historical Society

Prepared By The
McLean County Regional
Planning Commission
For The
City Of Bloomington, Illinois
1987



Historical Society

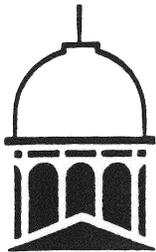
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Illinois Historic Preservation Agency

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Preface

The six parts of this handbook are the components of a Five-Year Historic Preservation Plan for the City of Bloomington, Illinois.

The information presented here may also be of help and interest to organizations and individuals who already are, or who want to be involved with the preservation and conservation of historic resources within the community.

Part I Introduction

Preservation: For What It's Worth

"What preservation is really all about is the retention and active relationship of the buildings of the past to the community's functioning present. You don't erase history to get history: a city's character and quality are a product of continuity." "[Preservation is] the saving of the essence and style of other eras, through their architecture and urban forms, so that the meaning and flavor of those other times and tastes are incorporated into the mainstream of the city's life. The accumulation is called culture."

Ada Louise Huxtable, Will They Ever Finish Bruckner Boulevard?
New York: Times Books, 1970 pp. 223-224.

Many American towns are unaware of a valuable and yet virtually undeveloped resource within their community. The evidence of this richly diverse resource can be experienced in a drive or, even better, a walk through the older neighborhoods and along the old commercial and industrial districts of the town. History and the distinctive characteristics of a community, its cultural resources, are eloquently expressed through the built environment.

Neighborhoods and buildings are widely accessible artifacts of our material heritage. Their construction and design tangibly demonstrate quality of life, social customs and beliefs that are the cultural tenets from which our contemporary society is derived. These forms reveal and reflect this historical legacy in an incomparable manner. It is an asset that is entirely man-made, and one which is continually perpetuated by a procession of public and private contributions extending across the life of a community.

The result of intermingling old and new architecture is the creation of a uniquely identifying townscape, one as familiar as the face of a friend to the inhabitants, and as unique as a fingerprint in the memory of a visitor. The associative qualities which are the strengths of this exceptional and irreplaceable resource are subtle. The message is soft spoken and evocative, and all too frequently the significance of the message is overlooked. In a outburst of "progressive action" older buildings may be demolished in a wholesale manner in order to provide "elbow room" for future developments. It is

the finality of the loss that will eventually force an understanding of the strength and meaning contributed by these structures to the overall quality of the town fabric. With sensitive evaluation and the use of available preservation strategies, the cultural resources of a community can be effectively protected before such a loss can occur.

Historic preservation is a means of cultural resource management. It can be initiated by both individuals and/or organizations. Regardless of how it is established within a community, it should be considered a progressive response which demonstrates an understanding for the need to protect and responsibly cultivate a communal heritage. The preservation of local landmarks promotes pride and dignity in the life work of many long-time residents. Their cumulative contributions, as represented by their homes, their work, and their civic projects, are respectfully acknowledged for their intrinsic value in the development of the community. This regard is carried over to the benefit of new and future residents. Maintaining physical expressions of a community's cultural heritage encourages a holistic understanding of the community as a place, a place in which the young and newly arrived are now integrating themselves, a place where they too belong.

The experience of living in and being a part of a neighborhood, the enjoyment of playing or strolling in a favorite park, the rhythm and jostle of an office and shopping district, all of these provide an opportunity for a person to develop sensory perceptions about their town and thereby acquire an emotional connection between themselves and the community. It is an enriching experience that is achieved through the interaction of people with the old and new elements, the symbols, of their community.

The value of preserving local cultural resources has an impact that extends well beyond the immediate community. When the collective attitudes and experiences of various towns are studied they reveal patterns about how we live, work, and play illustrating, in a larger sense, how regional and national attitudes develop and progress. This mutual background adds to our understanding of ourselves as a national identity and gives to each of us a shared memory of our American experience.

Part II

Support Networks For Historic Resource Management

Successful preservation is the result of support from three areas:

1. private and/or public recognition of historic resources and a decision to actively conserve those resources;
2. supportive legislative policies at the local, state, and federal levels which define evaluative criteria and provide a framework for the continued protection and maintenance of cultural resources; and
3. financial support - determining feasibility of rehabilitation costs, locating public and/or private funding sources, and determining rate of return from the completed project.

These three elements are critically intertwined. If there is not a basic appreciation and desire to preserve cultural and historic resources, then the policy and financial networks, no matter how finely developed, are powerless. On the other hand, the heartfelt efforts of a local citizen's group lacks sufficient authority and the resources necessary to protect a community's vanishing cultural resources from the devastation of neglect, disregard, and senseless demolition.

Part I described the pleasure and appreciation which can be derived from the interaction of a community with the physical legacy of its cultural heritage. This section, Part II, describes the basic legal and financial foundations that can help preservation activities.

SECTION 1. LEGISLATIVE AND AGENCY SUPPORT NETWORKS

The legislative support network consists of the various policies and governmental agencies that have been created to encourage the development of preservation programs at the federal, state, and local levels.

NATIONAL LEVEL

These policies demonstrate the development of a **national** concern and an acceptance of a public responsibility for the protection and maintenance of our cultural resources. They are significant for their direct effect on the scope and effectiveness of state and local programs.

Antiquities Act Of 1906

This was the first national preservation measure, initiated by a concern for the deterioration of archeological ruins in the Southwest United States. Its use is strictly limited because it requires a Presidential order for designation and can only be applied to federally protected lands. The focus is to preserve landmarks, structures and objects of prehistoric, historic, and scientific interest. Sites which meet the strict requirements of national significance are declared National Monuments. (There are no National Monuments in Illinois.)

The National Park Service Act Of 1916

Conservationists, concerned about wanton exploitation of vast natural resources in America, provided the impetus to establish this agency. A branch of the Department of the Interior, its primary function is caretaker of specially designated tracts of public land that are notable for their scenic, historic, or scientific interest. The National Monuments became a part of the National Park system. The Government Reorganization Act of 1933 further broadened the historic concerns of the Park Service with the inclusion of all federal property of historic and military significance.

National Historic Sites Act Of 1935

This act empowered the Secretary of the Interior, through the National Park Service, to acquire property of national historic significance and permanently established the Historic American Building Survey (HABS) for the purpose of recording historic and archeological structures, buildings, and objects that "are of exceptional value as commemorating or illustrating the history of the United States."

Historic American Building Survey (HABS)

The survey was initiated in 1933 as a federal works project for unemployed architects, photographers, and draftsmen. Traveling across the country in teams, they prepared **measured drawings, photographs and written documentation of buildings and structures associated with historical events or persons.** The first reports were published in 1938 and 1941, with the Library of Congress designated as the depository for the original and future records. The outbreak of World War II suspended the survey work and it was not resumed until 1959. In continuous operation every summer since that time, the survey teams now consist of architectural history and architecture students, supervised by members of the American Institute of Architects (AIA). Surveys are prepared

at the invitation of a community or organization and are jointly funded by the National Park Service with local or state agencies. Projects are strictly selected by the HABS office for their contributions to architectural merit and associations with historical events or people. The documentation format is so complete that it is considered the standard for other survey work. The survey documents have proven to be invaluable. A large percentage of the buildings originally surveyed are gone, eliminated by demolition or natural disaster. The survey records are all that remains as evidence of their existence.

Historic American Engineering Record (HAER)

A separate survey team was created, in 1969, to record those sites **associated with engineering and industrial technology**. HAER works in cooperation with the American Society of Civil Engineers (ASCE). The format, survey methods, and financing are similar to those of the HABS survey.

National Historic Landmarks

Authorized by the Historic Sites Act of 1935, this program was not activated until 1960. Buildings and sites being considered must demonstrate a **clear association with a set of national historic themes** described by the National Park Service. Designated Landmarks are listed on the National Register for Historic Places. Nominations are evaluated and recommended to the Secretary of the Interior by a National Park Service advisory board. The property owner of a designated Landmark must be able to assure appropriate and continued maintenance of the site before they receive recognition with a certificate and plaque award.

National Historic Preservation Act Of 1966 (Amended, 1980)

This act acknowledged the need to **protect the material remains of our historic and cultural heritage**. Several new elements were initiated such as the creation of an Advisory Council on Historic Preservation and the authorization of grants to the states and the National Trust for Historic Preservation. The greatest impact of this law was at the state and local levels. The National Register of Historic Places now includes sites of local, state, and regional significance.

National Register of Historic Places

The National Register of Historic Places is a **list of certified historic and/or culturally significant sites at the national, regional, state, and local levels**. The Register is maintained by the National Park Service and nominations are supervised by staff historians and architectural historians. Applications

for National Register status are referred to the Keeper of the Register by each State Historic Preservation Officer (SHPO). A variety of sites may be considered: archeological sites, engineering structures (e.g., bridges), rural structures (e.g., barns and silos), commercial/industrial buildings (e.g., factories, mills, and mining camps), and transportation structures (e.g., railroad depots, ports, interurban stations and tracks) are just some of the sites already placed on the Register. Listing on the Register indicates that a site has passed a strict evaluation of significance and integrity. Because of proven significance the benefits to the property owner of being listed on the National Register include, qualifying for certain federal tax benefits and eligibility for federal grants to help defray the cost of rehabilitation. The property is also reviewed for affect by any federally funded projects which could involve the site. Listing on the National Register **DOES** require the permission of the property owner but it **DOES NOT** protect a property or site from owner initiated demolition or noncompatible structural changes. The Keeper of the Register periodically reviews and removes listings that no longer meet criteria standards.

Advisory Council for Historic Preservation

An independent agency, the Council is **the major policy advisor to the President and Congress on preservation issues**. The Council membership consists of the heads of various federal departments, the Chairman of the Federal Council on the Arts and Humanities, the Architect of the Capitol, the President of the National Conference of State Historic Preservation Officers, the Chairman of the National Trust for Historic Preservation, the Secretary of the Smithsonian Institution, and 12 nonfederal members who are appointed by the President. The primary responsibility of the Council is to review **all** projects involving federal funding as they affect National Register properties. They also provide consultation with agencies developing federal policies and programs, prepare an annual report to the President and Congress, and make recommendations on improvements in the national preservation program. The office of the Council makes available many special publications on request, as well as providing advice and technical assistance on legislative matters.

Certified Local Government Program

Initiated by the 1980 Amendment to the Preservation Act, this program **allows local governments to directly participate in preservation issues** within their jurisdiction. The State Historic Preservation Officer (SHPO) reviews

the certification applications and the requests for project funding. Communities that qualify must meet certain requirements enabling them to apply for special CLG funding monies. Thus, placing them in a primary position to receive technical assistance from the State Preservation Office. The preservation supports which need to be present to qualify are enforced state or local preservation laws, a qualified local historic preservation commission, a system for surveying historic properties, and a provision for public participation in the commission.

STATE LEVEL

Illinois Historic Preservation Act Of 1976

This measure was enacted in 1976 to strengthen protection for designated sites within Illinois against public and private misuse. It created the Illinois Historic Sites Advisory Council and an Illinois Register of Historic Places for sites of particular significance to the people of Illinois.

Illinois Historic Sites Advisory Council

The Council meets four times a year to consider applications to the Illinois Register of Historic Places and/or the National Register of Historic Places. The State Historic Preservation Officer (SHPO) receives the recommendations of the Council for National Register nominations, and in the case of the Illinois Register, the Council does the nominating for listing. Membership consists of 15 voting members who serve staggered three-year terms. As prescribed by the state Preservation Act, the members are selected by the SHPO. Nine of the positions must be filled by three persons from three disciplines (history, archaeology, and architectural history). The other six members are chosen from related fields, local government members or private citizens who are active in preservation issues. Other concerns of the Council include reviewing removals from the Illinois or the National Register, and making policy recommendations to the SHPO.

Illinois Register of Historic Places

Listing on the Illinois Register of Historic Places can be done in combination with National Register listing. Its focus is to provide protection to listed sites from state or privately funded damage. The criteria for Illinois Register listing is similar to that of the National Register. The two major differences being, Illinois will consider places which are at least 40 years old, and the significance has to be of particular value to the people of the state. Two levels of protection are offered to listed sites, the

first can be applied to any site. Each place considered has some distinguishing features which are vital to the significance of the site. These are known as "critical historical features" or CHF's. Anyone who indicates an action which may damage or destroy a CHF may be required to submit to a 210 day waiting period. This would allow time to consider and investigate alternative actions. The second protection involves state funded projects which may "have an adverse economic or environmental impact" to an entire site. Again, a waiting period may be evoked to allow time to critically evaluate impact and benefit to the public by the Illinois Historic Preservation Agency. Fines of up to \$10,000 may be administered to violators. The Illinois Register does have limitations, historic districts cannot be included unless the properties are contiguous and under common or related ownership or control. At this time, the criteria qualifications for the Illinois Register are under review.

Illinois Historic Preservation Agency (IHPA)

Originally a part of the Department of Conservation, the state historical and cultural resources were reorganized into the Illinois Historic Preservation Agency in 1985. The Agency's objectives are to "collect, preserve and interpret the history of Illinois." The varied services are directed by three divisions; the Historical Library, Historic Sites, and the new Preservation Services.

Historical Library Division

Located in the Old State Capitol at Springfield, the Illinois State Historical Library is the primary office of this Division. The Library collects primary and secondary resource materials for all counties in Illinois. It maintains an extensive collection of old Illinois newspapers, nineteenth and twentieth century catalogues and directories, as well as Historic American Building Survey drawings and photos of sites surveyed in central Illinois. Documents related to the life and career of Abraham Lincoln comprise a special collection within the State Library. Materials within the Library's collection are noncirculating but are open to the general public. State Library staff are available to assist with reference requests from the public and provide research assistance to county and local historical societies.

Illinois State Historical Society

A nonprofit membership corporation since 1899, the State Historical Society is affiliated with the State Historical Library. It was established to assist the State Historical Library with the collection, preservation, and interpretation of materials relating to the state's history. Staff restoration experts are available to the public for advice on related problems.

Division of Historic Sites

This office was originally known as the Division of Land and Historic Sites within the Department of Conservation and now supervises more than 40 state-owned and operated historic sites. Some sites are managed as house museums, others are integrated into local or regional festivals and events throughout the year. In each case, interpretive programs play an active role in weaving the significance of past experiences and events in a manner that reveal social patterns which can be understood - and seen - today. These sites include the Carl Sandburg Birthplace in Galesburg, the David Davis Mansion in Bloomington, and the Old State Capitol in Springfield.

Division of Preservation Services

Once a section of the Historic Sites Division, the Office of Preservation Services have been expanded and elevated to full division status. **This is the Historic Preservation Office for Illinois, and the place where the Deputy State Historic Preservation Officer (SHPO) can be found.** The staff within the Division include: an architect to monitor and review tax act projects; an architectural historian to generate and edit National Register forms, and archaeologists to assess the impact of state funded construction projects on cultural resources. Additional staff administer and monitor other programs which handle the tax incentive program for rehabilitation projects and the Certified Local Government Program. The staff also reviews the impact of the use of Federal funds in projects involving National Register or National Register eligible sites under Section 106 of the National Historic Preservation Act of 1966. Various publications are prepared by the Division and are available to the public at a low cost. Other publications may be available without charge. The staff is available to answer and direct informational requests for the public, local governments, or organizations.

Local Level

Bloomington Historic Preservation Ordinance (1983)

Determining that the City of Bloomington contained several areas that would and did qualify for special historic and cultural consideration and protection, the City Council adopted a Preservation Ordinance which provides special zoning for designated sites and areas, and establishes a Historic Preservation Commission.

S-4 Historic/Cultural District Zoning

A special overlay zoning which is combined with the original zoning status. The intent of S-4 zoning is to acknowledge the historical and/or cultural value

of a particular site for the people of Bloomington. It is designed to provide some protection and thus enhance and stabilize the property value of the site. The protection provided is in the form of review by the Historic Preservation Commission.

Bloomington Historic Preservation Commission

A seven member commission which serves for staggered four-year terms. The first members were appointed in 1984. The duties and the powers of the Commission are wide and varied - an expanded description of those duties can be found in Part VI of this booklet. Essentially, the Commission sets the local standards of criteria and evaluation of potential sites and continues to monitor the maintenance and use of those sites. They also have a mandate to keep the citizens informed and educated about preservation and any related critical issues.

Certified Local Government Status (1985)

The City of Bloomington qualified for and was designated a Certified Local Government by the National Park Service effective October 18, 1985. Certified Local Government status makes the City eligible to receive matching grants from a special pool of money from the Historic Preservation Fund received by the State Historic Preservation Office. These grants may be used for a variety of preservation planning activities.

SECTION 2. SUPPORT NETWORK OF PRIVATE ORGANIZATIONS

It would be impossible to include even half of the organizations and societies that take part in historic preservation or the many related interests. The organizations described here are those that are the most likely to provide basic information and/or are involved in preservation projects which develop the cultural resources of Illinois or Bloomington. Part VI includes a Directory listing the addresses of these and other organizations.

NATIONAL LEVEL

National Trust For Historic Preservation

The National Trust was chartered by Congress in 1949 as a non-profit, open membership organization dedicated to "encouraging public participation in the preservation of sites, buildings, and objects significant in American history and culture." In response to the changing needs and directions of preservation issues the Trust assumes the responsibility of initiating demonstration projects and model programs as well as advocating preservation policies in legislative and administrative bodies at all levels. The Trust performs another vital function as a national clearinghouse for information on all aspects of preservation. To better serve the public, the Trust maintains its headquarters in Washington, D.C. and supports six regional offices with staff

members who make field visits, and give technical and financial assistance through National Trust programs. Advice and assistance is available to individuals as well as organizations. Monthly and bi-monthly publications, conferences, training seminars, and study tours are just some of the ways that the Trust keeps its membership informed of a broad range of issues and projects in the field of preservation.

American Association For State and Local History (AASLH)

The focus of this non-profit, membership organization is to promote research in American and local history. The AASLH is active in professional development and historical research for museums, professional and amateur historians and educators. Many of its training programs and publications are oriented towards museum studies methodology and administration.

Association For Preservation Technology

A Canadian-American membership organization, its goal is to provide a forum for state-of-the-art research and technical practices for preservation professionals. The Association publishes a quarterly journal, a bi-monthly newsletter, sponsors an annual thematic conference, and produces various technical publications and monographs.

Preservation Action

A national, grassroots lobby organization for historic preservation and neighborhood conservation that is supported by open membership. Their efforts work towards improved programs and appropriations for preservation issues at all levels of government.

STATE LEVEL

Congress Of Illinois Historical Societies And Museums

A statewide membership group organized by the Illinois State Historical Society for historical and genealogical societies, museums, and other cultural agencies. Membership is also open to individuals. The purpose of the Congress is to encourage the exchange of ideas and methods among member organizations in furthering all aspects of Illinois social, political, cultural, and natural history. Members may participate in regional meetings and workshops, annual awards program, and a lending library. The Congress publishes a quarterly newsletter, and supporters also receive the membership benefits of the Illinois State Historical Society.

Illinois Association Of Historic Preservation Commissions

An Association open to all historic preservation commissions or review boards and individuals or groups which are interested in preservation

ordinances and commissions. A newsletter is published three times a year and provides a forum for local, county and state legislation and activities. The Association is based at the Division of Preservation Services in Springfield. Other goals of the Association are to provide a sharing network and a training base for commission members and staff, through discussions, seminars and publications.

Landmark Preservation Council Of Illinois (LPCI)

The LPCI is a Chicago based, non-profit membership organization dedicated to preserving "the character and vitality provided to Illinois cities, towns and neighborhoods by historic architecture." The organization publishes a bi-monthly newsletter and administers a Landmarks Preservation Fund which awards Endangered Building Grants of \$750.00.

LOCAL LEVEL

McLean County Historical Society

The second oldest historical society in the state, the McLean County Historical Society was organized in 1892. It is a non-profit corporation supported by membership. The Society states its purpose as "to discover, collect and preserve whatever relates to the natural, civil, military, literary and ecclesiastical history of . . . McLean County . . . to maintain a museum and library and extend knowledge on the above subjects by meetings and publications." The museum and research library are open to the public at no charge. Staff are available to assist with research requests and technical information on artifact identification and historic preservation work.

Old House Society

A private, membership organization founded in 1979 to promote the preservation of Bloomington's architectural heritage. Activities include monthly meetings and newsletter, field trips, publications, house tours, and a preservation education program for schools and civic groups.

SECTION 3. ECONOMIC SUPPORT NETWORK

"The design of buildings is unique among the arts . . . The standard fine arts curriculum may read - as if in one breath - painting, sculpture and architecture. But unlike a picture or a statue, a building must continue to justify itself on more than artistic grounds - especially in America. It must continue, in some way, to be functional if it is to survive. And only recently have Americans begun to accept the notion that function might include the provision

of visual delight, variety in the townscape, or a sense of place and identity. The basic criterion for the choice between survival and destruction has been - as it often continues to be - economic. A building has to earn its keep."

Constance M. Greiff, Lost America From the Atlantic to the Mississippi. Princeton, N.J.: Pyne Press, 1971.

Preservation satisfies more than aesthetic sensibilities, it can and does make good money sense. The National Trust keeps running figures of the over 300,000 person-years of work created, the billions of dollars generated in local retail sales and business activity as well as the billions of dollars paid out as local wages at the community level - all through the stimulus of preservation related projects. In 1983, the Energy Information Administration (EIA) published a report on the quality of commercial building space in the United States. The EIA estimated that there were at least four million commercial buildings with a total of 52 billion square feet of usable floor space. Nearly half (46%) of the total building count (representing a quarter of the available floor space) had been constructed between 1946 and 1970. An additional quarter of that count (which also represented another quarter of the total floor space) had been built prior to 1946! Similar figures for residential units demonstrate that a large percentage of current, available family housing is predominantly 40 years or more in age.

Clearly, it is prudent to maintain and utilize these properties to their fullest advantage, and rehabilitation work is extensively employed to accomplish this end. Rehabilitation, or renovation work is the process by which an existing building is modified through repairs or alterations to extend its utility, all the while preserving the features which contribute to its architectural, cultural or historical character. The annual professional conference of the American Institute of Architects (AIA) recently designated rehabilitation as its conference theme. The AIA conducted an informal survey among its membership inquiring, among other items, as to the type of work projects and client needs encountered throughout the U.S. It was discovered that "rehabbing" constituted the majority of work and business activity.

In the case of buildings with strong historical or architectural distinctions, the internal engineering and the apportionment of floor space may be wholly unworkable or undesirable for contemporary uses. The ability to transform an outmoded design while retaining most of the existing material

is truly an exercise in creativity that is equal, if not surpasses, the efforts to produce a new design.

To retain older buildings and sites of quality, it takes financial commitments that are as strong as the commitment to conserve. The following section describes various financial programs which provide a framework for that support.

NATIONAL LEVEL

Federal Tax Incentives

In 1986 there was a real concern that the positive community gains motivated by 10 years of preservation tax credits would be disregarded during the Congressional sweep to eliminate special tax deductions and credits. Fortunately, the credits were retained, with slight changes, a recognition of their valuable contribution to community revitalization and economic development.

Since the enactment of the first preservation tax credits in 1976, Congressional committees reviewed the testimony and advice of developers and local officials on the growing impact of the tax incentives in their towns. Subsequent years witnessed alterations and refinements of the credits through recommendations and lobbying efforts by national organizations such as Preservation Action and the National Trust.

The following is a summary of the current tax credit incentives. The Illinois Historic Preservation Agency's Division of Preservation Services or the National Trust should be contacted for more complete information.

1. For Certified Historic Structures - A federal income tax credit that is equal to 20 percent of the cost of rehabilitation.

Building Qualifications:

To qualify as a "certified historic structure" a building must be:

- a) listed individually in the National Register of Historic Places, or
- b) located in a "registered historic district" certified by the Secretary of the Interior as being of historical significance to the district. District buildings must submit a Preservation Certification Application, available from the State Historic Preservation Officer, to the National Park Service.

The credit is available only to historic buildings which are used in a trade or business or held for the production of income. Historic buildings can include those buildings which are used for residential rental as well as nonresidential rental purposes.

