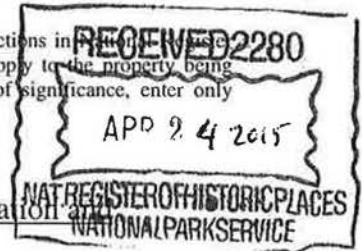


United States Department of the Interior
National Park Service

316

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in the National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Central Springfield Historic District (Additional Documentation Boundary Extension)

Other names/site number: _____

Name of related multiple property listing: _____

N/A

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

2. Location

Street & number: Roughly located Jefferson and Jackson Streets and 2nd and 7th Streets

City or town: Springfield State: Illinois County: Sangamon

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local

Applicable National Register Criteria:

A ___ B C ___ D

	ASHPD	04-09-15
Signature of certifying official/Title:		Date
<u>Illinois Historic Preservation Agency</u>		
State or Federal agency/bureau or Tribal Government		

Central Springfield Historic District
Name of Property County and State

Sangamon County, Illinois

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

by Barbara Weyall
Signature of the Keeper

4-26-16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public - Local

Public - State

Public - Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Central Springfield Historic District (Additional Documentation and Boundary Extension) Sangamon County, Illinois
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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>71</u>	<u>18</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>71</u>	<u>18</u>	<u> </u> Total

Number of contributing resources previously listed in the National Register: 63
Parking lots and vacant and underutilized parcels are non-contributing resources to the district but are not counted above as non-contributing resources.

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Commerce/Trade: Business
- Commerce/Trade: Professional
- Commerce/Trade: Financial Institutions
- Commerce/Trade: Department Store
- Commerce/Trade: Specialty Store
- Commerce/Trade: Restaurant
- Commerce/Trade: Organizational
- Government: Custom House
- Government: Fire Station
- Government: Post Office
- Government: Courthouse
- Domestic: Hotel
- Health Care – Medical Business/Office
- Social: Clubhouse
- Religion: Religious Facility
- Religion: Church School
- Recreation and Culture: Museum
- Transportation: Rail-Related

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Current Functions

(Enter categories from instructions.)

Commerce/Trade: Business
Commerce/Trade: Professional
Commerce/Trade: Financial Institution
Commerce/Trade: Specialty Store
Commerce/Trade: Restaurant
Commerce/Trade: Organizational
Domestic: Multiple Dwelling
Government: Post Office
Government: Courthouse
Health Care – Medical Business/Office
Landscape: Plaza
Landscape: Park
Religion: Religious Facility
Recreation and Culture: Museum
Social: Clubhouse
Transportation: Rail-Related
Transportation: Road-Related
Vacant/Parking Lot
Vacant/Not in Use

7. Description

Architectural Classification

(Enter categories from instructions.)

Mid-19th Century: Greek Revival
Late Victorian – Italianate
Late Victorian – Second Empire
Late Victorian – Romanesque Revival
Late Victorian – Victorian Gothic Revival
Late Victorian – Queen Anne Commercial
Late 19th and 20th Century Revivals – Classical Revival
Late 19th and 20th Century Revivals – Beaux Arts
Late 19th and 20th Century Revivals – Late Gothic Revival
Late 19th and 20th Century Revivals – Italian Renaissance
Late 19th and Early 20th Century American Movements – Chicago School/Commercial Style
Modern Movement – Art Deco
Modern Movement – International Style
Modern Movement – Mid-Century Modern
Modern Movement – Late Modern Eclectic

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Other – Neo-Traditional
Other – Neo-Commercial Style
Other – One and Two-Part Vernacular Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Stone, Concrete

Walls: Brick, Limestone, Sandstone, Terra Cotta, Cast Iron, Aluminum, Wood, Granite, Marble, Concrete, Aggregate Panels, Copper, Structural Glass

Roof: Rubber Membrane, Metal, Tile

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Central Springfield Historic District is located in Springfield, Illinois and largely encompasses the commercial blocks and buildings surrounding the Old State Capitol; these blocks have comprised Springfield's downtown commercial since the 1830s when Springfield became the capitol city of Illinois. The City of Springfield currently has a population of 117,000 and is located approximately in the state's geographic center 195 miles southwest of Chicago, 74 miles south of Peoria, 69 miles southwest of Bloomington, 86 miles west of Champaign and 95 miles northeast of St. Louis, Missouri.