Rehabilitation Criteria and Qualifications:

Criteria:

To receive a rehabilitation credit, a taxpayer must **substantially rehabilitate** a qualifying historic or nonhistoric building. The taxpayer's expenditures must exceed the greater of the "adjusted basis" of a building, (the building's purchase price plus the amount of any previous capital improvements, then subtracting any depreciation deductions already taken) or \$5,000, during any 24 month period selected by the taxpayer. The period must end with or within the taxable year in which the credit is claimed.

Qualifications:

The Department of the Interior must certify that the rehabilitation is consistent with the historic character of the building and, where applicable, with the district in which the building is located. Applications for this determination are reviewed by the State Historic Preservation Officer, who then forwards the applications to the National Park Service for the final decision. The National Park Service strongly urges taxpayers to file applications before beginning work so that modifications may be made more easily, if necessary.

A rehabilitation receives final certification only after all work has been completed. All elements must meet the Secretary of the Interior's Standards for Rehabilitation. The work may involve some repair, alterations, or even new construction to provide for an efficient contemporary use, however, it must not destroy or damage the material and features, both interior and exterior, that are important in defining the building's historic character.

2. For Nonhistoric Buildings Constructed Before 1936 - A federal income tax credit equal to 10 percent of the cost of rehabilitation.

Building qualifications:

Certified historic structures may not apply for the 10 percent tax credit. A building located in a "registered historic district" is not eligible for the 10 percent credit unless it is certified by the Department of the Interior as NOT contributing to the historical significance of the district.

Nonhistoric buildings must be used for nonresidential, commercial and industrial purposes.

Rehabilitation Criteria and Qualifications:

Criteria:

A taxpayer must **substantially rehabilitate** a qualifying old building. The criteria for "substantial rehabilitation" is the same as for historic buildings.

Qualifications:

No certification is necessary to obtain the 10 percent credit for nonhistoric rehabilitation. However, certain existing building elements must be retained to qualify. Specifically, 1) 50 percent or more of the existing external walls must be retained in place as external walls; 2) 75 percent or more of the existing external walls must be retained in place as internal or external walls; and 3) 75 percent or more of the existing internal structural framework must be retained in place. These requirements do not apply to historic structures.

For a more complete explanation of the tax incentives and to learn about other considerations and benefits available, the Office of the State Historic Preservation Officer should be contacted.

Federal Historic Preservation Grants-In-Aid Program

As authorized by the Preservation Act of 1966 the National Park Service apportions the federal funding for preservation projects to the states and the National Trust. Certain preservation activities may have half of the expense funded by these grants. Typical projects include the preparation of local preservation plans, conducting preservation surveys, and if money is available, they can provide matching grants to owners of properties in the National Register.

STATE LEVEL

Heritage Grants-In-Aid Program

Administered by Illinois Historic Preservation Agency, the purpose of this program is to assist "brick and mortar" restoration proposals within Illinois. With a funding pool of \$100,000, the grants will cover 50 percent of approved construction costs to rehabilitate historic buildings. Qualified properties must be listed on the National Register and be owned by a public or nonprofit entity.

Property Tax Assessment Freeze Program

This program provides tax incentives to owner-occupants of certified historic residences who rehabilitate their homes. Through this program, the

assessed valuation of the historic property is frozen for eight years at its level when rehabilitation began. The valuation then is brought back to market level over a period of four years. At least 25% of the property's market value must be spent on an approved rehabilitation project. Homeowners that may qualify should contact the Local Government Services Coordinator at the Illinois Historic Preservation Agency.

Illinois Arts Council

The state funded programs and grants administered by the Arts Council are selected for their emphasis on public art. One of their programs, "Building by Design" may be helpful for some historic preservation projects. It does not provide funding for capital construction, but it can be used for marketing surveys, feasibility studies and architectural working drawings if the goal of the completed project will in some manner broaden the opportunities for art in public places.

LOCAL LEVEL

Certified Local Government Grants (CLG's)

Bloomington is one of many CLG's in Illinois, designated by the Illinois Historic Preservation Agency and the National Park Service. Ten percent of the state's share of preservation funding from the Federal Government is earmarked especially for CLG projects. The Division of Preservation Services is staffed with a Local Government Coordinator who will assist the CLG's with project applications and technical assistance.

Community Development Block Grants

The City of Bloomington Department of Community Development oversees two loan programs that can be applied to the rehabilitation of historic properties. One is a residential loan program which allows low-to-moderate income level homeowners to bring their property up to building code standards. This covers only the work which is considered necessary for structural maintenance. Historic residential properties and properties within historic districts are eligible.

The Downtown Commercial Loan Program is only available for commercial structures within the central business district of Bloomington. Most of the downtown area is within a National Register Historic District, thus applicants must demonstrate that the planned rehabilitation work will meet the criteria as recommended in the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings. This program is funded and administered by a review board representing the City of Bloomington and five area banks.

Part III

Historic Resources Inventory

"This is how we should think of landscapes: not merely how they look, how they conform to esthetic ideal, but how they satisfy elementary needs: the need for sharing some of those sensory experiences in a familiar place: popular songs, popular dishes, a special kind of weather supposedly found nowhere else, a special kind of sport or game, played only here in this spot. These things remind us that we belong - or used to belong - to a specific place: a country, a town, a neighborhood. A landscape should establish bonds between people, the bond of language of manners, of the same kind of work and leisure, and above all a landscape should contain the kind of spatial organization which fosters such experiences and relationships; spaces for coming together, to celebrate, spaces for solitude, spaces that never change and are always as memory depicts them. These are some of the characteristics that give a landscape its uniqueness, that give it style. These are what make us recall it with emotion."

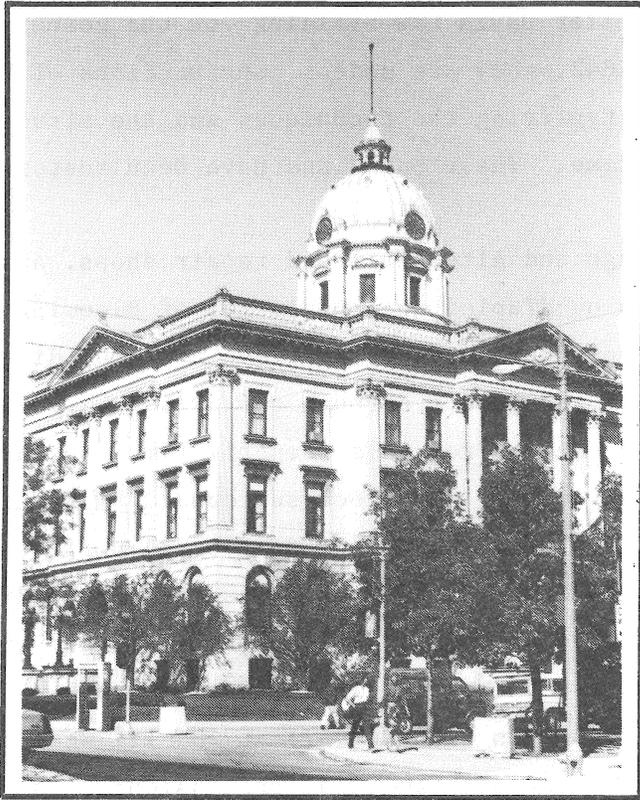
J. B. Jackson, "Learning about Landscapes," The Necessity for Ruins and Other Topics. Amherst: The University of Massachusetts Press, 1980, pp 16-17.

Before a preservation plan can be developed, it is necessary to review what is already protected or acknowledged and evaluate what it represents to the community. Historical and architectural surveys are typically the basis for this kind of review. Bloomington sites were initially recorded in two surveys of McLean County - an Inventory of Architecture Before World War II, prepared by the Illinois Historic Structure Survey, and an Inventory of Historic Landmarks, prepared by the Illinois Historic Landmarks Survey in 1974. The Division of Preservation Services maintains the original survey card files from those and other state-wide surveys in Springfield. Since the time of those surveys, there has not been a follow-up survey or an update of site conditions. A cursory check of just the Bloomington sites in the Fall of 1986 revealed that a number of the listings have been lost to demolition, fire, or have suffered drastic alterations.

The City of Bloomington has taken several steps to preserve some areas and sites of historical and cultural significance to their community. An interest in protecting certain recognized areas from developmental intrusions generated the passage of a historic preservation ordinance in 1983 and thus accelerated local initiative in documenting areas of local significance.

Part III is a inventory of landmarks and sites within Bloomington that have some national or local protection. It includes descriptions of the historic districts (Section 1), a listing of individual sites which are on the National Register or that are locally recognized (Section 2), and a listing of broad areas which need further investigation and documentation for potential historical and cultural recognition (Section 3).

Section 1 - Designated Historic Districts The Bloomington Central Business District (CBD)



Roughly a 12 block area bounded by Main, Center and Front Streets, this district was listed on the National Register of Historic Places in February, 1985. Within the CBD historic district are two properties individually listed on the National Register, the McLean County Courthouse Square (February, 1973) and the restored Miller-Davis Law Buildings at 101-103 N. Main and 102-104 E. Front Street (April, 1979). The Courthouse Square is also locally zoned a S-4 Historical and Cultural District (February, 1979).

The historical time frame for the downtown district is a one hundred year span; from 1842 to 1942. Resiliency and determination can be read in the range of building materials and styles found in this central part of the community. For early town leaders and businessmen of subsequent years, the buildings are the realization of pride and a commitment to making Bloomington an important regional commercial and governmental center.

Distinct periods of development can be followed along a north-south axis beginning at Front Street and going north to Locust Street. The area was surveyed in a grid pattern, in 1831, shortly after it was named the county seat for the just created McLean County. The commercial lots are long and narrow, and many of the buildings fully occupy their lots, some sharing a common wall with neighboring structures.

Until the arrival of the railroad in 1853, the town grew slowly and had to rely on locally produced building materials. A natural feature

of the townsite was a large grove of hardwood trees that began south of Front Street. Locally processed lumber and handmolded bricks from Bloomington brickyards were the mainstays of construction supplies. The lone survivors of the pre-railroad era are the **Miller-Davis Law Buildings on the corner of Front and Main Street**. Built in 1842, they are modest constructions of hardwood frame and hand-molded brick, typifying the techniques and the structural form that was prevalent for that time. These buildings have been restored to museum quality appearance.

Two railroad lines, the Chicago and Alton Railroad repair shops, and a growing commercial trade more than quadrupled the population of Bloomington before the Civil War. Extensive new construction and frequent rebuilding marked the building activities from the 1850's through the 60's. Large fires caused much rebuilding, thus what remains from this frenetic time is scattered. A major fire in 1856 destroyed most of the block surrounded by Front, Center, Washington, and Main Streets. New, three and four-story brick office buildings restored the block to activity. Several of those office buildings are now the survivors of time, and their presence illustrates early architectural talent as well as the character of the time in style and form.

The Italianate features of the **Rounds Block (1857) at 105-111 West Front Street**, are the work of one of the first architectural professionals in Bloomington, Rudolph Richter. Richter worked as a designer for S. D. Rounds, a local brick maker. After the fires of 1856 and '57, Rounds was producing up to 125,000 bricks a week to meet construction needs for at least 12 projects of his own in the downtown area. Around the corner, at **106-198 West Washington Street**, competitor brick maker, Napoleon B. Heafer supplied the material for the **Phoenix Block (1857)**. Other offices that were a part of the rebuilding are **Dewenter's and Dr. Crother's Building at 118 and 116 West Washington Street**. 108!

The new office buildings were across the street from the county courthouse, an ideal arrangement for young lawyers who were building political as well as professional careers. Later, during and after the Civil War, some of these young Bloomington lawyers would play prominent national roles in politics and the military. Lawyer Kersey Fell's office was in the Phoenix Block. Carl Sandburg states that in Fell's office it was first suggested to Lincoln that he run for President. In the upper story of Dewenter's and Dr. Crother's, William Ward Orme, Leonard Swett, Ward Hill Lamon, and Harvey Hogg maintained offices. Orme served as a

General, and Hogg a Colonel for the Northern military, while Lamon became the Marshal of Washington, D.C. and the bodyguard of his close friend, Abraham Lincoln. Swett remained in the legal field and developed a national reputation as a defense attorney.

After the Civil War, Bloomington would triple its population climbing to over 23,000 by the town's 50th anniversary celebration in 1901. The manufacturing and agricultural trades increased in scope and expanded the economic base of Bloomington. Improved rail service opened national markets and increased the transmission of technical information and news.

The downtown business district expanded as needed. At first, commercial interests extended from all sides of the downtown core into the surrounding residential neighborhoods. Eventually, a northern development pattern emerged following the streetcar lines toward the C. & A. Shops and the universities.

At regular intervals along North Main Street, progressive stages of expansion are evident as the business blocks stretch to Locust Street. The McClun Block (1872) at 402-412 North Main, the Eddy Building (1887-94) at 421-427, the ~~Washington Block (1871) at 502~~, the Jacoby Building at 513-515, and the Swann-Smith Block (1873) at 602-608 are intermingled with the structures of various wholesalers and commercial enterprises. Although the occupants have changed and the facades have been altered, much looks as it did when they were built in the 19th century.

Most of the structures continued to be built from hand molded bricks made by local suppliers, but by the 1880's additional technology allowed them to produce a hard-faced, pressed brick and many offer brick in other than the standard red. The town now supported several men who were engaged in the design and construction of buildings, and they used a variety of materials which became available because of the railroads. Decorative elements, produced in contrasting materials, were a favorite facade technique with stone, stamped tin and ironwork were the typical choices.

George Miller became a popular architect in this period before the twentieth century. Born and raised in Bloomington, his earliest drafting experience was training by Rudolph Richter. After furthering his design education outside of Bloomington, he returned and eventually developed his own practice which was in full swing by the 1880's. His work shows a preference for colors and varied textures and his designs are influenced by the late nineteenth century interest in Romanesque and revivalism styles. The Elder building (1884) and the neighboring Mason & Elder Block (1883) at

gone!

416 and 418-420 North Main Street were designed by Miller. He is also responsible for the south part of the ~~Eddy Building (1894) at the corner of Main and Market Streets.~~ The older part of the ~~Eddy Building (1887)~~ was designed by another local architect, ~~W. H. Milner who worked in Bloomington between 1885 and 1887.~~

At the same time that commerce was stretching out on Main Street, another arm of the business district was reaching out along East Front Street. Activity was divided between light manufacturing, as in the **Strain Cigar Factory (1894)** at 218 East Front Street and the **Medicine Factory (1876)** at 230 East Front Street and several horse related concerns, the evidence of which **Dr. W. T. Williams' Horse Hospital (1883)** at 236 East Front Street is one of the few remaining survivors. A nationally respected veterinary surgeon, Dr. Williams published widely in national and international professional journals. His building is basically as it was when he practiced in Bloomington. On the east wall it is possible to see the wide outline of the entrance used by his equine "patients".

One of the most interesting visual contributions to **East Front** is located at **227-229**, it was specially designed by George Miller for its artisan occupants. The name of the business is visible above the center bay of second-story windows, **"H. J. Higgins & Co. Marble Works"**. Its appearance attests to the stone cutters skill and medium with detailing in Bedford Limestone, Indiana Marble, St. Cloud Granite, and an unidentified true marble. Miller orchestrated these materials in a Victorian Romanesque manner taking full advantage of the craftsmen's talent.

Two new decorative materials began appearing about this time, terra cotta panels and later on, terra-cotta elements such as cornices, medallions and moldings, none of which were produced locally; and cast iron columns, usually added to the first floor as structural supports and to hold plate glass for display windows. Two early examples of the use of terra cotta details are the panels on the **Elder Building on North Main Street** and the **Chisholm Building at 221-223 East Front Street**. Both are buildings designed by George Miller.

Three iron foundries kept Bloomington in supply of a range of stock items for architectural use. The most common elements found are cast iron thresholds and columns. William Flagg operated the earliest foundry, he began as a producer of reapers. Later expansions allowed him to include a line of architectural iron which was available until 1873 under the name

Empire Works. It is probable that most of the iron work found on buildings constructed between 1856 and 1873 came from Flagg's company.

A majority of the later architectural iron market was held by Nicholas Diedrich, who took it on as a specialty to the extent that he eventually hired a pattern maker for his foundry. The company, Union Foundry, employed 18 people and shipped pieces throughout a three state area. The **R. P. Smith and Sons Building (1878) at 610-612 North Main Street** has retained columns and thresholds which are molded with the foundry's name.

Nearly a month after the town celebrated its 50th anniversary, on June 19, 1900, the most damaging downtown fire occurred. A laundry near the corner of Monroe and East Streets caught fire after midnight and a hot summer wind, blowing from the northeast, fanned the flames which quickly spread to the downtown area. The next day, the community looked over five and a half blocks of burnt rubble. Gone were several blocks east and north of the courthouse, and partial blocks west of the square. And although it was still standing in the aftermath, the badly scorched courthouse proved to have suffered enough damage that it had to be razed. Insurance covered only \$800,000 of the estimated \$2,000,000 in total property losses. Despite the grim outlook, the stunned community considered only one response amid the charred remains, to begin the rebuilding process immediately.

The herculean effort put into the regeneration of the business district became a source of community pride. Before a year had passed, 90 percent of the area was rebuilt without a single business experiencing failure. An emphasis on fireproofing guided the new construction. Wood framing with wood and tin detailing was replaced by techniques using brick piers with steel I-Beams for framing and terra cotta decorative features.

A new look was in store for downtown and not just because of changes in the building codes. The extent of the reconstruction work was more than enough to allow new architectural talents an opportunity to show their ability. Arthur Pillsbury, educated at Harvard and the University of Illinois, was a hometown boy who had recently established a private architectural practice when the fire broke out. Some of his known post-fire contributions include the ~~Cole Brothers Building (1901) at 213-215 North Main Street~~, the **Pantagraph Printing and Stationery (1903) at 215-217 West Jefferson Street**, the **Lyman Graham Building (1901)** and the **Charles H. Burr Building (1901) at 104 and 106-110 West Monroe Street**.

Other architects who contributed were Paul Moratz, another Bloomington native educated at the University of Illinois, who designed the **Klemm Building (1901)** at 105-107 West Jefferson Street and Robert Newberry, from Chicago, who designed the **Illinois House (1902)** at the northwest corner of **Jefferson and Center Streets**. Most of the post-fire structures are relatively restrained in appearance favoring symmetrical forms with classically influenced details. Other common traits among these buildings are plate glass display windows on the street floor and recessed entries. Some owners required their architects or contractors to duplicate exactly the floor pattern of the previous building. Others joined with neighboring property owners to decide collectively on design requirements such as how many stories, building materials, and cohesive styling, this was the case with the five buildings constructed east of the courthouse.

Stone was used more extensively after the fire. Brought in by rail, the stone was dressed locally as needed. Pillsbury's **Braley-Fields Building (1901)** at 218-220 North Center Street makes the most use of red-colored Superior Sandstone, the only time he preferred the material usually associated with George Miller's works. As a decorative tie-in with his client, George Miller had ears of corn carved into the stone capitals for the **Corn Belt Bank Building (1901)** at 101 West Jefferson Street.

The last stages of development for the downtown area happened at a much slower pace. Never again would fires destroy whole blocks of properties. Most of the business district core was filled, new construction occurred as infill for small areas or, as in the case of the **State Farm Building (1929/1941)**, older structures were demolished to make way for much larger replacements.

George Miller was nearing retirement in the first decade of the 20th century, yet he still made some notable contributions to the downtown district. The **Livingston Building (1903)** at 102-104 West Washington Street was attributed with having the first all steel frame infrastructure in Central Illinois. In the **Central Fire Station (1902)** at 220-228 East Front Street he coordinated two of his favorite materials, red Superior and Raindrop Sandstone, both a type of Franconia Sandstone, for contrasting textures and colors.

Arthur Pillsbury's post-fire work moved him to the forefront as a prominent local architect. His designs are distinguished by newer stylistic influences and his use of varied materials. The **People's Bank (1909)** at 116-

120 North Center Street is decorated with terra cotta vertical panels which appear to drop from the overhanging cornice in a style influenced by Arts and Crafts designs. A different approach is used with **Livingstons Department Store (1917)** at 110-114 West Washington Street, not an imposing structure it draws attention from the use of white-glazed bricks and terra cotta on the facade. He used a window arrangement which was popular for department stores of the time, a large squarish sheet window flanked on each side by narrower windows. Its a distinctive window grouping which became known and named for the city that made them famous, Chicago-style windows.

One of Pillsbury's last projects before his untimely death in 1925 was **Ensenberger's Furniture Store (1925)** at 212-214 North Center Street. It was the last new large building to be built facing the courthouse square. Visually striking, its seven floors are separated by spandrels of large terra cotta panels executed in a raised olive green, gold and red pattern of medieval inspiration.

Later building additions took place on the perimeter of the core downtown district. They reflect changes in marketing strategy and a progression of stylistic trends. The **C. U. Williams and Son Building (1911)** and its annex (1915), the **Castle Theatre**, at 207-209 East Washington Street were built to sell automobiles. The car was rapidly becoming a vital part of the social and commercial mainstream, yet marketing strategies were still experimental. As a product, it required a considerable amount of space for storage and display. Williams' first building features wide display windows on the first and second stories. Eventually more space was needed and in the six-story annex Williams arranged for cars to be hung from the ceilings allowing as much of the inventory as possible to be visible to buyers.

Within view of C. U. Williams showrooms, is the 13 story **State Farm Building (1929/41)** at the corner of East Washington and Center Streets. It is by far the largest single building complex in the downtown district, it houses the company created to provide low-cost insurance for rural drivers. The block long structure was the third home for the fast growing company. Developed in stages, it began as an eight story office building in 1929. Five additional stories were required only four years later and by 1941 an adjacent building, equal in size to the home base, was attached on the north side. Throughout the expansions the structure retained a basic Art Deco appearance with terra cotta medallions and a variety of stone work details.

Subsequent additions along the district's edge came from two architectural firms that evolved from Pillsbury's practice. Among the plans designed by the firm of Schaefer and Hooten is the **Kaiser-Van Leer Building (1938) at 503 North East Street** which is the only building in the downtown district with the simplified horizontal lines and materials suggestive of the International Style.

The second firm, Lundeen and Hilfinger also preferred the streamline style as is evident in the form and design of the **Wabash Telephone Building (1942) at 109 East Market Street.**

Individually Listed National Register Properties In This District

McLean County Courthouse: This block bounded by North Main, West Washington, North Center, and West Jefferson was designated a National Register site, February, 1973. Zoned local S-4 Historical/Cultural District in February, 1979.

Designated the county seat for the newly created McLean County in 1831, this square was donated for the courthouse site by town founder, James Allin. The present courthouse is the fourth to occupy the site. A massive downtown fire on June 19, 1900 severely damaged the third courthouse, and it was decided to rebuild for the safety of the public records. Ruins from the third courthouse can be seen in various parts of the city: the frame of the dome is to the east of the Miller Park Pavilion; the Summit Street Bridge, designed by local architect, Paul O. Moratz in 1905, is constructed from the burned facade stones, and two of the limestone capitals can be seen at the corners of McLean and Grove and Washington and Evans.

The Beaux-Arts influenced structure, completed in 1903, was designed by Peoria architect, William Reeves from the firm of Reeves and Baillie. It was a dominant and popular style for public buildings of this time period. According to the new ordinance any construction within the fire district strictly limited the use of wood. Thus, the only wood in the courthouse is found in the doors, floors and some trim. The exterior facade is of a smooth Bedford limestone. The four outdoor entryways are decorated with black marble and mosaic tiles on the floor and ceiling. Each of the doors is bronze. The copper clad dome is reminiscent of the dome on St. Peter's Basilica in Rome. The interior is richly appointed, one of the most distinctive decorations is the allegorical painting on the dome ceiling.

The various offices of the county and successive courthouses have conducted the business of the McLean County seat at this same site for more

than 150 years. Only recently has the need for more space necessitated a decision to move the remaining county offices to another site. The court-rooms were moved early to the new Law and Justice Center on West Front Street. While the structure is in no danger of demolition, a special committee of the McLean County Board is exploring alternative occupants for the site. It now appears that the courthouse will become the McLean County History Center, housing the McLean County Historical Society's Museum, Library and Archives. The combined Law Libraries, Judges and Bar Association, will also locate here.

Miller-Davis Law Buildings: 101-103 North Main Street and 102-104 East Front Street. Designated a National Register site in April, 1979.

These are the oldest surviving commercial buildings in Bloomington. They are excellent examples of the Federal Vernacular style commonly used in the midwestern commercial architecture. The brick and the frame structures share a common foundation and a common wall. Under lot owner James T. Miller's direction, both were erected by local men: James Goodheart; William T. M. Miller; mason, Zachariah Lawrence, and Andy Matthews of Danvers.

The building was put up with locally made, hand-molded brick, and wood was supplied from the local timber groves. All hardware and glass was imported by ox-drawn wagons from Pekin.

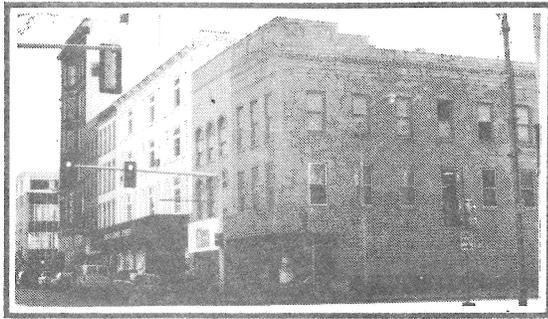
The two-story brick structure was built as an income property for local businessman, James T. Miller. Miller later was elected State Treasurer on the Republican ticket in 1856. The main floor was rented to a druggist and the upper floor contained, at different times, the law offices of Asahel Gridley, William Hanna and John M. Scott. When the 8th Illinois Judicial Circuit Court was in session the law offices became a convenient gathering place for the traveling circuit lawyers to borrow working space and discuss current issues. It was an impressive list of young men who later made their mark in the Civil War, or through state or national forums; William Orme, Leonard Swett, Ward Hill Lamon, David Davis, Kersey Fell, and Abraham Lincoln.

The brick building remained in continuous retail use until 1978. It is now a museum quality **restoration** completed by the McLean County Historical Society in 1980-81. ~~It is open to the public for three days a week and houses exhibits of early builders, lawyers and merchants of the area.~~

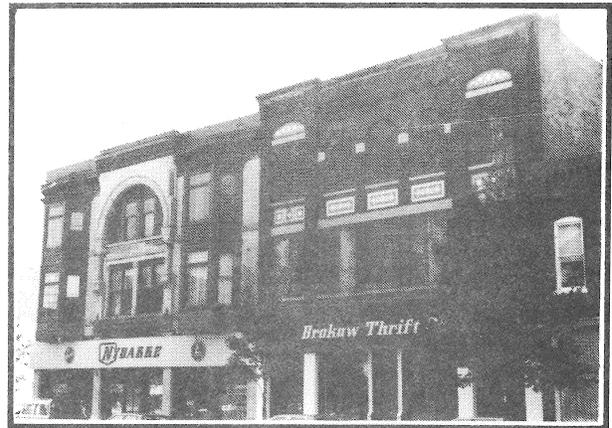
The small one-story frame structure is a **reconstruction** of the offices built by David Davis for the firm of Davis and Colton. At the time it was

considered usual to build office space solely for a law practice. Davis remained at this site until his election to Circuit Judge in 1848. The offices were rented to various attorneys until 1859 when the building was sold to a shoemaker.

CBD Property Description Photos



Street view of Corner of Washington & Center (Mostly 1850's bldgs.)

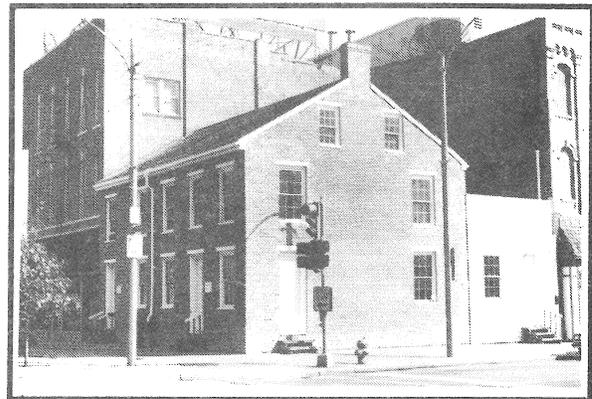


Higgins Marble Works
227-229 E. Front



602 - 608 N. MAIN
(Mostly 1870's)

N.R. Properties:

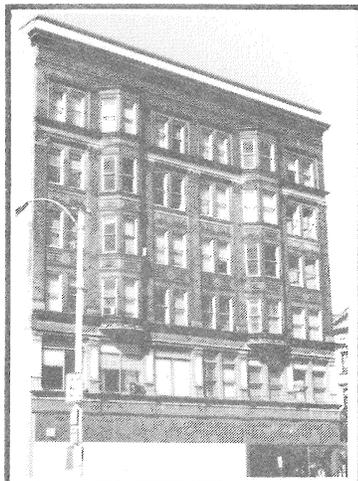


Miller-Davis Law bldgs.
corner Main & Front



Eddy Bldg. 421-427 N. Main (1880's)

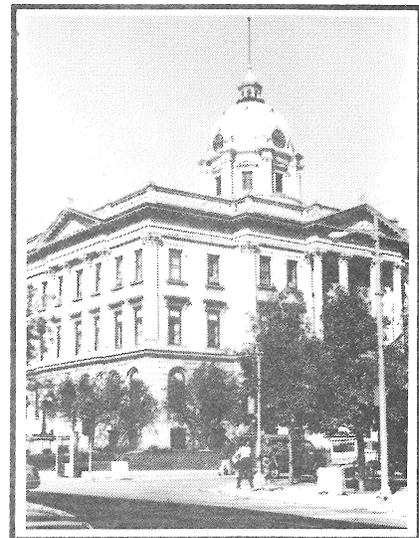
Courthouse - square

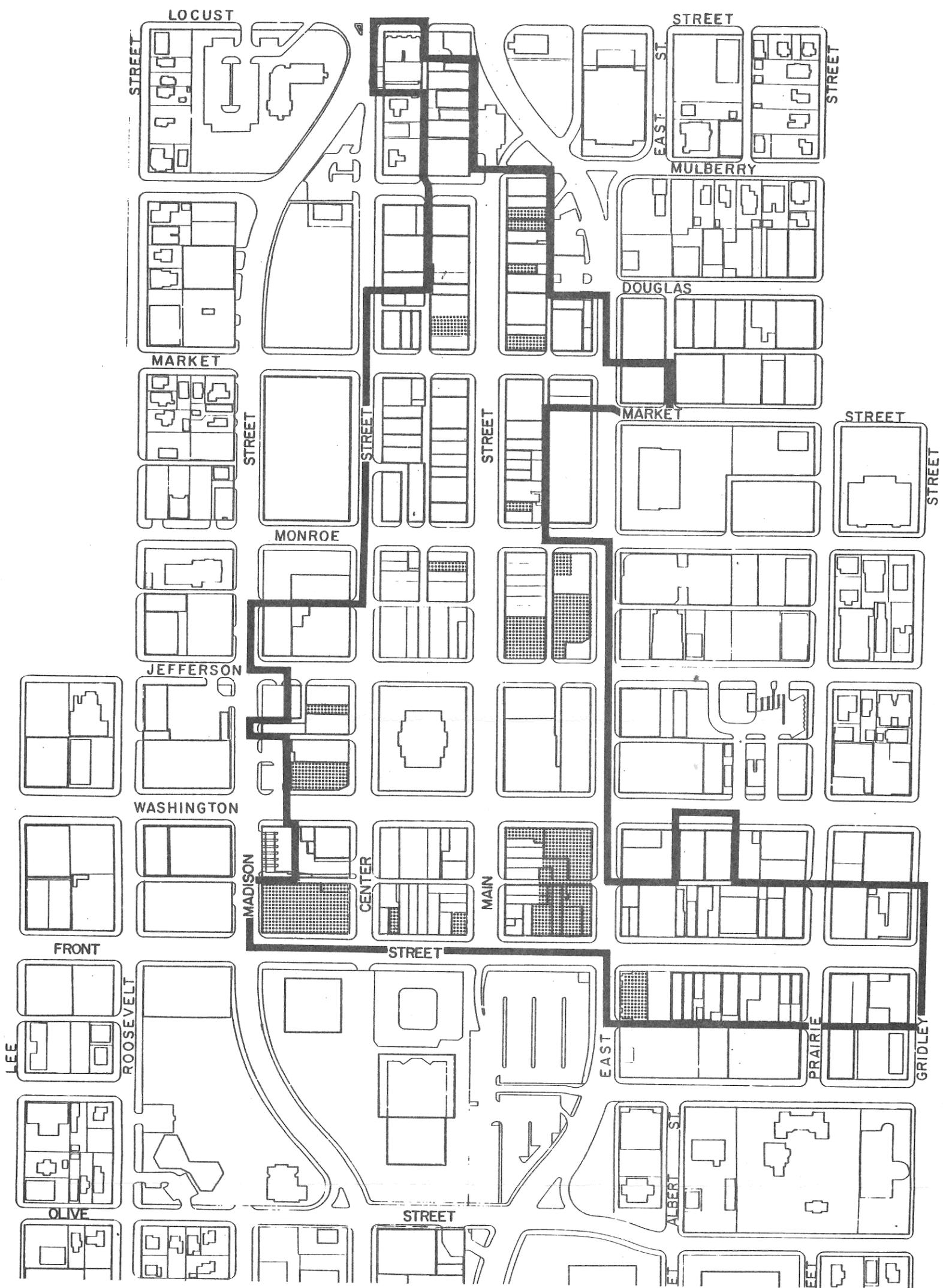


Livingston Bldg.(1903)
104-102 W. Washington

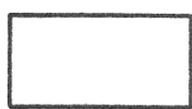
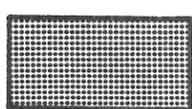


Corn Belt Bank (1901)
101 W. Jefferson





CENTRAL BUSINESS DISTRICT BLOOMINGTON, ILLINOIS

-  NATIONAL REGISTER HISTORIC DISTRICT BOUNDARY
-  CONTRIBUTING BUILDINGS
-  NON-CONTRIBUTING BUILDINGS



Prepared by the McLean County
Regional Planning Commission

Central Business Historic District Property Descriptions

WEST LOCUST STREET (south side)

116-102 R. Loudon Flats; 1897 (C)

EAST MULBERRY STREET (south side)

103-103½ Pike Building; 1877 (C)

WEST MARKET STREET (north side)

111-109 Bloomington Furniture and Stove Exchange Building; 1910 (C)

107 Granada Theatre; 1928 (C)

105 R. R. McGregor Plumbing Building; 1890 (C)

WEST MARKET STREET (south side)

114-108 Kirkpatrick 2nd Hand Furniture; c. 1908 (C)

106 Mueller Building; 1895 (C)

EAST MARKET STREET (north side)

106-114 Chatterton Opera House; 1909; George Miller, Architect (C)

116 Lucca Grill; c. 1908 (C)

EAST MARKET STREET (south side)

109 Wabash Telephone Company Building; 1942; Lundeen and Hilfinger.
Architects (C)

WEST MONROE STREET (north side)

111-109 Market House; 1867 (C)

107 Fruit House; 1868 (C)

105-101 McClun Block; 1872; Rudolph Richter, Architect (?) (C)

WEST MONROE STREET (south side)

110-106 Charles H. Burr Building; 1901; Arthur A. Pillsbury, Architect (C)

104 Lyman Graham Building; 1901; Arthur A. Pillsbury, Architect (C)

EAST MONROE STREET (north side)

No Sites

EAST MONROE STREET (south side)

111 Commercial Structure (NC)

115-117 B. S. Green Building; 1901; Arthur A. Pillsbury, Architect (C)

WEST JEFFERSON STREET (north side)

217-215 Pantagraph Printing and Stationary Company Building; 1903;
Arthur A. Pillsbury, Architect (C)

213 Pantagraph Printing and Stationary Company Annex: c. 1903;
Arthur A. Pillsbury, Architect (C)

207-201 Illinois House; 1902; Robert Newberry, Architect (additional
floor and roof by Arthur A. Pillsbury, Architect (?) (C)

- 117-115 Smith Building; 1901 (C)
- 113 Braley Building; 1901; Arthur A. Pillsbury, Architect (C)
- 111-109 Marble-Thompson Building; 1901; George Miller, Architect (C)
- 107-105 Klemm Building; 1901; Paul Moratz, Architect (C)
- 103 The Evans Building; 1901; George Miller, Architect (C)
- 101 Corn Belt Bank; 1901; George Miller, Architect (C)
- WEST JEFFERSON STREET** (south side)
- 214 Oscar Schmidt Oyster House; 1889; George Miller, Architect (C)
- EAST JEFFERSON STREET** (north side)
- 112 Auto-Hotel; 1938; Schaefer and Hooten, Architects (NC)
- EAST JEFFERSON STREET** (south side)
- No Sites
- WEST WASHINGTON STREET** (north side)
- No Sites (see McLean County Courthouse description)
- WEST WASHINGTON STREET** (south side)
- 118 Dewenter's Building; 1856 (C)
- 116 Dr. Crother's Building; 1857 (C)
- 114-110 Livingston's Department Store; c. 1917; Arthur A. Pillsbury, Architect (C)
- 108-106 Phoenix Block (C)
- 104-102 The Livingston Building; c. 1902; George Miller, Architect (C)
- EAST WASHINGTON STREET** (north side)
- 112 State Farm Building; 1929-1941; Schaefer and Hooten, Architect (C)
- EAST WASHINGTON STREET** (south side)
- 115 Champion Federal Savings and Loan (NC)
- 207-209 C. U. Williams Building; 1910 (C)
- 211-213 Castle Theatre; 1915; A. T. Simmons, Architect (C)
- WEST FRONT STREET** (north side)
- 115 Commercial Structure; c. 1865 (C)
- 113 McMillian Grocery Building (C)
- 111-105 Rounds Block; 1857; Rudolph Richter, Architect (C)
- WEST FRONT STREET** (south side)
- Not in District
- EAST FRONT STREET** (north side)
- 106 Heffernan Building; c. 1870 (C)
- 218 Strain Cigar Factory; c. 1894 (C)
- 220-228 Central Station; 1902; George Miller, Architect (C)
- 230 Medicine Factory; 1876/19- (C)

- 232-234 Sein-Advance Building; c. 1927 (C)
- 234½ Bloomington Battery Annex; c. 1927 (C)
- 236 Williams Horse Hospital; 1883 (C)
- 310-314 Arnold Hotel; 1902 (C)

EAST FRONT STREET (south side)

- 213 Myres Cabinet Shop; c. 1908 (C)
- 215 Harwood & Cass Building; c. 1908 (C)
- 217-219 Bloomington Journal; 1875 (C)
- 221-223 John Y. Chisholm; 1888; George Miller, Architect (C)
- 227-229 Higgins Marble Works; 1886; George Miller, Architect (C)
- 235 Alverson Blacksmith Shop; 1903 (C)
- 237 Maddux Grocery Building; 1884 (C)
- 301 B & M Bakery; c. 1925 (C)
- 305 Commercial Structure (C)
- 315 Sill Pneumatic Horse Collar Company; c. 1903 (C)

NORTH CENTER STREET (west side)

- 102-106 Newmarket Department Store; c. 1916 (NC)
- 110 Greenwald Building; 1880 (NC)
- 116-120 Peoples Bank; 1909; Arthur A. Pillsbury, Architect (C)
- 202 Snyder Building; c. 1980 (NC)
- 208 Marblestone Building; 1869; Rudolph Richter, Architect (C)
- 210 Benjamin & Schermerhorn Building; 1857; Rudolph Richter, Architect (C)
- 212-214 Ensenbergers; 1925/41; Arthur A. Pillsbury, Architect (1941 alterations by Schaefer and Hooten) (C)
- 216 Winter Building; 1900 (NC)
- 218-220 Braley-Fields; 1901; Arthur A. Pillsbury, Architect (C)

NORTH CENTER STREET (east side)

- 105-109 Hanna Building; 1900 (C)
- 111-113 Crothers & Chew Building; 1856 (C)
- 311-315 Bloomington Hotel; 1911 (C)
- 315 Capen Building; 1927; Schaefer and Hooten, Architects (C)
- 317 Belle Plumb Building; 1900 (C)
- 411-413 B.F. Hoopes & Sons Stables; c. 1903 (C)
- 415 Steffens Carriage Factory; c 1893 (C)
- 511 J.W. Evans Planing Mill; c. 1900 (C)

NORTH MAIN STREET (west side)

- 102 Gridley Bank; 1854 (NC)
- 308 The Evans Building; 1901; George Miller, Architect (C)
- 312-314 Helbig Building; 1901 (C)
- 316 Schroeder Building; 1901 (C)
- 318 Sans Building; 1901/1983 (NC)
- 320 Lyman Graham Building; 1901; Arthur A. Pillsbury, Architect (C)
- 402-412 McClun Block; 1872; Rudolph Richter, Architect (?) (C)
- 414 Phillip Ryan Building; 1887 (C)
- 416 Elder Building; 1884; George Miller, Architect (C)
- 418-420 Mason & Elder Block; 1883; George Miller, Architect (C)
- 422-424 J.L. Beath Building; 1881 (C)
- 426 McIntosh Building; 1875-1895(?) (C)
- 428-430 Harber Brothers; 1886 (C)
- 502 Washington Block; 1871 (C)
- 504-506 Washington Block; 1871 (NC)
- 508-512 J.E. Will Building; c. 1926 (C)
- 512 Commercial Structure (NC)
- 514 Fagerburg Paint; 1880 (C)
- 516 Fagerburg Paint II; c. 1888 (C)
- 602-608 Swann-Smith Block; 1873 (C)
- 610-612 R.P. Smith & Sons; 1878; Henry A. Miner, Architect (C)
- 614 Noe Cleaners; c. 1927 (C)
- 616-618 Baker-Maxon Building; c. 1927 (C)
- 620-622 Loudon Building; 1882 (C)
- 624 Moy Sam Laundry; 1883/1928 (C)

NORTH MAIN STREET (east side)

- 101-103 N.R. Miller-Davis Law Buildings; 1843/1981 (C)
- 105-107 Harlan Building; 1871 (C)
- 121 National Bank of Bloomington (NC)
- 201 ~~McLean County Bank Building; 1901; George Miller, Architect (C)~~
- 203-209 ~~Unity Building; 1901; George Harvey, Architect (C)~~
- 211 Metropole Hotel; 1901; George Miller, Architect (NC)
- 213-215 Cole Brothers; 1901; Arthur A. Pillsbury, Architect (C)
- 301-307 Durley Building; 1901; George Miller, Architect (NC)
- 309 Burke Building; 1900 (C)
- 311 McGregor Building; 1901; Arthur A. Pillsbury, Architect (C)

- 313 Col. C.D. Smith Building; 1901; Arthur A. Pillsbury, Architect (C)
315 Grand Leader Building; 1901; Arthur A. Pillsbury, Architect (C)
317 Weldon Building; 1901; Arthur A. Pillsbury, Architect (C)
319 George Brand Building; 1900; George Miller, Architect (C)
401 Evans Grocery Building; 1871 (C)
403 H. Jeter Building; 1871 (NC)
405-407 Stautz-Major Building; 1871 (C)
409 F. Niergarth Building; 1871 (C)
411 Trimter-Reibsame Building; 1871 (C)
413 Dr. T. Haeriny Building; 1871 (C)
415 Dr. W.H. Smith Building; 1880 (C)
417-419 Hewitt-Wilson Building; 1881 (C)
421-427 Eddy Building; 1887/94; W.H. Milner, Architect (1894 south
addition by George Miller, Architect) (C)
501-503 Mini-Offices (NC)
505 Cable Piano Building; 1904 (C)
507-511 Akers Building; 1905; George Miller, Architect (C)
513-515 Jacoby Building; 1899; Arthur A. Pillsbury, Architect (C)
519 Copy Shop (NC)
523 John Maloney Building; c. 1894 (C)
525 C.A.R. Smith Building; c. 1870 (NC)
527 Stutzman Building; c. 1886/c. 1945 (NC)
529 Lutz Building; 1913; Arthur A. Pillsbury, Architect (C)
531-533 Pike Building; 1877 (C)
NORTH EAST STREET (west side)
508 Stevenson Auto Repair; c. 1916 (C)
NORTH EAST STREET (east side)
503 Kaiser-Van Leer Building; c. 1900/1938; Schaefer and Hooten
Architects (C)
SOUTH EAST STREET (west side)
Not in District
SOUTH EAST STREET (east side)
102 CII East Building; (NC)

Key to Abbreviations:

- (C) Contributing Structure: A building, site, structure or
object that adds to the historic architectural qualities,

historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

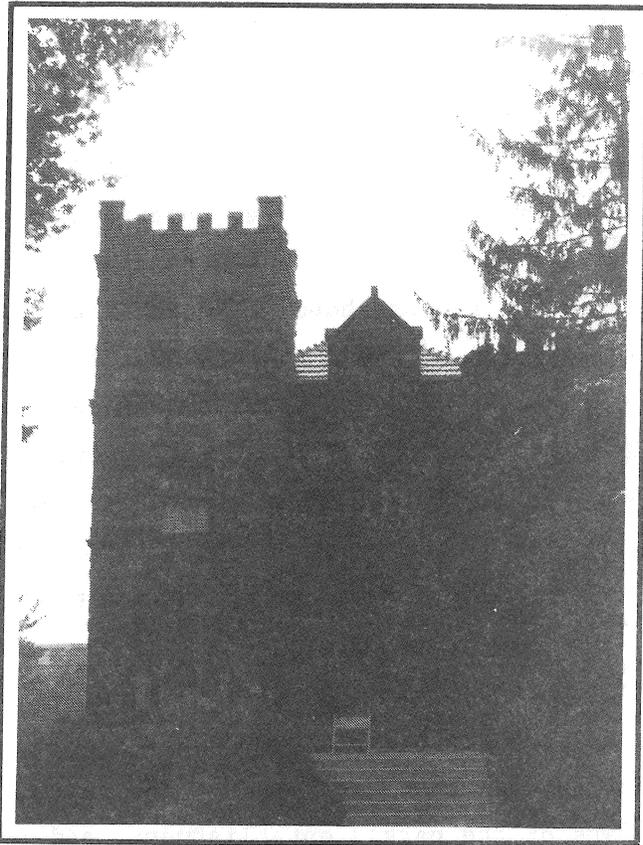
(NC)

Noncontributing Structure: A building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

N.R.

Listed on the National Register for Historic Places.

The Franklin Square Historic District



This district consists of the 300-400 blocks of East Chestnut and East Walnut Streets and the 900 block of North Prairie and North McLean Streets. The Park and the bordering houses were added to the National Register of Historic Places in January, 1976. The same area was designated a local S-4 Historic and Cultural District zone by the Bloomington City Council in 1979. This district includes private residences.

Donated to the City of Bloomington in 1856, for the express purpose of providing "a place of public resort, pastime and recreation for citizens and strangers forever . . .", Franklin Park

admirably fulfills its designated role more than 100 years later. Throughout this time, the enjoyment of the park has been evident through a steady parade of walkers, dog-walkers, joggers and cyclists, playing children, family reunions, impromptu picnic feasts and various free form ball games. The park has even been the setting for a wedding or two. Its location is a comfortable walking distance from several surrounding residential areas. Its quiet neighborhood atmosphere belies the fact that two major traffic arteries are but a block away from the north and south boundaries and a major regional hospital is expanding along the block to the west of the park.

The benefactors of the park were three of Bloomington's early leaders and businessmen: William Flagg, a successful reaper and iron works manufacturer; son of the town founder and a local businessman, William H. Allin; and attorney David Davis who was later appointed U.S. Supreme Court Justice by his friend and former colleague, Abraham Lincoln. They named the park for Bloomington's then current mayor, Franklin Price. Price had the distinction of being the only Bloomington mayor from the anti-Catholic, anti-foreign born "Know Nothing" Party.

The layout of the park was characteristic for the 19th Century, there were herringbone patterned brick walkways laid out in a star design across the park grounds. The park was landscaped with 1,542 trees of several varieties (Maple, Ash, White Oak, Planetree and Hackberry), at a total cost of \$615.00. As these trees grew and overlapped each other the park required some thinning. The trees retained their vital visual impact on the overall area as they were transplanted along the adjacent streets of the neighborhood. The focal point of the walkways was a soldier's memorial erected as the centerpiece of the star. The monument, surrounded by four Civil War and one Spanish American War cannon, was removed as a danger when it was struck by lightning in 1914. The cannon from the Spanish American War became part of a World War II scrap metal drive and the Civil War cannons now surround the war memorial in Miller Park. Cement slab sidewalks replaced the patterned brick walkways in later years.

The original vista of the park was somewhat different from today's. Located in the northern most part of the city, in between open prairie and corn fields, the common opinion of the time was that the park was too far for convenient use. Yet, within 10 years of the park's establishment, and for 50 years more, many upper income houses were built on lots surrounding the park. The variety of these late 19th and early 20th Century houses still reflects the original affluence. The houses and the park have been home and host for many nationally as well as locally notable people and events.

In this neighborhood the style that is visually dominant is the Queen Anne. An example of the multi-features usually associated with this late Victorian style would be the **Frank Baker House at 905 North McLean**. Common identifying elements are the multi-gabled roof line, the presence of a tower, varying window treatments and a predilection for decorative details. The most notable feature on the Baker House is the octagonal tower which is unusual in its own right for its squat width and the styling that seems to have been inspired by Chateausque patterns. Its steeply pitched, tent roof is topped by a pinnacle, and the tower body is divided by a horizontal band just below small, paired, casement windows. The first and second floor windows are transomed, some with stained glass.

Another style which is well represented is of the same late 19th Century time frame, the Georgian Revival. Both styles have large massing in common, but in their differences the symmetrical and more classical elements of the Georgian influence are a compatible relief to the asymmetrical and ornamental

Queen Anne style. The home of former Illinois Governor "**Private**" **Joe Fifer (909 North McLean Street)** displays the regularity of the Georgian style. This was also the home of Illinois' first woman state senator, Florence Fifer Bohrer, the Governor's daughter.

The east side of the park could be considered politico row. All of the homes from the Governor's down to 809 North McLean Street have been occupied by families who have been themselves active or active by marriage in political careers. The oldest of the North McLean Street homes is an Italianate style built in 1869 at **903 North McLean Street**. Its second owner, the first Adlai Stevenson, brought national attention to Bloomington when he became Vice-President under Grover Cleveland's second term. Much of the original structural detailing has been removed, but the basic form and window treatments still retain the vertical visual carry distinctive of the Italianate style. The roof line and bracketed cornice also support the look of this style.

Nearly half of the Franklin Park homes are not representative of a "high" architectural style. Instead, they are large, comfortable homes that perhaps reflect more of the owner as the designer or what the local contractor had in stock. The plans for these types of homes were published in popular magazines and builder catalogues. The American Four-Square or Cornbelt Cube, named for its overall shape, is a very common midwestern example of this type of house. **East Walnut Street** has two houses of this particular style at **402** and **404**. Other carpenter-builder types can be seen at **306**, **310**, **406** and **408 East Walnut Street**. A smaller version of this vernacular type would be **305 East Chestnut Street**.

Three Bloomington architects have some of their work represented in this residential area. The most notable is the **McClure house at 908 North Prairie Street** designed by architect George Miller. Built in 1906 it is an example of the Romanesque style which was more commonly used in commercial architecture. Visually, it is as distinctive for its red Cambrian sandstone construction as it is for its design.

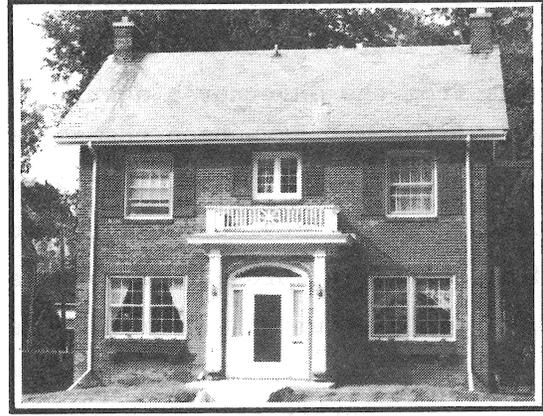
Architect, Arthur F. Moratz brought a late addition to the neighborhood in 1923. He moved another house a yard to the east in order to build his own Italian Renaissance home at **317 East Chestnut Street**.

Arthur L. Pillsbury's contributions to the setting are varied, the Queen Anne house of **Dr. Mammen at 303 East Chestnut Street** and the Georgian Revival **Aldrich home at 307 East Chestnut Street**, and the porch on the Craftsman style house at **912 North Prairie Street**.

Property Description Photos



310 Walnut - Cross-gable Vernacular



304 Walnut - Georgian Revival



809 McLean - Mixed



317 Chestnut - Italian Renaissance

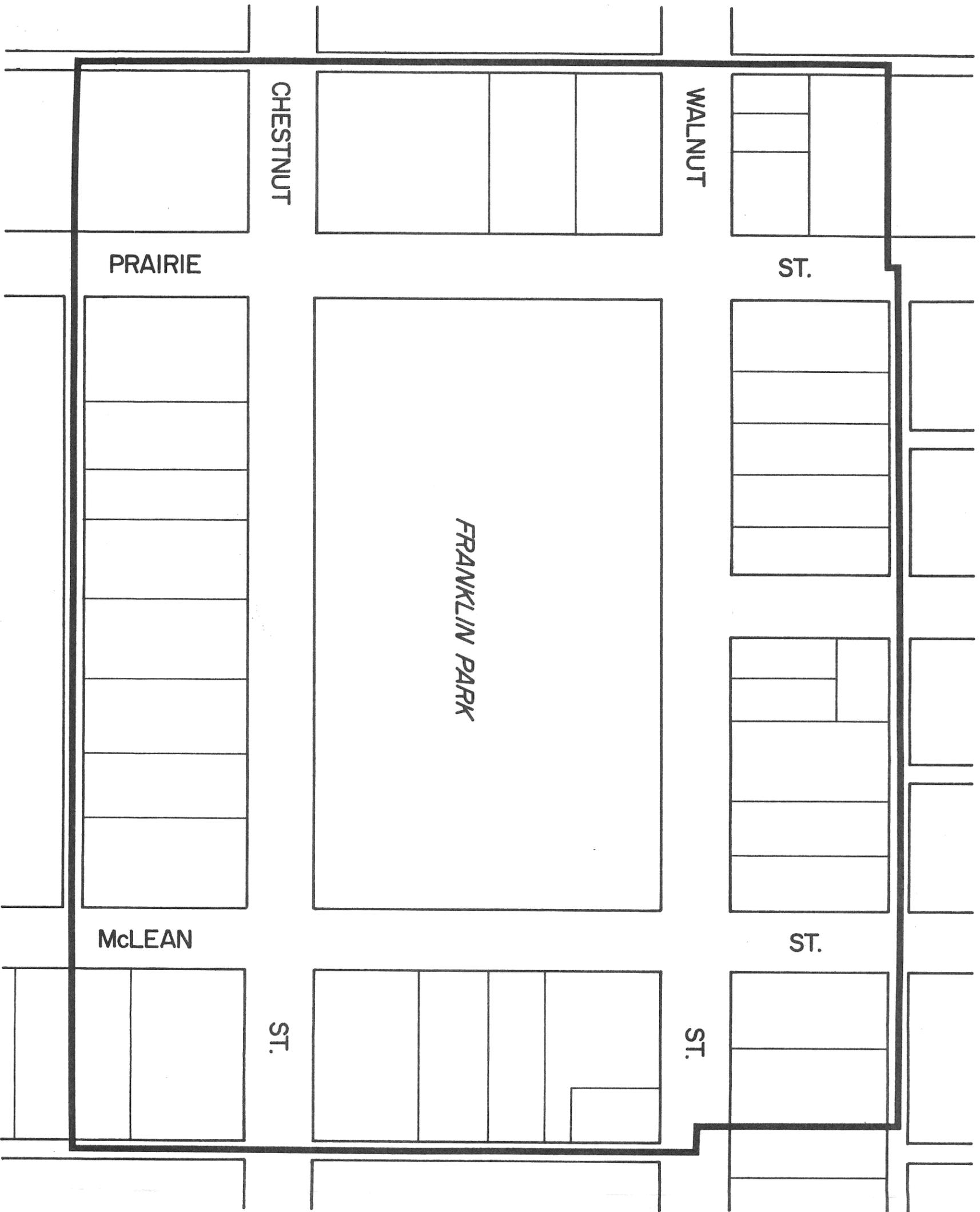


305 Chestnut - Cottage type

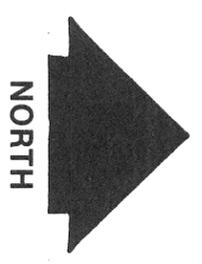


908 Prairie - Romanesque

FRANKLIN SQUARE HISTORIC DISTRICT



— DISTRICT BOUNDARY



NORTH

Franklin Square Historic District Property Descriptions

EAST WALNUT STREET (north side)

- 210 Harris Hoblit House; Prairie style variant; 1905 (1921 alterations by Arthur L. Pillsbury, Architect)
- 302 John T. Lillard House; Queen Anne Style; 1893
- 304 Marion McClure House; Georgian Revival; 1933
- 306 Jacob Tewksbury-George P. Brown House; side hall form; 1870
- 308 Dr. Charles Parke House; cross-gabled vernacular; 1884
- 310 Mary Sweeney House; cross-gabled vernacular; 1884-1886; Henry A. Miner, Architect/Builder
- 402 Daniel M. Davidson House; Cornbelt Cube; 1913
- 404 Charles A. Hilts House; Cornbelt Cube; 1914 (a mirror image of 402)
- 406 William Meyers House; Queen Anne style; c. 1895
- 408 Lucinda Huling House; carpenter-builder; c. 1885
- 410 John A. Kerr-Frank Hamilton House; Eastlake influence; 1874-75
- 502 J. Wallace Johnson House; Queen Anne style; 1891-93

NORTH McLEAN STREET (east side)

- 909 (M) Fifer-Bohrer House; Georgian Revival + Queen Anne elements; 1895
- 907 Bates-Funk House; Queen Anne style; 1891; (Arthur L. Pillsbury designed some work in 1905)
- 905 Frank Baker House; Queen Anne + Georgian Revival influence; 1894
- 903 (M) Dodson-Stevenson House; Italianate style; 1869
- 809 Kerrick-Barry House; Gothic + Romanesque + Late Victorian influences; 1882; George Miller, Architect (1909 alterations by Arthur L. Pillsbury, Architect)

EAST CHESTNUT STREET (south side)

- 321 William K. Bracken House; side hall form; 1853
- 319 Francis Funk House; Italianate variation; 1875
- 317 Arthur Moratz House; Italian Renaissance; 1923; Arthur F. Moratz, Architect (first fire resistant residence)
- 315 Alvin B. Hoblit House; Italianate + Georgian elements; 1884
- 307 Carlton C. Aldrich House; Georgian Revival + Prairie influence; 1902; Arthur L. Pillsbury, Architect
- 305 Martin Burkhardt House; cottage style; c. 1860
- 303 Dr. Mammen House; Queen Anne style; 1897-98; Arthur L. Pillsbury, Architect
- 210 Luman Burr House; Federal + Queen Anne elements; 1864; Hayes and Evans Contracting Company

NORTH PRAIRIE STREET (west side)

- 812-814 Burr-Soper House; north section, 1872 (Italianate, portions dating to 1860); south section, Queen Anne, 1887; Henry Miner, Architect/ Builder (porch designed by Arthur L. Pillsbury 1899)
- 813 Isaac Funk House; Georgian Revival influence; 1903; Arthur L. Pillsbury, Architect
- 908 Lee McClure House; Richardsonian Romanesque style; 1906; George Miller, Architect
- 912 Kirkpatrick House; Craftsman style; 1914 (porch added by Arthur L. Pillsbury in 1920; moved to current site in 1979 from the north-east corner of Chestnut and East Streets.

(M) The houses at 903 and 909 North McLean Street are noted by historical markers sponsored by the Historical Societies of McLean County and the State.

1006

The East Grove Street Historic District



This district includes 400-700 East Grove Street and is bounded on the west by Gridley Street and on the east by Clinton Street. Nomination to the National Register for Historic Places was approved in 1987. The District includes two properties already listed on the National Register - the Reuben M. Benjamin House at 510 East Grove Street (8/30/78), and the George Cox House at 701 East Grove Street (11/14/85). Private residences dominate this district.

Long considered one of the more beautiful and pleasurable drives in the city, East Grove Street has been the address of several people who were active in the growth and promotion of Bloomington. The street was once the northern boundary of the Blooming Grove from which the name of Bloomington was derived. The area has always enjoyed the shade and landscape of a variety of hardwood trees associated with this indigenous feature. Indeed, during the 1880's and 90's homeowners replaced and supplemented existing trees in order to maintain the wooded streetscape. Most of the houses were built during the mid-19th Century to early 20th Century and the street still retains a strong visual association with that time period. Situated southeast of the downtown area, the location of Grove Street contributed to its early residential desirability and later protected the neighborhood's unique ambience. It was one of the main residential corridors to the Illinois Central Depot up until the beginning of the 20th Century. Later changes in traffic patterns, due to increased auto and electric trolley use, interrupted the further development of Grove Street as a main traffic artery, and thus its residential quality was protected. Commercial structures increased on East Front and East Washington Streets just to the north of Grove which further buffered Grove in later years from the extensive changes which are now apparent on these streets.

Examining the evolution of Grove Street reveals the rise and decline of

a "fashionable" neighborhood through demographic changes involving homeownership and alterations to the properties. The relative power of individual incomes and community status can be studied through items such as home location, type of house, and the extent to which the accepted ornaments of popular culture are displayed. This information in combination with various written reminiscences, photographs, and histories of old Bloomington creates a fairly full picture of middle to upper income movement and social values as the community spread and cultural trends changed.

Four distinct periods of activity can be identified. The first, is the initial modest settlements that occurred during the 1850's. These early structures were frame, using the resources of the local hardwoods. The form is simple, usually consisting of a hall and stair entryway on one side and a parlor on the other side. Bedrooms were on the upper floor, and kitchens in the back of the main floor. It was typical for the exterior style to be expressed as a rectangular, gable front house. The more modest, story-and-a-half houses were known as cottage houses. An example would be the **John McMillan House at 506 East Grove**. The slightly larger, full two-story New England side hall type, exhibits a bit more formal style with an Italianate influence. An excellent example of this early railroad period style is the **Reuben M. Benjamin House at 510 East Grove**. This is a National Register property because of the significance of its former owner as a nationally recognized constitutional lawyer, and the fact that the first Governor of Colorado, John L. Routt, a local carpenter before the Civil War, built the house in 1856 at the age of 19.

The structures which represent this period typically bear the signs of subsequent alterations. These modifications from the late 19th through the turn of the 20th Century are useful for they convey the shifts in taste and need that evolved as far as available materials and income allowed.

Economic recovery after the Civil War marked the advent of conservative middle to upper-class business and professional families establishing themselves in the neighborhood. Overall, prosperity was on an upswing throughout the community. The classically inspired features of the Italianate style seemed to be the preferred stylistic trend. The professionals of this era were educated in the classical tradition, and it is likely that the balanced shape of these houses with the classically influenced detailing in ornamented window headers, cornices, and porches would appeal to their strong sense of

propriety. The **John E. Roush House at 421 East Grove Street** is a well preserved example of an Italianate home. With relatively few structural changes, the identifying cornice and front window treatments are still evident. The massive porch is a Colonial Revival addition to this house which is from a later date.

Another representative of this time period is the **Weldon-Funk House at 407 East Grove Street**. Lawyer Lawrence Weldon was another who gained legal experience on the 8th Judicial Court Circuit at the time of Lincoln and David Davis. Always politically active in the Republican party, he reached his career peak with his appointment to the second highest court in the nation, the U.S. Court of Claims. The second owner of the house belonged to the locally prominent Funk family. Jacob Funk was the president of a successful Bloomington bank.

In the 1880's a wealthy second generation Bloomingtonians discovered the availability of large lots on East Grove Street and the area was transformed into a "fashionable" neighborhood. Fashionable wealth demanded ostentatious visibility. The popular multi-featured Queen Anne style nearly overwhelmed the look of adjacent homes. The **Edward Gridley House at 409 East Grove Street**, designed by local architect, George Miller, is a perfect example of the full, assymetrical form with variations in material and ornamentation that can all be present on a single structure. Gridley was in a prime position to announce his status through his home. He was a local "Blue Blood" and had inherited a substantial fortune from his father, General Asahel Gridley. He was also the president of the McLean County Bank. At the **corner of East Grove and Clayton Streets** George Cox commissioned George Miller to design a fine Queen Anne structure for his family. Cox had made his success in grain mills and was a member of the Board of Directors for the Corn Belt Bank. **The Cox House** is a recent addition to the National Register of Historic Places.

Not all the structures built during this period were statements of individual achievement. Two houses at **709 and 711 East Grove** seemed to have fulfilled a need for better-quality rental space. Multi-family housing became present after 1900 with the erection of the **T.W. Wood Flats at 402 East Grove Street** and the **Anna Merritt Apartments at 512-518 East Grove Street**.

After the turn of the century there is evidence of influence from regional trends in architecture as well as another shift in the local economy. Farming

was witnessing its most profitable times ever. Successful farm families sought houses which would solidly demonstrate their new position in the community. The "fashionable" district moved to the east side of town. It followed city improvements such as extensive paving for car traffic, the convenience of the electrified trolley system, and the appeal of even larger residential tracts for the building of estates. East Grove Street was still considered respectable but would not resume the mantle of "fashionable" until the 1970's-80's.

A bit of the American Southwest is represented by a few houses in which elements of the California Mission style can be detected. The **A.J. Messing House at 602 East Grove Street** is a Colonial Revival structure overlaid with Mission style features. It has a stuccoed finish over brick walls, the porch facade has a mission shaped parapet that echoes the lines of the Alamo. The porch is decorated with a centered, oval and cruciform wood inlaid pattern that resembles a sun symbol. The body of the house has a projecting front bay that is topped by a mission shaped parapet which repeats the line of the porch.

Another popular early 20th Century style is the Arts and Crafts Style. The **John Mikel House at 502 East Grove Street** shares some features of this snug, horizontally-oriented style. The horizontal emphasis is revealed in the flat lines of the porch roof and dormers, along with the contrasting stone beltcourse and window sills.

Individually Listed National Register Properties In This District
Rueben M. Benjamin House: 510 East Grove Street. Listed on the National Register in August, 1978. Private residence.

An excellent rehabilitation of the modest New England side hall style of house that was common in the early railroad period of Bloomington history. Its primary significance lies in the reputation of its former owner as a brilliant constitutional lawyer. Benjamin prepared the arguments for the landmark U.S. Supreme Court case of Munn vs. Illinois which firmly established the common law principle that "private property devoted to public use is subject to public regulation". Benjamin was later elected McLean County Judge and became the first Dean of the Illinois Wesleyan Law School. He lived all his life at the Grove Street address.

The builder of the house is also notable for his political attainments. John L. Routt, was a 19 year-old local carpenter when he constructed this

house in 1854. Routt, later served in the Civil War under General U.S. Grant. The ability and bravery with which Routt served was remembered by Grant when he needed to replace another Bloomingtonian as Assistant Postmaster General. Routt served in Washington for five years and was then appointed territorial governor of Colorado. A year later, in 1876, he was elected Governor of the new state.

The house was framed with local black walnut, while the floors, and window and door trims are imported northern yellow pine. The framing exhibits the transition from heavy timber to balloon frame techniques. The form of the house is rectangular with the gable end facing the street. Exterior trim includes classical window crowns and a gable-end, porthole window.

George H. Cox House: 701 East Grove Street. Listed on the National Register in November, 1985. Private Residence

One of the more expensive homes to be built on fashionable East Grove Street in the mid-1880's, the George Cox house was a showcase of versatility for its architect, George Miller. After several years of assisting Henry Miner, an architect and owner of the Bloomington Manufacturing Company, Miller began a private architectural practice in Bloomington with the Cox residence advertised as an example of his commissions.

George Cox came to Bloomington from Maine to join his brother's flour milling firm, T.J. Cox & Co. The family prospered and became well established in the business community. George was mainly involved with the management and administration of the Eagle Mill and later entered into partnership with his brother Thomas. He also held a seat as a board member of the Corn Belt Bank and maintained a partnership with William Hasenwinkle in a flour mill and other business interests. There are several indirect associations which indicate that Cox was quite familiar with and appreciative of the talents of George Miller. Not only was Miller the architect of Cox's fine residence, but also for the home of his partner Hasenwinkle. Later on, Cox was on the board of the Corn Belt Bank when Miller was selected as the architect to rebuild the bank after the Great Fire of 1900. Cox's in-laws hired Miller to design the downtown Bruner Building for them, and Cox served on the First Presbyterian Church Building Committee when Miller was hired to design a new church office.

Faithful to the stylistic features of the then popular Queen Anne style, Miller chose a variety of decorative construction materials and shapes. The

house is a two and a-half story T-shaped house with a bell-roofed, octagonal tower and a porch that wraps-around the northwest corner entry. The interior attic and basement spaces are not finished for use. Located on the southeast lot at the corner of Grove and Clayton Streets, the house presents two different street facades. Contributing to the visual interest of the house is the arrangement of more than 100 windows in an assortment of glass and shapes. The brick construction of the first story is trimmed with chiseled limestone and patterned brickwork. The only consistent element of the second floor facade, is the surface treatment of clapboards and patterned shingling covering the projecting, alternating bays. The half-story above is a mixture of alcoves and tower casement windows dominated by the large, curved, bell-shaped tower roof, a smaller pointed octagonal roofed dormer and sharply peaked gabled ends jutting out to each of the four corners.

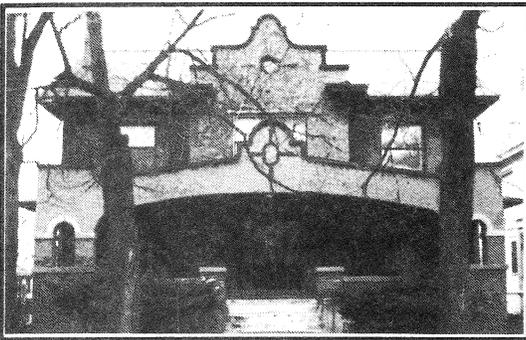
Property Description Photos



421 Grove - Italianate



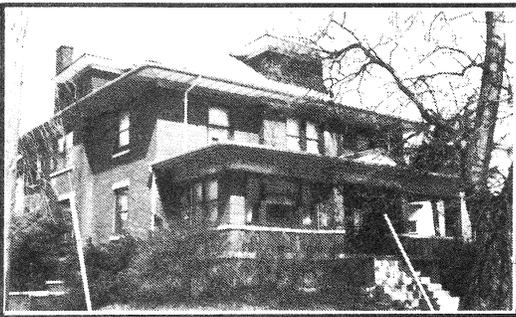
409 Grove - Queen Anne



602 Grove - California Mission



510 Grove - Side-hall form
NR. Site



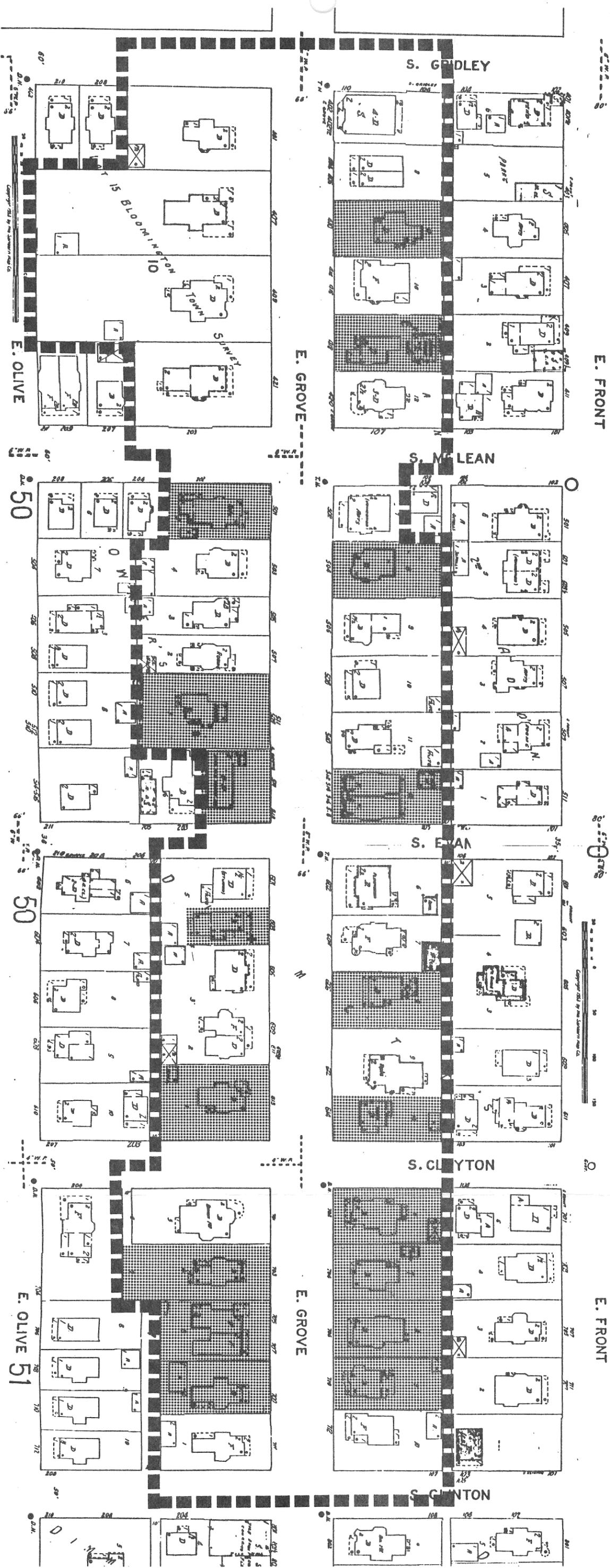
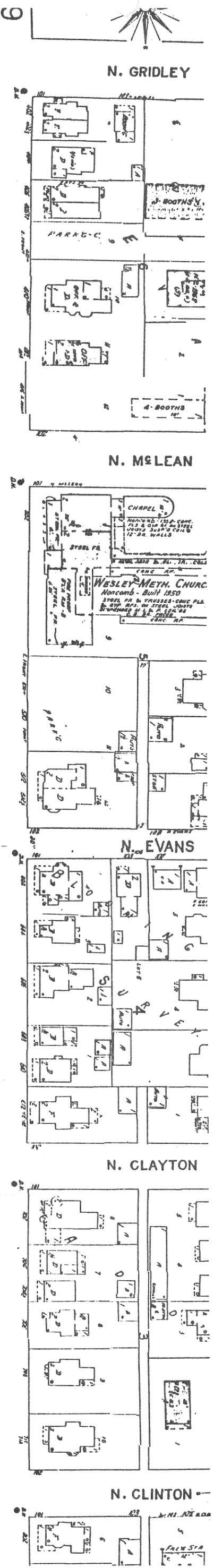
502 Grove - Arts & Crafts

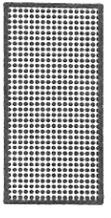


601 Grove - Bungalow style



701 Grove - Queen Anne
NR. Site



 DISTRICT BOUNDARY
 NON-CONTRIBUTING LOT

**EAST GROVE STREET
 HISTORIC DISTRICT
 BLOOMINGTON, ILL.**



Prepared by the McLean County
 Regional Planning Commission

East Grove Street Historic District Property Descriptions

EAST GROVE STREET (north side)

- 402 T.W. Wood Flats; late Queen Anne + Arts and Crafts period porch; 1902 (C)
- 404-406 Miss Mabel Holmes Duplex; Craftsman style; c. 1895/c.1914 (C)
- 410 William T. Wood House; Italianate; 1869; owner built (NC)
- 414-416 Horace McCurdy House; Italianate; 1877 (C)
- 418 Prince-Mower House; carpenter-builder; pre-1855 (NC)
- 420 W. Wesley Hall House; Queen Anne style; c. 1890 (C)
- 502 John Mikel House; Arts and Crafts style; c. 1912 (C)
- 504 George Brand House; Queen Anne form; c. 1883 (NC)
- 506 John McMillan House; Cottage style; c. 1854 (C)
- 508 E.F. Klienau House; Craftsman style; 1910 (C)
- 510 N.R. Rueben M. Benjamin House; side-hall style; 1854; John L. Routt, Builder (C)
- 512-518 Anna Merrit Apartments; neo-classical multi-family structure; c. 1905 (NC)
- 602 A.J. Messing House; Colonial Revival + California Mission; c. 1910 (C)
- 604 Lucius T. Wilcox House; Queen Anne style; 1894 (C)
- 606 Charles Stevenson House; late Victorian style; c. 1903 (NC)
- 610-612 Sain Welty House; late Victorian style; c. 1888 (C)
- 614 Samuel Denton House; American Four-Square; c. 1929 (C)
- 702 Augustus Elbe House; Queen Anne style; c. 1888 (NC)
- 704 First ME Parsonage; Queen Anne form; 1888; George Miller, Architect (NC)
- 706 John F. Heffernan House; Queen Anne style; c. 1892 (NC)
- 710 Robert McElvaine House; Queen Anne form; c. 1892 (NC)
- 712 Dr. W.A. Elder House; side-hall form; pre-1855 (C)

EAST GROVE STREET (south side)

- 401 Dr. O. Moore House; Italianate style; 1874 (C)
- 407 Weldon-Funk House; Italianate + Arts and Crafts; 1870/1911 Pennington and Coultas, Contractors (C)
- 409 Edward B. Gridley House; Queen Anne style; 1886; George Miller, Architect (C)
- 421 John S. Roush House; Italianate; 1870 (C)
- 501 Charity Adams House; Queen Anne style; c. 1888 (NC)

- 503 H.W. Kelley House; American Four-Square; 1906; Arthur L. Pillsbury, Architect (C)
- 505 Rev. J.H. Gilliland House; Queen Anne style; c. 1893 (C)
- 507 Eugene Funk House; Queen Anne style; c. 1876 (C)
- 509 George Brand House; Italianate + Eastlake elements c. 1886 (NC)
- 511 Hadden Clinic; commercial structure; c. 1954 (NC)
- 601 Logan Perry House; American Bungalow; c. 1916 (C)
- 603 Ellis-Bodell House; side-hall form; 1855/1916 (NC)
- 605 Samuel Crawford House; Colonial Revival + California Mission; c. 1911 (C) - (similar in design to 602)
- 609-611 Young-Perrigo House; side-hall form; 1855; (Arthur L. Pillsbury, architect of 1904 remodeling) (C)
- 613 Frank D. Marquis House; late Victorian style; 1888 (NC)
- 701 N.R. George Cox House; Queen Anne style; c. 1886; George Miller, Architect (C)
- 703 Elijah Horr House; cross gable vernacular; c. 1886 (NC)
- 705-707 Kersey Fell House; side hall form; pre-1855 (NC)
- 709 Parker Bros. Lumber Co. House I; cross gable vernacular; c. 1883; Parker Bros. Contractors (NC)
- 711 Parker Bros. Lumber Co. House II; cross gable vernacular; c. 1883; Parker Bros. Contractors (C)

Key to Abbreviations:

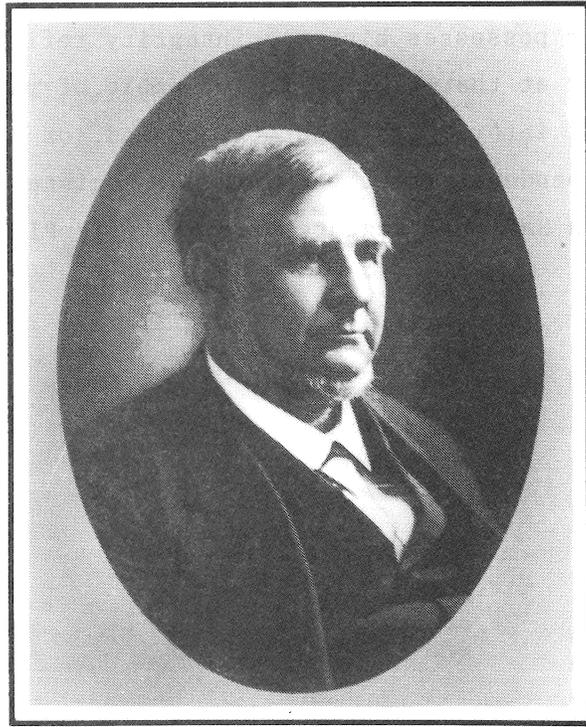
(C) **Contributing Structure:** A building, site, structure, or object that adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

(NC) **Noncontributing Structure:** A building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it

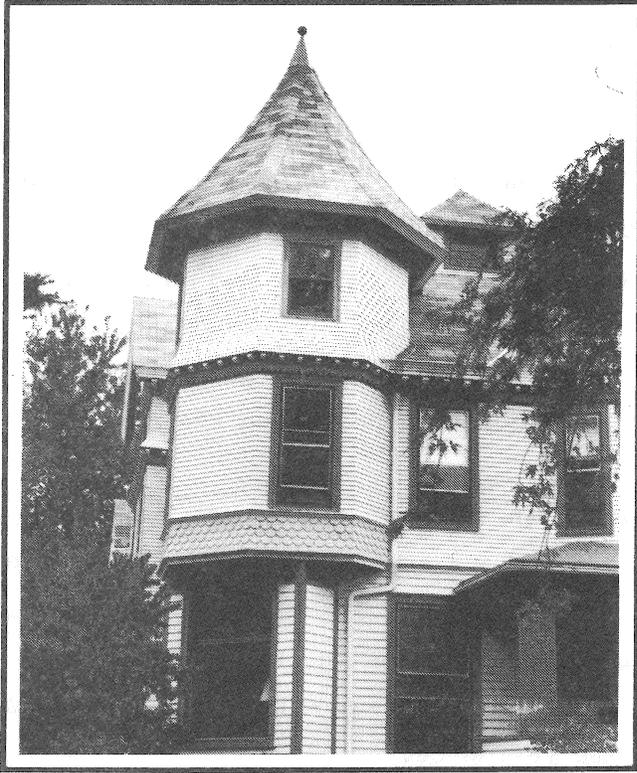
no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

N.R.

Listed on National Register for Historic Places.



The Davis-Jefferson Historic District



This district includes portions of 900-1100 East Jefferson Street and 202 and 204 Davis Street and was designated a local S-4 Historic and Cultural zone by the Bloomington City Council in November, 1984. There is one National Register property in this district at 1005 East Jefferson - the David Davis III and IV House. Private residences dominate this district.

Just north of Washington Street in east Bloomington is the elegant David Davis Mansion. The mansion, Clover Lawn, was built in 1872 on what had been 1,000 acres of land owned by Supreme Court

Justice David Davis. The mansion replaced the family farmhouse which had stood virtually alone on the eastern edge of town. Later subdividing surrounded the extended driveway leading to the mansion with a quiet tree-lined neighborhood of limestone-curbed brick streets. East Jefferson Street is a part of the residential buffer between Clover Lawn to the north and the regular street traffic of Washington Street to the south. It has managed to maintain a "cared for" neighborhood appearance throughout the years and has proved to be an attractive corridor leading to the Davis Mansion which is now maintained as a State Historic Site.

Most of the houses that were noted for the local historic district status are located along the south side of Jefferson Street and were constructed between the 1870's and 1913. The architecture not only reflects the prevailing styles of the time period but also the relative status of the families who resided there. The houses are fairly large and moderately ornate. The original owners were in professional positions, self-employed or employed by local businesses.

For the most part, these were comfortable not luxurious homes. They were built for families or persons who were successful or who had done well enough in their working life to now be able to afford a house which could

provide some material and physical comforts. The styles which are represented on East Jefferson are identified with large rooms, and functional design. Examples of vernacular cross-gabled houses, Queen Anne style, and Italianate designs can be readily distinguished among these homes, many of which were built by locally known architects.

On the western end of the district (901 and 903) and along Davis Street (202 and 204) are several examples of the squarish, two-story, cross-gabled style of houses which is typical to the Midwest.

The influence of the popular Queen Anne style, is also evident by the form of some houses (905, 1001, 1101, 1103 and 1105). The exuberance of Queen Anne style detailing can be seen on the rehabilitated property at 1104 East Jefferson and to a slightly more moderate degree on the house at 1017 East Jefferson.

The house at 1007 is rather singular in style on the street. The lozenge-shaped windows and bracketed cornice are suggestive of an Italianate influence.

Individually Listed National Register Properties In This District
Davis Davis III & IV House: 1005 East Jefferson Street - Designated National Register status November, 1982. Private residence.

This house began as a parsonage, commissioned by David Davis II in 1872/73 for the Reverend John McLean of the First Presbyterian Church. In 1898 the house was reclaimed by the Davis family, and its original appearance was obscured when it was remodeled for presentation to David Davis III as a wedding present.

With this house it is the 1898 remodeling which is particularly of architectural significance. The Davis family sought out a well known Chicago society architect, George L. Harvey to supervise the transformation. The Jefferson Street house is the only known downstate example of his residential work.

Harvey chose a Georgian Revival look for the features of this squared, symmetrically organized house. The detailing follows the classical elements of earlier American styles. Smooth, paired Ionic columns support a porch that extends across the full length of the first floor facade and wraps around to a west entryway. The front door is centered and embellished with sidelights and an overhead fanlight. Other decorative elements repeat the central visual focus. The second floor has a center window with curved muntins and palladian surrounds. Just above that window is a wide, smooth frieze, visually supported by panelled Ionic cornerboard pilasters. The

eaves form the cornice, ornamented with pearl beading and modillion blocks. The low pitch of the hipped, roof line is broken on the front facade by a steeply pitched central dormer forming the look of a pediment with an enclosed lunette. The rake of the dormer is identical to the cornice decorations of the eaves. The first and second story fenestration is balanced, with identical placements, one over the other, at each level. Each window is double-hung and has working shutters.

At one time the house was modified for apartments, however more recent owners have used the 1898 blueprints to re-establish interior as well as exterior features of the home.

Clover Lawn (The David Davis Mansion): 1000 East Monroe. Designated a State Historic Site in 1960, the property was listed on the National Register in October, 1972. Open to the public Thursday through Monday from 9:00 am to 4:00 pm. (Not actually a part of the Jefferson Street Historic District, its nearness lends significance to the district which acts as a lead into the historic property.)

Born and schooled in the New England states, David Davis came west on the advice of a relative after graduating from the New Haven Law School. At the age of 21 he hoped to find the relatively undeveloped region open for him to gain professional experience and financial stability. His fiancée was forbidden to join him until his success was proven. His eventual settlement in Bloomington proved fortuitous for Davis and the community.

Davis was considered an able lawyer and from the beginning of his career he took an active interest in the political forum. His personal campaigning for candidates also developed public interest and belief in him, and eventually it led to his election to the Illinois State Legislature in 1844.

With his professional and political careers well underway, Davis began to invest in local real estate and business interests at this time. One of his first purchases was the 200 acre farm and house in east Bloomington which had belonged to Bloomington lawyer, Jesse Fell. The family had lived in the farmhouse for 28 years (1844-1872) and within that time they had enlarged the house and added 1,000 acres to the property. The estate was renamed, "Clover Lawn."

Fortune seemed to favor Davis, his business dealings would, in time, make him a millionaire and his central Illinois law practice would occasionally throw him in partnership with another notable young lawyer, Abraham

Lincoln. Lincoln went on to be elected to Congress and Davis achieved status as an elected judge for the Illinois 8th Judicial District. The men would join forces again in 1856 at the Illinois convention to form a State Republican Party, both shared similar political philosophies. Further involvement in developing the Republican Party and appropriate candidates found Davis engineering an intricate strategy to get Lincoln nominated as the Republican Party candidate for President in 1860. His success there and his subsequent tireless campaigning for the national election was a key factor behind Lincoln's win.

In appreciation for his loyal support, Lincoln appointed Davis to the U.S. Supreme Court in 1862, and he served until his resignation in 1877. His most significant contribution to constitution history as an Associate Justice was the majority opinion which he wrote for Ex parte Milligan in 1866. The essence of the opinion restricts the right of military courts to try civilians. Although Congressional support was less than receptive at the time of the judgment due to political infighting, the decision came to be considered one of the pillars of American civil liberties.

Despite his lengthy service in Washington, D.C., Davis never moved his household cross-country. Instead, he hired Alfred Picquenard, a leading architect in the Midwest, to design a two-story Second Empire mansion to be erected on the same site as the family farmhouse. Construction began in May, 1870 when the old house was moved off the foundation and the exterior walls of the yellow brick structure went up. It took another year to complete and furnish the twenty room interior at a total cost of \$50,000. The Davis family moved in by 1872, and it remained occupied by the family and its descendants until 1960.

Elements such as the squarish form, projecting central bay, the mansard roof, and others connect this house to the Second Empire style. However, Picquenard added distinctive features which are singular to this mansion, none of the windows is identical in style, a different pattern of iron railing is used on each level, and all six chimneys are of a different design. Indeed, no feature is duplicated in quite the same way over the entire exterior. The only unifying aspect is the building material, the mansion is constructed of yellow brick with limestone trim.

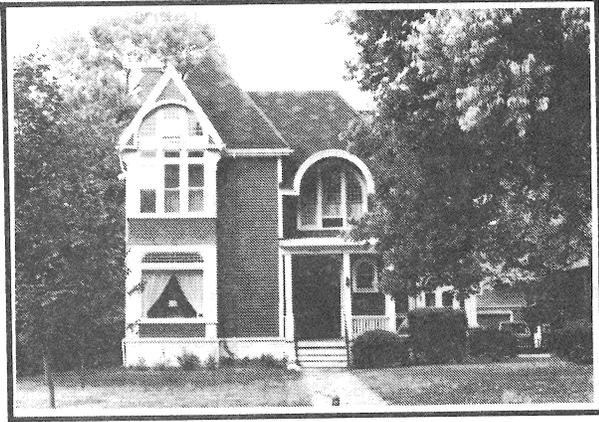
The interior is richly appointed with marble fireplace mantels, carved woodwork and decorative plaster moldings—much of the interior is as it was

during Davis's time. Beyond its architectural interest, the interior workings are of special significance. For its time period (early 1870's) this was an exceeding modern home. The house carried the latest technological advances in indoor plumbing with a shower and flush toilets and also in central hot-air heating. The basement held a coal burning furnace as the primary heating source at a time when fireplaces and the Franklin Stove were the typical units.

The mansion is maintained as an example of Victorian taste and style. The furniture displayed is, for the most part, that which was chosen by Sarah Davis especially for this house. Some furnishings are older family pieces which added familiarity to the expansive new homesetting. The down-
~~stairs rooms~~ are open to the public for tours.

Whole Bldg.

Jeff. St. Property Description Photos



1104

Queen Anne



1017

Queen Anne



1007

Italianate



901

Cross gable vernacular



1005

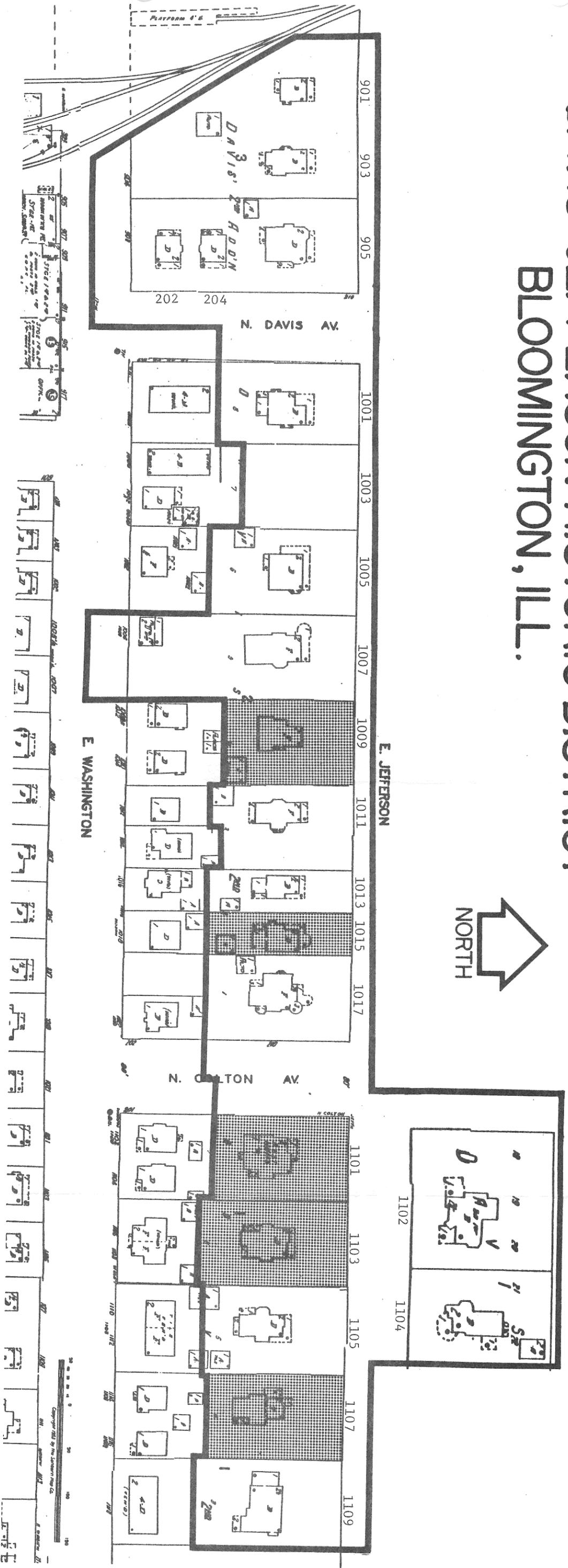
Georgian Revival
N.R.



Clover Lawn

2nd Empire
N.R.

DAVIS-JEFFERSON HISTORIC DISTRICT BLOOMINGTON, ILL.



— DISTRICT BOUNDARY

1017 STREET ADDRESS

□ CONTRIBUTING STRUCTURES

▒ NON-CONTRIBUTING STRUCTURES

Davis-Jefferson Historic District Property Descriptions

- NORTH DAVIS STREET** (west side)
- 202 Cross-gabled vernacular
- 204 Cross-gabled vernacular
- EAST JEFFERSON STREET** (north side)
- 1102 Henry S. Swayne House; 1885; Warren H. Milner, architect
- 1104 John A. Wilcox House; Queen Anne style; c. 1887-91
- EAST JEFFERSON STREET** (south side)
- 901 John Harwood House; cross-gabled vernacular; 1906-07
- 903 Jesse B. Jordan House; American Four-Square; 1903-04;
Arthur L. Pillsbury, architect
- 905 Edmund O'Connell House; Queen Anne form; 1893-95
- 1001 Madison P. Carlock House; 1894-98; Queen Anne form;
Arthur L. Pillsbury, Architect
- 1003 vacant lot
- 1005 N.R. David Davis III & IV House; Georgian Revival; 1872-73;
(George Harvey, architect for major 1898 remodeling to
present appearance)
- 1007 George Simeral House; Italianate influence; c. 1870-80
- 1009 David H. Perrigo House; 1873; (alterations in 1909 by
Arthur L. Pillsbury, architect)
- 1011 Charles E. Perry House; front-gable type; c. 1880's
- 1013 Raymond T. Starr House; cottage style; c. 1887-91
- 1015 Elizabeth Clark House; cross-gabled vernacular; 1883-86
- 1017 John W. Gray House; Queen Anne style; 1895
- 1101 James S. Neville House; Queen Anne form; 1885; Warren H.
Milner, architect; (1902 alternations by Arthur L. Pillsbury,
architect)
- 1103 Hulda Burke House; Queen Anne form; 1884-86
- 1105 Ridgeway Coates House; Queen Anne form; 1886-91
- 1107 A. C. Cowles House; Queen Anne variant; 1885; Warren H.
Milner, architect
- 1109 Willis S. Harwood House; 1913; Arthur L. Pillsbury,
architect
- N.R.** Listed on the National Register for Historic Places

Section 2 - Scattered Sites

1. ADLAI E. STEVENSON II HOUSE: 1316 East Washington Street. Designated National Register site May, 1974. Private Residence.

The son of the Illinois Secretary of State from 1915-1917, and the namesake as well as grandson of the Vice-President of the United States from 1893-1897, Adlai II continued a family tradition of public service. He served American citizens at many levels—in 1941 he was appointed special assistant and counsel to the Secretary of the Navy, Frank Knox; in 1943 he held a leadership position with the Foreign Economic Mission to Italy, responsible for the post-war rehabilitation of that country and, in 1945 as a special assistant to the Secretary of State, Stevenson represented the United States as Minister of the U. S. delegation at the Preparatory Commission of the United Nations. For his home state of Illinois he served as a popular Democratic Governor from 1948 to 1953. Stevenson twice ran, unsuccessfully, for the Presidency in 1953 and 1956. In his last official role as United States Ambassador to the United Nations, he widened an international reputation as a gifted orator and a thoughtful man dedicated to the betterment of society. His death at age 65 in London was unexpected and his funeral in Bloomington was attended by President Lyndon Johnson and various other national and international political figures. Stevenson is buried in the Evergreen Cemetery.

Born in 1900, Stevenson was educated locally through high school and later earned a degree in history from Princeton. He received graduate education in law at the Harvard Law School and Northwestern University at Chicago. He intermittently practiced law in Chicago from 1926 through 1960.

He lived at the family home on 1316 East Washington from 1906 until leaving to further his education and embark on his political career. His sister, Mrs. Elizabeth Ives continues to live at this residence.

The house was built in 1900 by local architect, Arthur L. Pillsbury for businessman Lyman Graham. It was purchased by Adlai's mother, Mrs. Helen Davis Stevenson, in October 1906. It is a three story structure, with a hipped roof. A sharp-angled front-gabled dormer breaks the front facade. There is a hipped roof dormer on the west facade. The clapboard exterior was covered with "pebble dashed" stucco in 1910. In recent years some minor remodeling has taken place, the front porch, projecting from the northeast face, has been altered and another porch has been added off of the dining room. An upstairs bedroom closet has been converted to a bathroom.

The house is heavily obscured from East Washington traffic by dense shrubbery.

2. GEORGE H. MILLER HOUSE: 405 West Market Street. Designated National Register site July, 1978. Private Residence.

Built about 1888 upon his marriage, the house could almost be considered an advertisement of the variety of features within the young architect's capabilities. A son of recent German immigrants, George H. Miller was born in Bloomington in 1856. He attended local schools until the age of 15, then he apprenticed with the local contracting firm of Richter and Bunting as a draftsman. To refine his professional education he moved to Ohio in 1874 and then to Chicago in 1875 for six months to work in the offices of F. & E. Baumann, architects and builders. He began a long term working relationship with Bloomington contractor, Henry A. Miner in 1875. Under Miner he worked on a variety of building types and residences. One of his most important projects was the McLean County Jail (now gone) in 1880. He entered into his own practice in 1885 at 101 West Front, the corner of Main and Front Streets. He developed a successful and long career. After the Great Downtown Fire of 1900 he was responsible for the reconstruction of many of the destroyed office buildings. The Corn Belt Bank at the corner of Main and Jefferson Streets is considered the most attractive of the post-fire buildings.

His personal home is a picturesque example of the Queen Anne style that was popular during this time period. A side-gabled roof is interrupted with the rounded dome roof of a tower on the front southeast corner. The center of the roof has a projecting attic gable with a conical shape, which because of the extension of the chimney, there is just enough room for a door on one side and two small 12 light casement windows on the other. There are two identical casement windows on the west under the gable end as an inset dormer. Originally the second story had decorative shingling, with the tower covered in a different pattern from the body of the house. The street level floor has a brick facade with rough cut limestone trim and the side facades are covered with clapboard siding. The front porch, as originally designed by Miller, has been removed. Several of the windows still retain their colored glass transoms. The variety of window styles is fascinating; for example, there is a key-hole window on the west side of the first story and a circular porthole window on the east side; just under the eaves of the domed tower roof are half-circular, 12 light, diocletian windows. The tower

also has a small, rectangular, beveled and colored-glass window, with a palladian surround.

3. JOHN M. HAMILTON HOUSE: 502 South Clayton Street. Designated National Register site September, 1978. Private Residence.

The home of John M. Hamilton, a lawyer-politician who had an early and rapid rise in his political career, fell out of favor with his party and never sought public office again. He was elected to the Illinois State Senate in 1876 when he was 29. Hamilton was noted for his youthful energy and was later elected President Pro Tem of the Senate in 1879. The next year he was nominated for Lieutenant Governor on the Republican ticket with Shelby Cullom, and they won the election of 1880. In 1883, David Davis retired at the end of his term in the U.S. Senate. Cullom was elected as his replacement and at the age of 35, John M. Hamilton became the 19th Governor of Illinois. He served only 18 months, yet it was sufficient time for Hamilton to earn the label of "The Blond Mistake" for his term. He was forced to call on the National Guard to quell two labor upsets in Southern Illinois and imposed a new \$500 licensing fee for taverns. He tried to engineer party support for re-election in 1884, but his party rejected him. Hamilton never returned to Bloomington. He developed a successful law practice in Chicago and became a frequent speaker for Republican candidates, but never sought another office for himself.

Hamilton lived in this house from 1872 until he became Governor in 1883. It is a two story, clapboard sided house with a brick foundation. The basic design of the house is an irregular L-shape. The front of the house is on the west gable end. There is a two-story wing extending from the central body to the north, and a shorter, two-story wing with the gable end of the roof extending from the eastern back of the house. There is a wrap-around, columned, front porch which covers the full length of the front facade and continues along the north facade. There are two, one-story additions to the rear of the house and a second, glassed-in porch which runs along the south and a portion of the eastern back of the structure.

4. 605 EAST FRONT STREET: Zoned local S-4 Historical/Cultural Site in 1980. Private Residence.

Built during a time when the well-to-do usually preferred the stylistic opulence of the Queen Anne style, the home of successful stockbreeder George Hanna, is atypically reserved in its design features. Peoria architects, Reeves and Baillie (who designed the present McLean County Courthouse)

seem to have used the basic design elements of the Swiss chalet as the point of creative divergence. This property was zoned before the enactment of the current Bloomington Preservation Ordinance.

5a. SCOTT-VROOMAN HOUSE: 701 East Taylor Street, corner of Clayton and Taylor Streets. Zoned local S-4 Historic and Cultural District in February, 1979. Designated National Register site August, 1983. Private Residence.

Designed in 1869 by G. W. Bunting for Eliel Barber, the house was purchased in 1872 by Matthew T. Scott. A Kentuckian, he came to the region in the 1850's to develop some family owned land in a northeast section of McLean County. He platted, named, and sold real estate to establish the community of Chenoa. Scott later came to Bloomington and became involved in other business interests. His most successful venture was as one of the principals in the McLean County Coal Company, begun in 1867.

His wife, Julia Green Scott was known for her own vitality and abilities. After the death of her husband in 1891, she took on the management of 12,000 acres of farmland using advanced technology and subsidizing the education of the tenant farmers. She was elected and accepted the duties of president of the McLean County Coal Company. Her sister, Letitia Green Stevenson, was a founder of the national women's patriotic organization, Daughters of the American Revolution (D.A.R.). Through her sister, Mrs. Scott became involved as a founding member and served the D.A.R. as national vice president and president general for several years. After World War I, she was active in international relief, specifically fund raising for the adoption of French war orphans. For her generous efforts, in 1920, she was awarded the Gold Medal of French Gratitude from the French Ambassador.

Born at the Taylor Street home, the Scott's daughter, Julia and her husband Carl Schurz Vrooman continued to live in the family home after their marriage. Carl Vrooman became known for his extensive writing on economics and ideas combining current scientific knowledge with applicable business practices. He was selected to be the First Assistant Secretary of Agriculture from 1914 to 1919 under President Woodrow Wilson. During World War I, he suggested the practice of home vegetable gardening to supplement possible food shortages. This same idea was revived in World War II as the "Victory Garden". Like his mother-in-law, Vrooman also became involved in international relief after World War I. He was responsible for the management of shipping nearly a million bushels of corn to Poland, Czechoslovakia, and Austria as a gift from the American farmers. He was decorated by the Polish

government for his service. On the home front, Vrooman was active in preparing some of the most advanced agricultural legislation of the time. In 1921, he devised the first Farm Relief Plan. Introduced to the U.S. Senate by agrarian leader, Senator George W. Norris, the plan called for utilization of surplus agriculture by making it available for purchase by a Farmers' Export Financing Corporation. The Corporation would then ship the produce abroad for foreign purchase.

Once located on an acre-sized lot, the Italianate-Romanesque looking house has always been recognized for its rich decorations and materials. Originally the home was Italianate in style, with 12" red brick walls on a limestone foundation. In April of 1900 through October, 1901, Mrs. Julia G. Scott retained local architect, Arthur L. Pillsbury to supervise an extensive remodeling which resulted in a 60% increase in square footage and altered the exterior to a Romanesque influenced style. The house is three storied with a tin roof. It contains 35 rooms, 11 fireplaces, a study with built-in 4'x4' safe, a ~~third floor ballroom~~ and a full basement. Interior features include: 8' Tiffany stained-glass windows; numerous beveled-glass windows and doors; and domed opalescent glass ceiling fixtures in the parlor, library and dining room. Various rich, decorative woods are used throughout the house; such as the carved red oak balcony on the second floor, cherry cabinets and paneling in the library, curly birch mill work in the first floor reception room, and an oak paneled dining room.

Except for the removal of a 5' section of wall to enlarge the kitchen area, the exterior and the interior house arrangement are the same as after the 1900 remodeling. The original lighting fixtures and functioning speaking tubes remain. The Scott-Vrooman House was continually occupied by the members of the immediate family until Julia Scott Vrooman's death in 1981.

5b. SITE OF THE LINCOLN OAK: Zoned local S-4 Historic and Cultural Site in February, 1979.

Located to the rear of the Scott-Vrooman House is a 32'x 32' park which was deeded to the City of Bloomington in 1966. It marks the site of the "Lincoln Oak Tree". In 1914 staunch Democrats, Carl Vrooman and Adlai Stevenson I, decided to honor the site (as well as tweak local Republicans during an election year). They invited the poet of Illinois, Vachel Lindsay, to speak at the dedication ceremonies in which a plaque was attached to the tree attesting that Stevenson could recall that Stephen A. Douglas and

Abraham Lincoln debated many a time under that very oak. The tree died in 1976, and a copy of the original plaque and a new plaque are mounted near a replacement Oak.

5c. ELIEL BARBER HOUSE: 709 East Taylor. Zoned local S-4 Historic and Cultural District in February, 1979. Private Residence.

Nonassuming in looks, this story-and-a-half house is distinctive for what cannot be seen. Built about 1855, it was constructed using a technique more common to the New England states, the vertical plank wall method. There is no supporting frame system, the plank walls provide all the vertical structure support. Other evidence seems to suggest that the house may be an early example of a prefabricated house. The structural beams are of pine, an unusual fact since other houses constructed locally at this time were more typically built of hardwoods coming from the grove at the edge of the town. Further examination of the house beams revealed an endstamp of "NY" which could possibly suggest that they were shipped by rail from New York state. Barber came to Bloomington from New York state, and when he chose to build his first home in Bloomington his choice of house type and its construction may have been influenced by what was already familiar to him. By 1873, the street appearance of the house had changed. The verticality of the original board and battens were replaced by horizontal weatherboards. While its appearance was now more in line with the look of the neighborhood, the change may have had more to do with improving insulation needs for hard Illinois winters.

5d. VROOMAN-SCOTT CARRIAGE HOUSE: 708 E. Jackson. Zoned local S-4 Historic and Cultural District in February, 1979. Private Residence.

A dependency of the Vrooman-Scott Carriage House. This structure perhaps dates to Scott's purchase of the mansion from Eliel Barber. It has gone through change but retains its original massing, form and much of its original materials.

6. HOLY TRINITY CHURCH, RECTORY AND CONVENT: 704 North Main Street and 106 West Chestnut Street. Designated National Register site December, 1983.

This is the third church on this site for the Roman Catholic Holy Trinity parish. The land was purchased in 1862 for a church and convent-school complex. The unfinished original church was decimated by a tornado in 1869. The convent, built in 1863, was undamaged. The second church was constructed in 1871 from plans designed by local architect, Rudolph Richter. This church remained until a mysterious fire in 1932 gutted the property. Local

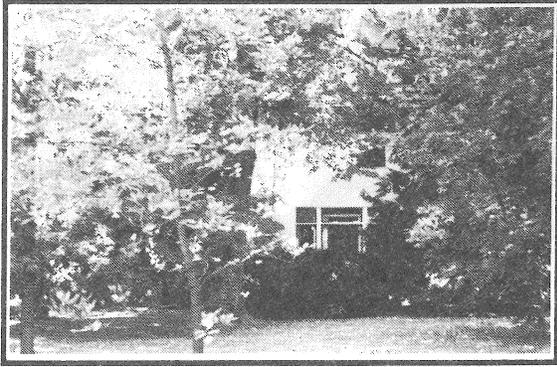
Architect Arthur F. Moratz was retained to design the present church. Moratz used the remnants of the foundation and some of the exterior walls, as the basis for the cruciform layout. The overall style is an Art-Deco interpretation of Modern Gothic. It is the only ecclesiastical example in the area which is built in this strongly vertical and minimally ornamented expression. Style is indicated in the form as revealed through the construction; the distinctive flemish bond brickwork; the chevron patterned brick work above the windows, and by the sharply, angular mousetooth cornice above the piers. The stained glass windows are of particular note. Emil Frei, an artisan from St. Louis, worked with architect Moratz in the creative design and then Frei skillfully executed the abstract patterns. The interior is consistent with the exterior style. Quality materials were used in abstract designs. The interior space is relatively unadorned, except for illumination by several stained glass windows. The visual focus is directed towards the three altars which were made of imported marble and onyx. Design features behind the altars are in the altar pieces, and in the lighting fixtures as well as the furniture all display the abstract elements typical for this style. The church interior was redesigned by the Rambusch Company of New York, specialist in historic interiors, in 1985-86. The new appearance successfully conveys and enhances the stylish intent of the original Art Deco Forms.

The rectory, to the south of the church, is one of three buildings in the Richardsonian Romanesque manner by local architect, George Miller in 1896. Constructed of red Cambrian sandstone, the form of the two-story structure is of a central cube with two semi-circular towers projecting from the front facade. The towers are connected by one-story high wall which blends into the towers. This wall forms a central second-story deck over a half-circular, smooth limestone opening for the stepped porch and main entryway. The north wing has a gabled roof and matches the body of the structure in construction material and style. The interior is simply appointed with excellent materials. The central formal stairway is made of oak. Additional features are a rail wainscotting and grained paneling. A stained glass window overlooks the stair landing.

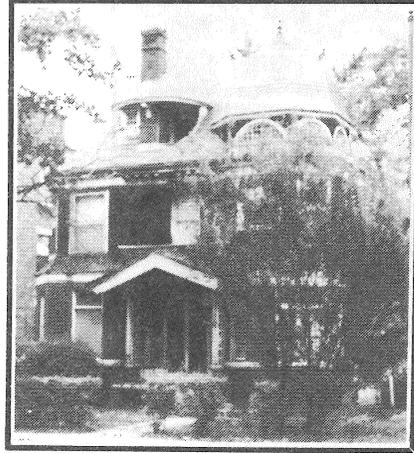
The building at the northwest corner of the site was originally constructed as a convent with a few classrooms, and was later adapted for additional classrooms and boarding young women. It is a three-story structure that has undergone some major changes in appearance. The northern part of the building is the oldest, originally only two-stories high, it was erected in 1863. By 1887, a major remodeling was authorized, and

George Miller designed a south addition which more than doubled the floor space. The plans also included the addition of a third story on the existing two story building. The style of the structure is common to utilitarian buildings of the time. It is of red brick walls with varying styles of smooth limestone window headers. The starkness of the masonry walls are broken by a watertable course of limestone between the basement level and the first story.

SCATTERED SITES



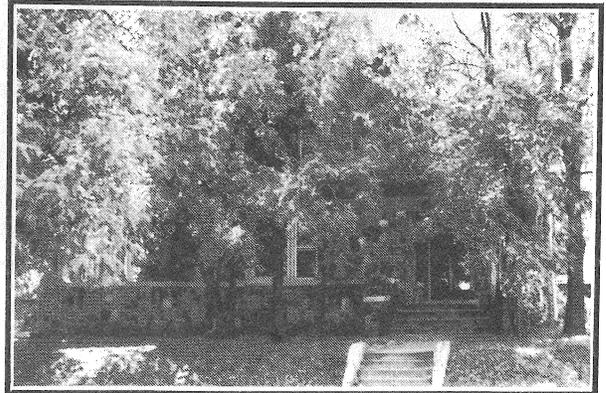
1. ADLAI E. STEVENSON II HOUSE
1316 East Washington Street



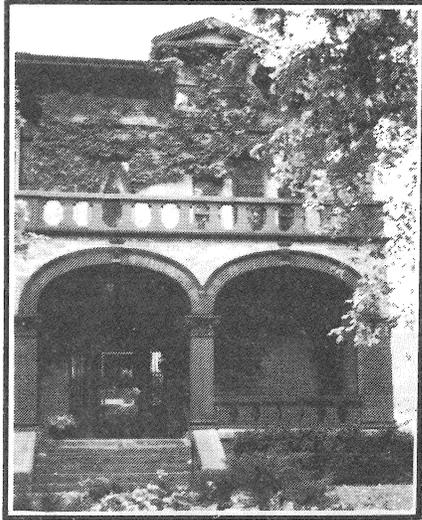
2. GEORGE H. MILLER HOUSE
405 West Market Street



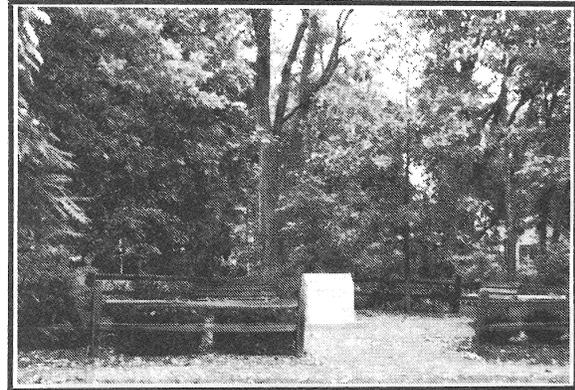
3. JOHN M. HAMILTON HOUSE
502 South Clayton Street



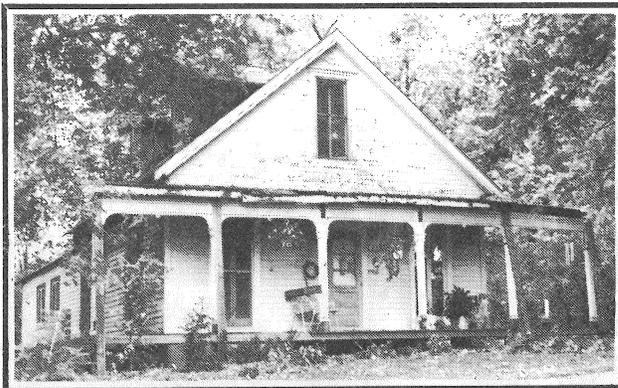
4. 605 EAST FRONT STREET



5a. SCOTT-VROOMAN HOUSE
701 East Taylor Street



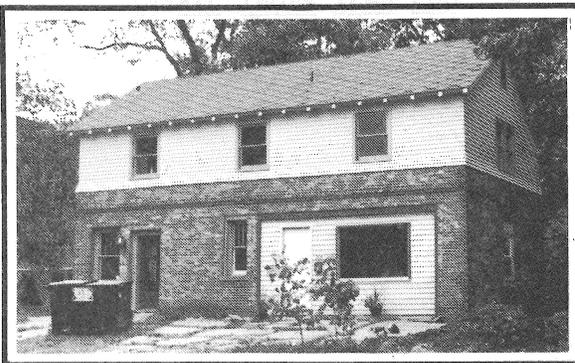
5b. SITE OF THE LINCOLN OAK



5c. ELIEL BARBER HOUSE
709 East Taylor



6. HOLY TRINITY CHURCH,
RECTORY AND CONVENT
704 North Main Street and
106 West Chestnut Street



5d. VROOMAN CARRIAGE HOUSE
708 East Jackson Street



SCATTERED SITES BLOOMINGTON, IL

1. Adlai E. Stevenson II House - 1316 E. Washington
2. George H. Miller House - 405 W. Market
3. John M. Hamilton House - 502 S. Clayton
4. 605 East Front Street
- 5.a. Scott-Vrooman House - 701 E. Taylor
- 5.b. The Lincoln Oak
- 5.c. Eliel Barber House - 709 E. Taylor
- 5.d. Vrooman Carriage House - 708 E. Jackson
6. Holy Trinity Church, Rectory and Convent - 704 N. Main & 106 W. Chestnut

Section 3 - Potential Sites For Recognition As Historical Resources

1. Ewing Manor: Towanda Avenue at Emerson Street.

Completed in 1929, Hazle Buck Ewing commissioned this estate after returning from a European tour in 1925. Local architect, Phil Hooten developed the "Channel-Norman" design of the Manor from sketches of European homes brought back by Mrs. Ewing. The manor, known popularly as "Ewing Castle", is a physical expression of the international interests developed during Mrs. Ewing's lifetime. The castle is now a part of the Illinois State University's museum complex and houses a cultural center and the Ewing Museum of Nations, owned by the I.S.U. Foundation.

2. East Washington Street and Country Club Place Neighborhoods:

As Bloomington grew, the "better" neighborhoods moved eastward. This area has developed during the early to mid-twentieth century for large estate-sized properties. Many of the homes were designed by local architects for the families of locally successful business and community leaders. The neighborhood is well maintained with a variety of architectural styles.

3. East Grove Street from Denver Street to Mercer Avenue:

The homes in this area represent a fine mix of upper-middle to middle-class housing styles that date from the early to mid-twentieth century. There are a wide variety of brick bungalow styles which have few, if any, alterations.

4. Whites' Place, North Fell Avenue and North Clinton Boulevard Neighborhood:

A residential area which was specially developed and designed with the latest (1900) features for modern and attractive living. The houses and the streetscape have retained much of their unique appearance. The adjacent streets of North Fell Avenue and North Clinton Boulevard consist of upper to middle-income houses built during the same time period which contribute to the overall character and attractiveness of the area.

5. Illinois Wesleyan University area:

Located almost in the center of Bloomington, the campus represents some of the promise and belief of the early leaders in their community. It has carried the reputation of excellence since its beginnings as a liberal arts institution in the 1850's. Several of

the campus structures are of notable design. Included in this area are several houses from the late nineteenth to early twentieth century period built to the north and east of the campus area. These houses contribute to the atmosphere and stability of the neighborhood.

6. Berenz Place Neighborhood:

A small specially developed area of moderate sized houses, some built with paving bricks.

7. Evergreen Cemetery:

Laid out with winding park lanes, the old 19th Century cemetery is notable for its own structures (the guard house and retaining wall made of an identical mix of materials) as well as for the graves of the people who were important to the founding and early development of Bloomington and Normal.

8. Miller Park: 1020 South Morris Avenue.

The grounds of the park have been the charge of the City since 1887. It has gradually acquired the unique features (the zoo, the Summit Street Bridge, various monuments, the frame from the old courthouse, and the large artificial lake) which have contributed to its wide popularity and attractiveness. The park pavilion is one of the most beautiful buildings in Bloomington.

9. South Hill Neighborhood:

One of the oldest neighborhood areas, it was generally the location of the middle-class German families who came during the 1850's to 1870's. They were active in the commercial and artisan trades of the early community and supported a fully developed subculture of social organizations and newspapers well into the 20th Century.

10. Forty Acres Neighborhood:

Surrounding the Chicago and Alton Railroad shops in west Bloomington is the family housing of the men who came in the 1850's to build and work for that railroad system. It contains worker housing in the mid-to-low income range and supported a rich mix of Irish, German and Hungarian immigrant cultures. In the early days (pre-automobile), this area supported a shopping area which rivaled the downtown.

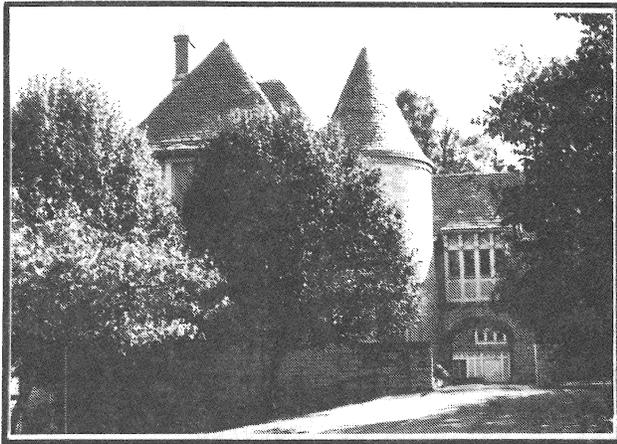
11. Thematic Groupings:

There are many noncontiguous sites which could benefit from thematic grouping. A complete inventory survey would help in discerning patterns and encourage more complete documentation for these sometimes

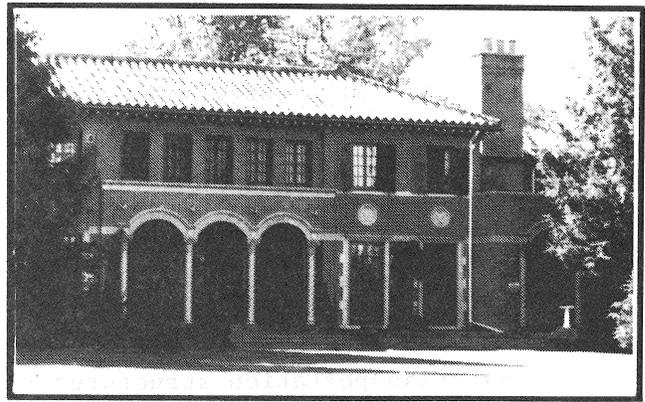
elusive and fragmentary sites. The benefit of thematic groupings is that a nomination can be tailored to the unique qualities and features of a particular community. The following list is an example of subject areas that would be possible for the Bloomington area:

- a) grouping the works of local architects;
- b) grouping commercial and industrial sites - this would include structures involved with manufacturing and agricultural commerce;
- c) transportation structures - this would include the railroad depots related structures as well as building or features connected with the interurban system;
- d) grouping significant churches;
- e) grouping significant school buildings;
- f) identification of various vernacular house forms.

POTENTIAL SITES FOR RECOGNITION AS HISTORICAL RESOURCES



1. Ewing Manor



2. East Washington Street and Country Club Place Neighborhood



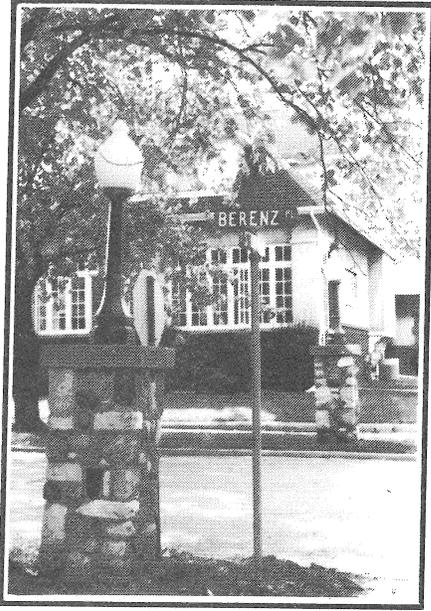
3. East Grove Street from Denver Street to Mercer Avenue



4. Whites' Place, North Fell Avenue and North Clinton Boulevard Neighborhood



5. Illinois Wesleyan University area



6. Berenz Place Neighborhood



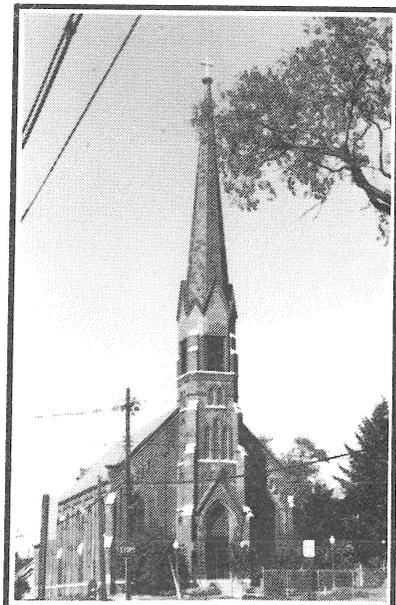
7. Evergreen Cemetery



8. Miller Park

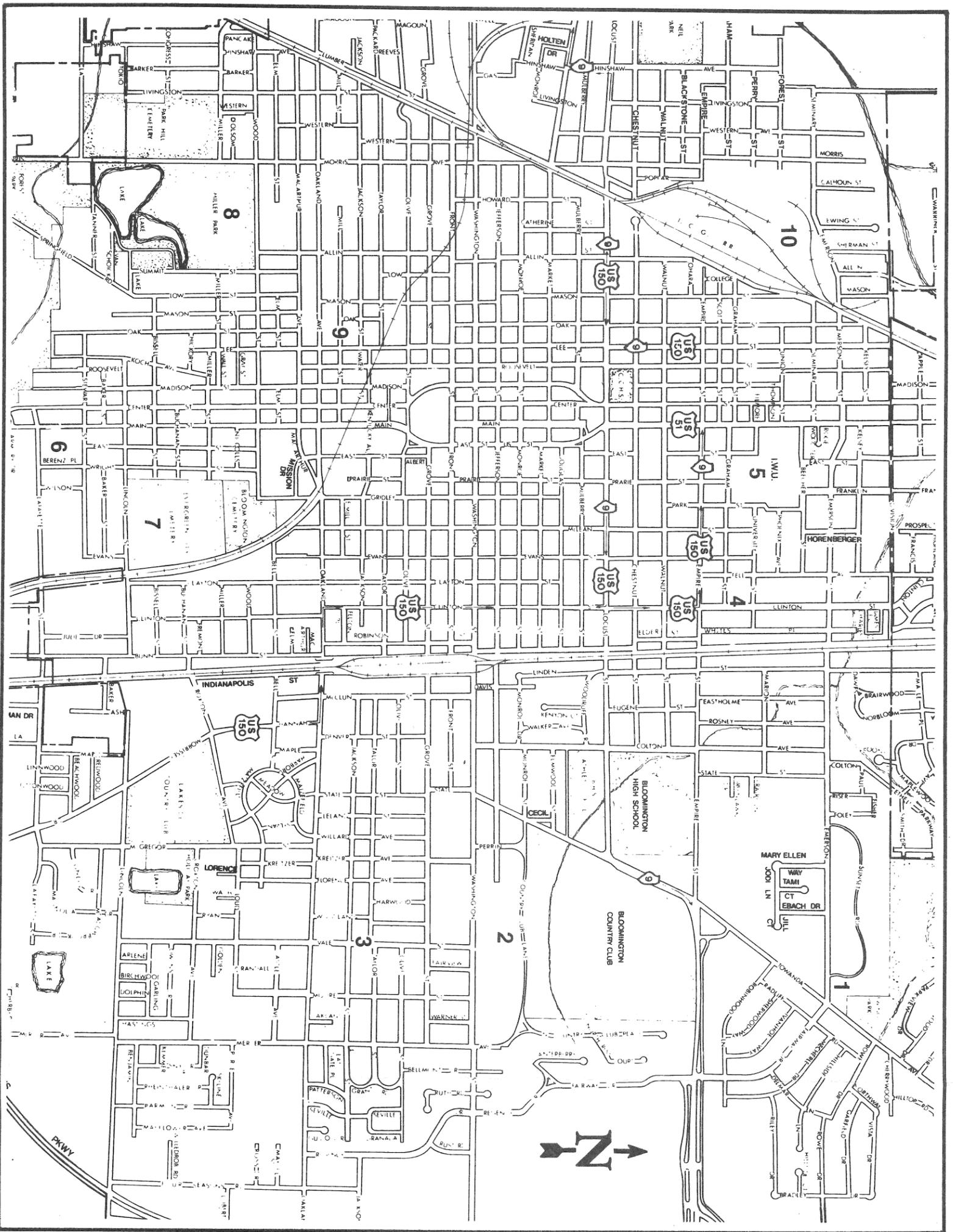


9. South Hill Neighborhood



10. Forty Acres Neighborhood

POTENTIAL SITES BLOOMINGTON, IL



1. Ewing Manor
2. East Washington Street and Country Club Avenue neighborhood area
3. East Front Street from State Street to Oakland Avenue area
4. White's Place, North Fell Avenue, and North Clinton Boulevard area
5. Illinois Wesleyan University area
6. Berenz Place neighborhood
7. Evergreen Cemetery
8. Miller Park area
9. South Hill neighborhood area
10. Forty Acres neighborhood area

Part IV Historic Contexts

"Some may say that small communities are dull, monotonous. They do indeed lack the artificial coloration of New York . . . They express more often the continuities of living, the lifelong drama with its beginning, its middle, and its end, and the deep stability and balances of movement that human life sometimes can attain."

Baker Brownell, The Human Community: Its Philosophy and Practice for a Time of Crisis, in The City: A Dictionary of Quotable Thought on Cities and Urban Life. New Brunswick, NJ: Center for Urban Policy Research, 1984, p. 38.

The rolling sameness of the midwestern prairie requires something more than an occasional geographic advantage to sustain prospective townsites. For Illinois, the settlement process began in the early 1800's. Small farmers arrived with just a few head of beef or hogs and started the breaking and tilling of the border land of timber and prairie. Land speculators followed, platting many townsites, yet only a few would survive into the 20th Century. For a prairie town, potential success cannot be derived from availability of fertile soil or the physical desirability of the land. Instead, the most precious resources are brought to the land, the ingenuity and perseverance of those who choose to settle there.

A sesquicentennial celebration, as enjoyed by McLean County in 1980, is a sure sign that a particular place has achieved enduring desirability and success. And for McLean County, success is tied to the development of Bloomington-Normal, its largest urban area, as a hub of economic, political and social activity for the Central Illinois region.

1830 - Civil War

"Officially," Bloomington is 20 years younger than the County, due to reorganization as a city in 1850 under a new state charter. In actuality, the area has been continuously occupied since the 1820's. The town, Bloomington, was founded when its site was designated the county seat of the newly formed McLean County on Christmas Day of 1830. It is the oldest and largest half of the twin-city arrangement.

Initial growth was slow, with subsistence farming and livestock tending being the main support for early settlers. James Allin purchased land at the

north edge of the Blooming Grove in 1829. He recognized a potential traffic pattern in an area which lay midway on a line drawn from St. Louis to Chicago.

After opening the first store and post office at what became the corner of Grove and East Streets, Allin pushed for the formation of a new county to serve the needs of the settlers in the central region. Legislators at the capitol in Vandalia agreed, determined the legal boundaries, and that the name of the county seat would be Bloomington, the site to be determined by those in the County. Allin secured the honor for Blooming Grove by donating 22 acres for a courthouse square and commercial development. On July 4 of 1831, the lots surrounding Courthouse Square were auctioned and thus determined the business and commercial district for the Town. Asahel Gridley, an attorney who arrived in 1831, built the first simple frame one story courthouse and set up a general store at the corner of Main and Front streets.

Two factors could nearly guarantee the survival of a new town in the midwest, 1) obtain the county seat and, 2) get the railroad to come through town. Bloomington was established as the county seat and would gain the second, and most important advantage, 20 years later. In the meantime, Bloomington slowly acquired the trappings that turn a rural village into an urban town.

The townsite was situated at the northern edge of a grove of hardwood trees that would supply the townspeople with material for building and fuel needs. Most construction consisted of simple frame structures, hardware and finishing materials had to be carted over land from the river port of entry at Pekin. Some local brickmaking began in the early years, producing a hand-molded and baked, red clay brick. The best clay pits were located near the groves on the moraine for the quality of clay and the timber as a fuel source.

Raising livestock led commercial farming until the 1850's because the soil, although rich, was swampy in areas, and it was difficult to plow through the tough prairie grasses. Iron foundries were established by the late 1840's, manufacturing plows, reapers and other items.

Service and trade in Bloomington were frequently handled through bartering. Land speculation was the main business concern through most of the 1830's, until the financial bust of 1837. Gridley and another young lawyer, Jesse Fell, who dabbled in land development would be bankrupt by the nation-wide depression. Their belief in the Town, however, was strong enough for them to continue promoting Bloomington and, in different ways, be responsible for a remarkable rise in population and business within 20 years.

Jesse Fell was interested in the quality of life for the town and felt that as county seat, Bloomington should provide a means of informing the area about national and local issues. The Bloomington Observer was begun under his leadership.

Politics was also a business in early Bloomington. Many young lawyers established offices in the new town and rode the 8th Judicial Circuit which included the state capital in Springfield. David Davis was among them, and he shared ideas about law and governing with friend and fellow lawyer, Abraham Lincoln at Davis's office on the corner of Main and Front Streets.

Bloomington incorporated as a city in 1850 with almost 2,000 residents, a figure that would nearly quintuple in five years because two railroads would cross through the town. State Senator, Asahel Gridley proposed a successful north-south route for the Illinois Central that ran eight miles outside of Bloomington. And as it was surveyed, convenience changed the course to run through the town - just as Gridley had anticipated. The line that would be the Chicago and Alton Railroad (C. & A.) arrived from the southwest in 1853 and cut across the northwest edge of Bloomington on a course to Chicago.

The planned route of the C. & A. system caused another major building project to change location. The tracks cut through College Square, on the west end of Empire Street, and the proposed site of Illinois Wesleyan University. The site had been selected by the trustees since the founding in 1850. In the meantime, classes were held in the Methodist Church and building materials were being collected at College Street. The university would be offered another site on the east side of town, and develop a 130 year old reputation as an excellent liberal arts school. Jesse Fell owned land in the College Square area, and he would negotiate for the C. & A. repair shops to be built near that site.

Irish immigrants comprised the majority in railway work gangs and after the C. & A. repair shops were built in 1855, many stayed to raise families on the westside. By 1860, 25% of Bloomington's population were from Irish origins. The westside flourished with small houses, many owned by the railroad workers. A shopping area that rivaled the downtown district in sales volume, sprang up along West Chestnut Street, all within walking distance from home or job.

The second largest immigrant group were the Germans who began arriving in some number during the 1850's. The railroad repair shops provided employ-

ment for skilled and unskilled workers, and the growing population needed the services of artisans able in areas such as leatherwork, carpentry and masonry. They too filled the westside working-class neighborhoods as well as an area on the southside which became known as the South Hill or German Hill neighborhood.

The Irish-born outnumbered the German-born population until the 1880's, but the Germans brought with them a distinctive cultural element that was diligently maintained until the first World War. A Turnverein was established by 1855 to promote the German language, intellectual pursuits, and physical fitness. Several German language newspapers, day-schools and churches were supported by this working, middle-class sub-community. Even further south of the South Hill area the Stein (later Meyer) Brewery was built, meeting an important social and cultural need and eventually becoming a major employer. The Highland Park Golf Course occupies the old brewery site and two of the brewery structures remains.

Politics were a consuming interest during the 1850's as national tensions rose on the issue of slavery. The most important speech of Abraham Lincoln's political career is delivered in Bloomington in May of 1856 at Major's Hall on the corner of Front and East Streets. The "Lost Speech" will win Lincoln vast popular support and propel him toward the 1860 presidential election as the nominee for the newly formed Republican Party. The "Lost Speech" is also attributed with launching the Illinois Republican Party which becomes one of the seeds for the formation of the national Republican Party.

Many of the lawyers who knew Lincoln from circuit court days would eagerly serve him during the Civil War. Lincoln had regularly visited their offices along the south block facing the McLean County Courthouse. Jesse Fell would be appointed paymaster for the Army, attorneys William Ward Orme and Harvey Hogg would serve as officers for the Union Army; Orme's law partner, Leonard Swett would be called to the White House as a trusted friend to listen to the statesman's ideas on emancipation, and David Davis would be asked to serve as a U.S. Supreme Court Justice, a post he maintained until 1877, all the while keeping his family and residence in Bloomington.

Post-Civil War - 1900 Fire

Municipal improvements and industrial growth marked the years following the Civil War. The Alton shops were an economic anchor for the Town and when a fire destroyed the buildings on a Halloween night in 1867, the City

supported a bond to enlarge and rebuilt the shops - in Joliet stone. Devastating fires destroyed blocks of downtown buildings in 1855 and 1857, and the City adopted a stringent fire code requiring downtown construction in only brick, iron and stone. Brick-making became a major manufacturing concern. There were several brick and tile companies active at various times in the 1870's until World War I. Van Schoick's company located south of the South Hill neighborhood where he and his son built large brick homes that seem to advertise their craft; Edgar Heafer's Tile Company operated from the southeast edge of town. Much of Heafer's business involved making drainage tile for agricultural purposes. The tiles helped turn swampy fields into highly arable land. His father is credited for cleaning up the downtown streets of Bloomington in much the same way, he laid the first brick street in 1877 on the west side of courthouse square, discovering a means of freeing the public from the muddy mess of rutted dirt roads. The old clay pits are now filled with water, and are seen as small lakes at the old Angler's Club and at the Lakeside Country Club.

By 1870, the population of Bloomington stood at 17,019. Cheap energy was needed to support the many households and industries. The City Council consulted with geologists in 1863 and were assured the likelihood of coal beds in the area. The first explorations were unsuccessful in finding coal, however, one drilling located another necessary resource that served the community until the 1930's, they tapped a large underground supply which provided water for the City. The water tower was later sold to the Town of Normal. During a third exploration in 1867, coal was located near West Washington Street. The McLean County Coal Company prospered until 1928, employing a labor force of 200-300 miners who pulled 500 tons of coal a day during the peak periods. The miners purchased their houses from the westside coal company, forming a new neighborhood district identified as "Stevensonville" for the two brothers, Adlai and John, who owned a half interest in the company. Not long after the company formed, the miners unionized in 1871 becoming one of the first organized labor groups in McLean County. They went on strike in 1872 after organizing. The first Swedish immigrants came in to work the mines at that time, unaware of the labor problems. Labor disputes would permanently close the mines after a strike in 1928.

Labor organizations were just beginning to gain strong support in the late 19th Century. Bloomington workers would support railway and other labor unions and would host the national offices of the Journeymen Tailor's

Union in the downtown Eddy Building by 1895. The man who ran the office, John B. Lennon, also held the post of Treasurer for the newly formed national labor organization, the American Federation of Labor. A close friend and confidant of Samuel Gompers, he travelled for 28 years from his base in Bloomington to counsel and encourage the development of organized labor throughout the nation. In later years, he was one of the original nine members appointed to the Industrial Relations Commission by Congress in 1912, and as further evidence of his negotiating skills, President Wilson appointed him to a short-lived position as Conciliator to settle labor disputes. He lived in Bloomington from 1895 until his death in 1923.

The downtown business district expanded northward along Main Street and to the east along Front Street. The residential areas were no longer within walking distance to work, and by 1867 a mule drawn trolley system began taking people from the train stations to downtown and into Normal or, during the summer time, down to Miller Park. By the 1890's the expanding system was electrified and carried almost a million passengers to work or shopping. In 1906 another electric railway opened. It was one of the longest operating Interurban electric railways in central Illinois connecting towns such as Danvers, Peoria, Clinton, Springfield, and Champaign. These lines were discontinued in 1953, but evidence of this cheap and convenient transit method are still visible with tracks on the 400 block of South Madison and the ticket office building at 317 South Madison.

Prosperity and success seems to touch all levels of the City at the end of the 19th Century. East Grove Street becomes a fashionable avenue of attractive and well built houses, many of which are designed by local architects. George Miller was a favorite architect, raised in Bloomington's South Hill area and trained in Ohio and Chicago, he also designed several of the commercial buildings in the downtown district. The upper-income neighborhoods seem to push further and further east as far as the convenience of the trolleys allowed. These homes indulge in more personalized and stylish conventions in their varying appearances.

In the older, working and middle-class neighborhoods, the styles are solid and comfortable. Local planing mills carried catalogues of stock house plans, common styles that can still be found and identified across the Midwest because of their lasting utility of form and simplicity of style. The two-story Cornbelt Cube and one-story cottage forms are among the varieties typically found in these still active neighborhoods.

Leisure time pursuits were increasing as Schroeder's Opera House, Durley's Hall, and the Grand Opera House brought entertainers for all to enjoy. George Miller drew the plans for the new Wither's Public Library on the corner of East Washington and East Streets. It would serve the town for nearly a hundred years on the same site. Dramatic societies and sporting clubs were other choices open to the citizens. The land for Miller Park was donated to the city in 1887 and soon became a favorite place to relax. The south side tract had once been offered for the location of the Illinois Wesleyan University. It contained a small lake and by the 1890's a collection of regional wildlife. Later improvements would enlarge the lake until it is considered the largest man-made lake in Illinois by the turn of the century. A lion cub lost from a travelling circus, is discovered by an area farmer who donates it to the park. "Big Jim", as the lion would be known, becomes an early addition to the Miller Park Zoo. Plans for a specially designed animal house and an airy pavillion with broad verandahs for special events were approved and built within 20 years of the park's establishment.

Churches of every denomination were being built during this time, most just east of downtown. One of the most visually striking of the religious buildings was, and is, the Moorish influenced Moses Montefiore Temple built in 1887 by the Jewish Germans. Synagogue records were kept in German well into the 20th Century. The Catholic Church expanded to meet the needs of its large ethnic following. St. Mary's on West Jackson Street was built in 1886 and performed services in German, and St. Patrick's Church and school was built at West Locust and Western Streets in 1892 to better serve the large predominantly Irish-Catholic congregation on the west side.

Confident, secure, and with an eye to the future, Bloomington celebrated its 50th anniversary with parades and speeches on May 10, 1900. Scarcely a month later an uncontrolled fire destroys a five block area through the middle of Downtown.

Rebuilding - 1930

Time wasn't wasted on grieving for the nearly \$2,000,000 in property losses. Perhaps the good feeling and confidence of the previous month carried the townspeople into a spirit of "can do", for within a year the entire area had been rebuilt without a single business suffering bankruptcy. The county contributed by constructing a fine new Beaux-Arts style courthouse, which still sets the style in the square.

It was the last great downtown fire and the last opportunity for

extensive building in the commercial district. Several young architects are given a chance to show their talent with Arthur Pillsbury becoming the most successful of the new professionals.

A new commercial venture begins to appear on the fringe of the business district. On East Washington Street, C. U. Williams opened a two-story automobile showroom in 1911. Business was so brisk that he built a six-story addition next door in 1915. To maximize the capacity for storage and display, the upper four stories were fitted for 200 cars to be hung from the ceiling.

In less than 20 years, Williams' showrooms would be physically overshadowed by the third home of what would be the largest car insurance company in the world, the State Farm Mutual Automobile Insurance Company. It was the idea of retired farmer, George Mechérle that rural driver rates should not be based on the more accident prone urban rates. The company grew rapidly and by 1929 required an eight story office building to handle the expanding business. Additions would increase the Art Deco embellished building to 13 stories and later double the original site with an identical northern addition. It is by far the most imposing building in the downtown area. The connection with the farm was never far, State Farm was noted for regularly hiring farm women and provided part-time employment for farmers maintaining cropland during the depression.

Farming was experiencing rapid changes, in part due to the Funk Brothers Seed Company. The Funk family were part of the original settlers of McLean County. They were highly successful livestock breeders and farmers. Eugene D. Funk, Sr. was a third generation member of the family, educated in agriculture in Europe, and interested in hybridization. He organized the family seed company in 1901 and they specialized in seed corn. By 1916 the company produced the first hybrid seed corn and revolutionized commercial farming. The company remained a respected leader in agricultural experimentalization and, although no longer controlled by the family, is still headquartered in Bloomington.

During the Great War much of the German-American ethnicity would vanish. The German-American Bank would be renamed the American Bank and the last German language newspaper, The Bloomington Journal would be ordered to cease publication. Ten years would pass and a local philanthropist, Mrs. Hazle Buck Ewing, would be promoting world peace through the study and understanding of cultural differences. She built a magnificent mansion on the eastern edge of town, drawing its design from the popular Channel-Norman

architectural features observed on stylish east coast houses. At her death in 1969 she willed the house, known to the town as "Ewing Castle", to the Illinois State University Foundation for use as a Museum of Nations and cultural center to continue her concern with international understanding.

The Depression Years

Collapse of the national economy was deeply felt in Bloomington as in other communities. Banks failed, businesses went bankrupt, and many went jobless. Construction stopped. In 1932-33 efforts were made to create local work and building maintenance based on locally issued script. This met with limited success. Also in 1932 four arson incidents destroyed three public buildings. The fires were only weeks apart and the community was of the opinion that they were set by unemployed men trying to create work. Two of the buildings were replaced with new structures.

By 1936 efforts were being made to get the area moving. Much of this economic expansion was based on new technologies. State Farm Insurance, an automobile based company, saw phenomenal growth, and its building in downtown Bloomington saw three different additions from 1929-1941. Kinloch Phone Company built a large building in this time. Some businesses dug deep into their cash and family reserves in order to build and assist the local economy. The Stevenson-Merwin owned Daily Pantagraph featured its new facility in an April, 1936 special "Progress Edition." Appearing in that edition were ads by local architects and builders highlighting their depression period work. Projects included schools, churches, large auto garages and various homes and remodelings. These art-deco and modern styled buildings are yet to be valued locally, although the addition of Holy Trinity Church to the National Register of Historic Places has awakened the community somewhat to these "newest" historic buildings.

In the 19th Century it was common for town boosters to concoct catchy sobriquets to epitomize the essence of their community. Some enthusiastic promoter came up with "the Charm City of the Corn Country" for Bloomington. Corny but apt, for Bloomington seems to have led a "charmed" existence. The community has been blessed with determined and active town leaders who developed commercial advantages that would be attractive to businesses and who were also conscientious in developing opportunities that would make Bloomington attractive for families. Physically there has always seemed to be just enough natural resources to support the Town until technology caught up and

and expansion could begin anew. And most important, the people who made Bloomington home invested in their community, developing a local color and community values that have carried forward to the present. Bloomington is considered a forward thinking city with the advantages of a neighborly community.

Part V Preservation Plan

"CONSERVATION. The act of conserving buildings, cities, and environments for society; an act of economy of resource opposed to the relentless rebuilding of all cities and buildings that has been typical of, particularly, America.

Preservation is an overt act in response to threat; **conservation** is the continuing love that forestalls the need for preservation."

Norval White, The Architecture Book. New York: Alfred A. Knopf, 1976, p. 75.

A preservation plan is a blueprint by which a community can provide for the management and protection of valuable historical resources as represented by the built environment - elements such as buildings, structures, districts, and sites. Just as a natural landscape is appreciated and managed in a manner which will conserve its singular gifts for future generations, so should a townscape be regarded as a resource, one to be given similar considerations for future use and enjoyment.

This section is a list of goals and recommendations to guide the identification, evaluation, and protection of historical and cultural sites in Bloomington. The goals are listed in priority of need. It is expected that the plan shall be revised and amended to accommodate changing community needs and as new historical information is discovered.

GOALS

1. **Conduct a Comprehensive Survey of Historical and Cultural Sites for the City of Bloomington.**

The 1974 architectural and historic sites surveys by the Illinois Historic Structures Survey and the Illinois Historic Landmarks Survey can be used as the basis for an updated and amended city-wide inventory. Analysis of the completed inventory will determine the locations for further intensive area surveys.

RECOMMENDATIONS

- a. Develop a local survey form which is compatible with the information needed for state inventories and National Register nominations. Consider a format which can be used by competent volunteers.
- b. Develop a ranking or numerically weighted criteria of resource significance that is based only on the architectural, historical or cultural value of a resource. How is the site significantly

- associated with the architectural and/or historical contexts?
- c. Develop a ranking or numerically weighted criteria of resource treatment. Evaluate a resource's physical integrity, rarity, and its potential for continued or adaptive reuse.
 - d. Evaluate all existing designated historical resources under the additional ranking criteria of significance and treatment.
 - e. Develop a city map which indicates the location of brick streets, limestone curbing, street furniture and any other significant urban artifacts which add to the essential character of certain areas.
 - f. Consider future inventory strategies for the inclusion of engineering sites.
2. **Designate an easily accessible, permanent location for the storage of historic preservation related records and information.**

This location should have sufficient space for completed survey forms, photographic records, maps, the Historic Preservation Commission meeting and related documents, historical and architectural reference materials, information from the Illinois Historic Preservation Agency and the National Park Service, and any other materials necessary for the members of the Historic Preservation Commission to perform their duties. Such records should be kept in an archivally sound manner.

RECOMMENDATIONS

- a. Develop a system to catalogue resources by card files or any other permanent method. The usefulness of survey information will be limited unless a suitable means of basic data retrieval is designed. Primary considerations should be the ability to cross-reference key features and to recombine data for planning purposes.
- b. Prepare referral lists for preservation technical information. Maintain a referral list of persons or businesses that can provide appropriate technical services: contractors who are capable of meeting the Secretary of Interior's Standards; artisans and restoration specialists; sources for construction or ornamental materials; various professional advisors; etc. Having this type of information readily available is valuable in directing recommendations for City administered projects and for advising the public on appropriate work.
- c. Develop a library of recent preservation materials for the benefit of current Commission members and other local government officials. This would also help educate new Commission members and be a base of information for brochures and public education programs.

3. Refine the operational procedures of the Commission to maximize effectiveness.

RECOMMENDATIONS

- a. Develop Commission policy on typical preservation issues such as: specific design criteria for specific historic districts; guidelines for minor alterations such as paint and landscaping, the use of inappropriate materials, the recording of buildings and structures scheduled for demolition.
 - b. Consider the development of two levels of local historic districts: Historic Districts with specific design criteria and boundaries, and "Buffer Districts" for appropriate areas adjacent to Historic Districts or for areas which have integrity but do not meet age criteria for inclusion in Historic Districts.
 - c. Consider feasibility studies for endangered commercial and industrial structures of high significance.
 - d. Consider expanding the membership of the Commission to better perform the duties of the Commission.
 - e. Strengthen communication between the Commission and City offices and the business community in areas that deal with preservation issues. One way to include local government and the business community in the issues and processes of the Commission would be the addition of one or two non-voting positions.
4. Request the funding of a budget to assist the Commission in the function of its duties.

The Commission is unable to expand beyond its current level of activity and perform the duties as described in the By-Laws.

RECOMMENDATIONS

- a. The Commission needs the assistance of a full-time staff person to implement and supervise Commission directed programs.
 - b. The Commission may receive grants and private donations, a staff person could assist the Commission in grant requests and funding programs.
 - c. Consider the possibility of a county-wide staff position with duties and funding divided between the twin cities and county preservation activities.
5. Increase public education and awareness activities.
Because cultural resources are for the benefit of the entire community, those who are knowledgeable need to seek ways to educate and involve citizens from many areas of the community.

RECOMMENDATIONS

- a. Prepare an information brochure about the Commission and the role of historic resources in the community. Include information about where to call or write for more information. Develop plans for other brochures or brief information sheets on topics such as: What are historic districts, surveys, tax credits, threats to historic resources, maintenance tips, the problem of synthetic siding, etc.
- b. Develop plans for a city-wide workshop on Preservation. Tie it in with some existing City holiday or National Preservation Week activities.
- c. Develop some program of recognition for sensitive rehab, or restoration, or work to support preservation in the community.
- d. Prepare a list of titles for the local libraries of books and materials on Historic Preservation and related areas which would be helpful to the general public.
- e. Encourage the development of a city wide, multi-purpose preservation organization. Such an organization could assist the city in public education and promotion programs.
- f. Encourage the cooperation of neighborhood organizations in areas that are or possibly can be historic districts.
6. Review Commission policy and criteria at five year intervals and revise the ordinance when necessary.
7. Integrate the Bloomington Historic Preservation Planning Process into the Comprehensive Planning Process for the City of Bloomington and its environs.

RECOMMENDATIONS

- a. Integrate the preservation goals and priorities of this preservation plan with other planning concerns through the City's comprehensive planning process involving the Bloomington Planning Commission, City department heads, and citizen's advisory committees in order to resolve conflicts that may arise when competing resources occupy the same land use base.
- b. Establish a historic preservation component in the next update of the City of Bloomington Comprehensive Plan.

Part VI Appendices

a collection
This section is ~~an omnium-gatherum*~~ of basic information which ~~is~~ necessary for good preservation, and other information which is just good to know for preservation in Bloomington. *Can Assist the cause of Preservation*

- I. National Register Criteria - This criteria, evaluating historic and/or architectural significance and integrity, is strictly applied to all nominations submitted for listing on the National Register of Historic Places.
National Register Nomination Form - This form can be obtained from the Illinois Historic Preservation Agency or the National Park Service along with detailed information about nomination procedures.
- II. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (rev. 1983) - This information has been abstracted from the latest, expanded version of the Standards and Guidelines. This is the criteria which must be met in order to qualify for Federal Tax Credits. The Guidelines reflect state-of-the-art information about preservation technology and design considerations. A full copy of the Standards may be obtained from the Illinois Historic Preservation Agency or the National Park Service.
- III. Illinois Register of Historic Places Criteria and Application Form - This Register ~~recognizes places which have an inherent cultural value to the people of Illinois and provides protection for those sites of cultural value. As this publication was being prepared the criteria for the Illinois Register was under review.~~
- IV. By-Laws of the Bloomington Historic Preservation Commission - Abstracted from the Historic Preservation Ordinance of 1983, the Commission By-Laws contain specific information about the powers and duties of the Historic Preservation Commission, local historic district determination, design criteria and the review process.
- V. Directory of Agencies and Organizations - Addresses of Federal, State, and Local agencies and organizations involved with preservation-related activities and issues.

* a miscellaneous collection

VI. Bibliography - This is a listing of various categories which can introduce and/or provide more complete information about some of the preservation or historical topics mentioned in this report.

I. Criteria For Evaluation

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. that are associated with events that have made a significant contribution to the broad patterns of our history; or
2. that are associated with the lives of persons significant in our past; or
3. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
2. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

3. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
4. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
5. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
6. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
7. a property achieving significance within the past 50 years if it is of exceptional importance.

**II. The Secretary Of The Interior's Standards For Rehabilitation
And Guidelines For Rehabilitating Historic Buildings**

(abstracted from the 1983, revised and expanded version)

Standards For Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all programs under Department authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings.

The Standards for Rehabilitation (36 CFR 67) comprise that section of the overall historic preservation project standards addressing the most prevalent treatment today: Rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or example of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

As stated in the definition, the treatment "Rehabilitation" assumes that at least some repair or alteration of the historic building will need to take

place in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy the materials and features - including their finishes - that are important in defining the building's historic character.

In terms of specific project work, preservation of the building and its historic character is based on the assumption that (1) the historic materials and features and their unique craftsmanship are of primary importance and that, (2) in consequence they will be retained, protected, and repaired in the process of rehabilitation to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are - in fact - new.

To best achieve these preservation goals, a two-part evaluation needs to be applied by qualified historic preservation professionals for each project as follows: first, a particular property's materials and features which are important in defining its historic character should be identified. Examples may include a building's walls, cornice, window sash and frames and roof; rooms, hallways, stairs, and mantels; or site's walkways, fences, and gardens. The second part of the evaluation should consist of assessing the potential impact of the work necessary to make possible an efficient contemporary use. A basic assumption in this process is that the historic character of each property is unique and therefore proposed rehabilitation work will necessarily have a different effect on each property; in other words, what may be acceptable for one project may be unacceptable for another. However, the requirement set forth in the definition of "Rehabilitation" is always the same for every project: those portions and features of the property which are significant to its historic, architectural, and cultural values must be preserved in the process of rehabilitation. To accomplish this, all 10 of the Secretary of the Interior's "Standards for Rehabilitation" must be met.

III. Criteria For Nomination On The Illinois Register Of Historic Places

The guidelines for inclusion in the Illinois Register do not require listing on any National or Local Register. Maximum protection of cultural resources is provided by listing on the Illinois Register of Historic Places and the National Register of Historic Places; therefore, listing on both Registers is encouraged.

SECTION I: Criteria for Listing

A place may be listed on the Illinois Register of Historic Places if it:

- A. "(has) special historical, architectural, archaeological, cultural, or artistic interest or value"; and
- B. fits the definition of "place" found in Section 2(e) of the Illinois Historic Preservation Act:

"PLACE means (1) any parcel or contiguous grouping of parcels of real estate under common or related ownership or control, where any significant improvements are at least 40 years old; or (2) any aboriginal mound, fort, earthwork, village, location, burial ground, historic or prehistoric ruin, mine case or other location which is or may be the source of important archaeological data"; and

- C. satisfies the criteria listed in Section 6 of the Illinois Historic Preservation Act which are as follows: "The criteria shall include, but not be limited to, requirements that Registered Illinois Historic Places be limited to those places that possess integrity of location, design, setting, materials, workmanship, feeling and association; and
 - 1) that are associated with events or the lives of persons that have made a significant contribution to the broad patterns of our history; or
 - 2) that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - 3) that exemplify elements of our cultural, economic, social or historic heritage; or
 - 4) that have yielded, or are likely to yield, information important in prehistory or history."

SECTION II: Criteria for Removal

A place may be removed from the Illinois Register of Historic Places if it no longer satisfies the guidelines for inclusion on the Illinois Register of Historic Places contained in SECTION 1.

SECTION III: Amendments

These guidelines may be amended from time to time by a majority vote of the Illinois Historic Sites Advisory Council.

SECTION IV: Effective Date

The effective date of these guidelines shall be December 9, 1982.

IV. By-Laws Of The Bloomington Historic Preservation Commission
(abstracted)

The Commission was created as a part of the Bloomington Historic Preservation Ordinance (no. 1983-93). These By-Laws are based on that ordinance.

PURPOSE

The objective of this Commission is to preserve the historically significant buildings, residences, architectural designs, and areas of the City of Bloomington, Illinois.

Believing that the citizens of a community must participate in selecting the goals and objectives that will shape their environment, the Commission shall specifically work to:

- 1) inform itself of Bloomington's history and architecture;
- 2) develop goals and objectives
- 3) inventory historically significant buildings, residences, architecture, and areas; and
- 4) develop and pursue methods for carrying out the goals and objectives.

POWERS AND DUTIES

- 1) to adopt its own procedural regulations;
- 2) to conduct an ongoing survey to identify historically and architecturally significant structures, and areas that exemplify the cultural, social, economic, political or architectural history of the United States of America, the State of Illinois, or the City;
- 3) to investigate and recommend to the Bloomington Planning Commission and City Council the adoption of ordinances designating properties or structures having special historic, community, or architectural value as "landmarks";
- 4) to investigate and recommend to the Bloomington Planning Commission and City Council the adoption of ordinances designating areas as having special historic, community, or architectural value as "historic districts";
- 5) to keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation;
- 6) to determine an appropriate system of markers and make recommendations for the streets and routes leading from one landmark or historic district to another;
- 7) to advise and assist owners of landmarks and property or structures within historic districts on physical and financial aspects of

preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places;

- 8) to nominate landmarks and historic districts to the National Register of Historic Places, and to review and comment on any National Register nominations submitted to the Commission upon request of the Mayor or City Council;
- 9) to inform and educate the citizens of the City concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
- 10) to hold public hearings and to review applications for construction, alteration, removal, or demolition affecting proposed or designated landmarks or structures within historic districts and issues or deny Certificates of Appropriateness for such actions. Applications may be required to submit plans, drawings, elevations, specifications, and other information as may be necessary to make decisions;
- 11) to consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has been denied;
- 12) to develop specific design guidelines for the alteration, construction, or removal of landmarks or property and structures within historic districts;
- 13) to review proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated landmarks and historic districts. The Director of Planning shall send applications for special use or zoning variations to the Commission for comment prior to the date of the hearing by the Bloomington Planning Commission or the Bloomington Board of Zoning Appeals;
- 14) to administer through the City Parks and Recreation Department any property or full or partial interest in real property, including easements, that the City may have or accept as a gift or otherwise, upon authorization and approval by the City Council;
- 15) to accept and administer through the Office of the Director of Finance on behalf of the City such gifts, grants, and money as may be appropriate for the purpose of Sec. 6.44(a) of the

Bloomington Zoning Code. Such money may be expended for publishing maps and brochures or for hiring staff persons or consultants or performing other appropriate functions for the purpose of carrying out the duties and powers of the Commission and the purposes of said Sec. 6.44(a);

- 16) to call upon available City staff members as well as other experts for technical advice;
- 17) to retain such specialists or consultants with the permission of the City Council or to appoint such citizen advisory committees as may be required from time to time;
- 18) to testify before all boards and commissions, including the Bloomington Planning Commission and the Bloomington Board of Zoning Appeals, on any matter affecting historically and architecturally significant property, structures, and areas;
- 19) to confer recognition upon the owners of landmarks or property or structures within historic districts by means of certificates, plaques, or markers;
- 20) to develop a preservation component in the Official Comprehensive Plan and to recommend it to the Bloomington Planning Commission and to the Bloomington City Council;
- 21) to periodically review the Bloomington Zoning Code and to recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts; and
- 22) to undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purpose of this Code.

COMMISSION MEMBERSHIP

The Commission consists of seven members, residents of the City, who demonstrate an interest in the history and/or architecture of the City. At least one member should be an Illinois registered architect, one an attorney, and one a person experienced in real estate if available. The Mayor appoints all members, with the approval of the City Council, to a term of four years. They may serve for more than two consecutive terms. A member may resign at any time by giving written notice to the Mayor and vacancies will be filled for the unexpired term only.

Each member has one vote and no member may vote on any matter that may affect property, income, or business of themselves. No action shall be taken by the Commission that could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition, or demolition until the owner has the opportunity to be heard at a public meeting of the Commission.

COMMISSION MEETINGS

The Commission meets regularly, approximately once a month, and all meetings are open to the public.

The Commission can hold public hearings as necessary to consider requests from the public or other governmental bodies. The public has two methods of addressing the Commission:

- 1) request the staff to place their subject on the agenda; or
- 2) the Commission may solicit comments from the public concerning particular agenda items.

While the public has the right to address the Commission, their remarks are limited to five minutes unless this limitation is waived by the Commission Chairman with consent of the Commission.

COMMISSION FUNDING

The Commission is not budgeted operational monies or staff assistance by the City, however, they may request such monies by submitting a written request to the City Manager. Such requests are approved by the City Manager and the City Council for inclusion in the City's Annual Budget.

The Commission is eligible to receive funds as gifts, grants, and donations from other public or private groups and individuals to help them carry out their responsibilities. These funds shall be administered through accepted City procedures.

V. Directory

National Level Agencies And Organizations

Associate Director
Cultural Resources
National Register of
Historic Places

P.O. Box 37127
Washington, D.C. 20013-7127

This office handles information requests about the National Register program. The HABS/HAER surveys, and can provide technical assistance through the Preservation Assistance and the Archeological Assistance Divisions.

Rocky Mountain Regional Office
National Park Service
655 Parfet Street
Denver, CO 80225

This office handles information requests and is directly responsible for reviewing certification applications for the rehabilitation Tax Credits.

Advisory Council on Historic
Preservation

Old Post Office Building
1100 Pennsylvania Avenue, N.W.
Suite 809
Washington, D.C. 20004

The Advisory Council can provide informational brochures and some technical advice on request.

National Trust for Historic
Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036

Membership to the NTHP is open to all. They publish a monthly newsletter, Preservation News and a bi-monthly magazine, Historic Preservation.

Mid-West Regional Office
National Trust for Historic
Preservation

53 West Jackson Boulevard
Suite 1135
Chicago, IL 60604

This is one of the National Trust's six regional offices. Illinois is served by this office.

**National Alliance of
Preservation Commissions**
Hall of the States
444 North Capitol Street, N.W.
Suite 332
Washington, D.C. 20001

The Alliance is a national organization dedicated to helping local preservation commissions help each other. It serves as a network base among local and state wide associations of preservation commissions.

Preservation Action
1700 Connecticut Avenue, N.W.
Suite 401
Washington, D.C. 20009

A non-profit, membership supported lobbying organization. Their newsletter, The Alert, keeps members apprised of national legislative actions which can benefit or restrict preservation related programs.

**Association for Preservation
Technology (APT)**
1100 17th Street, N.W.
Suite 1000
Washington, D.C. 20036

This membership organization directs its efforts to provide a forum for state-of-the-art technology in preservation work for professions in preservation-related fields. They publish a quarterly journal, The APT Bulletin, and a bi-monthly newsletter, the APT Communique.

**American Association for State and
Local History (AASLH)**
172 Second Avenue, North
Suite 102
Nashville, TN 37201

A membership organization with a wide list of publications. The focus is generally toward historical societies and museum technology. They publish a monthly newsletter, History News Dispatch, and a bi-monthly magazine, History News which periodically includes the in-depth Technical Reports.

State Level Agencies And Organizations

Every state has an appointed State Historic Preservation Officer to maintain state records and coordinate state-wide programs and grants.

Director
Illinois Historic Preservation
Agency (IHPA)
Old State Capitol
Springfield, IL 62701
(217) 782-4512

The IHPA can provide information and technical assistance for most preservation requests. They publish a newsletter which is available to public subscription, Historic Illinois.

Illinois Association of
Historic Preservation
Commissions
c/o Michael Ward
IHPA
Old State Capitol
Springfield, IL 62701

Organized as a network for all historic preservation commissions and review boards in Illinois. Open to group or individual membership. A quarterly newsletter is published by IHPA, The Commissioner.

Congress of Illinois Historical
Societies and Museums
IHPA
Old State Capitol
Springfield, IL 62701

The Congress brings together nonprofit historical agencies, museums and similar groups for regional meetings, workshops and annual statewide meeting. Open to public membership, its benefits include a lending library, a newsletter, Congress News plus the Illinois State Historical Society publications; the quarterly Illinois Historical Journal, a bi-monthly newsletter, the Dispatch and a discount on all other publications by the Society.

Landmark Preservation Council
of Illinois (LPCI)
Monadnock Building
53 W. Jackson Blvd.
Chicago, IL 60604
(312) 922-1742

A private, non-profit state-wide organization. Its function is as a resource and advocacy group. Their activities include public tours, workshops, and monitoring public policy at state and local levels to include preservation considerations. They publish a bi-monthly newsletter and have a small emergency grants program for endangered sites.

Illinois Arts Council
111 N. Wabash,
Room 1610
Chicago, IL 60602

An agency that promotes interest and participation in the arts. They also support preservation projects.

Local Level Agencies And Organizations

There are several local offices and organizations involved with local preservation-related issues and activities.

**McLean County Regional Planning
Commission**
Illinois House, Suite 201
207 West Jefferson
Bloomington, IL 61701
(309) 828-4331

The professional staff is involved with assisting the Bloomington Historic Preservation Commission and has initiated survey projects in Bloomington under IHPA's Grants-in-Aid program.

McLean County Historical Society
McBarnes Building
201 East Grove Street
Bloomington, IL 61701
(309) 827-0428

A non-profit membership society which is primarily active in educational programs such as tours, classes for the public as well as maintaining and exhibiting the collections. They publish a monthly newsletter for members. Within the Historical Society's Museum is the William O. Davis Library. The library contains over 3,000 volumes on McLean County and Illinois history. Its value as a source for primary information is supplemented by a substantial Archive with materials dating from the 1830's.

**Bloomington Historic
Preservation Commission**
Suite 201, 207 West Jefferson St.
Bloomington, IL 60701
(309) 828-4331

The Commission is concerned with design review and regulation of historic properties and districts, maintaining an inventory of cultural resources within the city, and providing information and assistance to the community about preservation issues.

Clover Lawn
the David Davis Mansion
1000 E. Monroe Street
Bloomington, IL 61701
(309) 828-1084

The Davis Mansion is operated as a house museum by the Division of Historic Sites of the IHPA. It is open to the public for tours.

Bloomington-Normal Genealogical Society
P.O. Box 488
Normal, IL 61761

Their headquarters are located within the McLean County Historical Society. They maintain a research library of records covering central and southern McLean County, and some materials covering other counties or state-wide data. They publish a quarterly newsletter.

The Old House Society
P.O. Box 581
Bloomington, IL 61702-0581

The only local membership organization devoted primarily to historic preservation in Bloomington-Normal. Monthly meetings provide a forum for informal talks on history, preservation technology, and design issues by local persons or guest speakers who are professionally or experientially involved with historic preservation issues. House tours and a monthly newsletter are just a sample of the range of their activities.

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VI. Selected Bibliography
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