The Central Springfield Historic District was first listed in the National Register of Historic Places in 1977 and included 59 contributing and six non-contributing buildings. In 1986, an amendment and boundary expansion to the 1977 National Register nomination was completed incorporating six new contributing properties; of these properties, two contributing properties have since been lost to demolition. This amendment and boundary extension identifies 71 new contributing buildings and 18 non-contributing properties that were not constructed within this nomination's period of significance or have lost architectural integrity since 1986 due to exterior alterations. In total, the Historic District now includes 159 commercial and institutional buildings, representing a variety of defined architectural styles and vernacular commercial building types from the early and mid-1800s to the 1950s and 60s. These resources provide a more complete picture of downtown Springfield's ongoing growth and development, especially during the period after World War II through the 1960s when the downtown district still

Central Springfield Historic District (Additional Documentation and Boundary Extension) Sangamon County, Illinois
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functioned vibrantly as Springfield's dominate commercial center. In previous nominations, only properties 50 years or older (1927 for the 1977 National Register nomination and 1936 for the 1986 nomination amendment) were evaluated for potential contribution to the district. According to the National Register Criteria for Evaluation, properties that are under 50 years of age are non-contributing unless they are of exceptional architectural and historical importance. However, this amendment includes properties that were built between 1936 and 1968, including Mid-Century Modern and Late Modern resources that are considered important to understanding the architectural and historical evolution of downtown Springfield as a thriving commercial and institutional center.

Narrative Description

Historical Development and Physical Setting

The City of Springfield, located along the Sangamon River in Central Illinois, was first settled by John Kelly, a brother of North Carolina native Elisha Kelley who first visited the Springfield area in 1818, the same year the Illinois was admitted as the country's twenty-first state.¹ John Kelly would later build his cabin at the corner of Second and Jefferson Streets in what was at the time a sparsely settled area called Calhoun, named for the U.S. Senator and Vice President from South Carolina John C. Calhoun (1782 – 1850).² The fledging settlement would later be named Springfield after its location to nearby Spring Creek and incorporated as the Town of Springfield in 1832; it would receive its charter as the City of Springfield in 1840. Sangamon County, in which Springfield is located and has long served as the county seat, was formed by the Illinois General Assembly in 1821. During the 1820s and 1830s, Springfield would be settled by Carolinians, Virginians and Kentuckians who were attracted to the fertile soils and available land along the Sangamon River and the general Springfield region.

In 1823, Kelley entered into an agreement with Elijah Ilses, John Taylor and U.S. Congressman Daniel P. Cook to purchase the portions of land the four had already settled on with the intent to plat a town and commercial center for profit.³ However, Kelley would die before he could purchase his claim and was later sold to another investor.⁴ The first plat, incorporating the blocks that comprise the Central Springfield Historic District, would subsequently be undertaken by Elijah Ilses and Pascal Enos in 1822, which developed, in succeeding decades, around the block of the Old State Capitol building, constructed in 1837 to 1844.⁵ By the 1890s, all four sides of Capitol block had largely been developed with buildings housing a variety of commercial establishments, including groceries, dry goods stores, restaurants and hotels⁶. Today, the district exhibits a development pattern that has remained largely unchanged since the

¹"History and Architecture." In Pasfield House. Retrieved from http://www.pasfieldhouse.com/history/springfield_pioneer.php.

²"Springfield. 1982." In *Encyclopedia Britannica Online*. Retrieved from <http://www.britannica.com/place/Springfield-Illinois>.

³"History and Architecture." In Pasfield House. Retrieved from http://www.pasfieldhouse.com/history/springfield_pioneer.php.

⁴Ibid.

⁵"The Story of the Sangamon County Courthouse." In Genealogy Trails History Group. Retrieved from <http://genealogytrails.com/ill/sangamon/courthsestory.html>.

⁶Sanborn Fire Insurance Map (New York: Sanborn Fire Insurance Company, 1890, 1896) Electronic copies obtained from the Springfield Public Library, Sangamon Valley Collection.

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first platting in the 1820s, encompassing roughly 18 square blocks with each block consisting of 2.5 acres of land area; the Boundary Extension contains roughly 9.75 square blocks. A block face frontage is approximately 340 feet in length. The dominate square block pattern allowed for the construction of small-scaled vernacular commercial building types characterized by one or two-part buildings of 20 to 60-foot lot width frontages and 80 to 120-foot lot lengths. Historically, from the 1850s to 1890s, these commercial buildings types, housing mostly small retail establishments, would line the perimeter of the block with larger buildings for hotels, banks and other important commercial establishments.⁷ Each block within the district is served by a narrow 16-foot east-west alley within the block's center; in only one exception, the block bounded by Jefferson and Washington Streets at 7th, has the alley configuration changed from an east-west orientation to a north-south alignment.

The district's street network is largely rectilinear and gridded extending north-south and east-west into adjacent residential neighborhoods and other commercial areas of downtown Springfield. Broadway Street, located at the western edge of the district bounded by 2nd, 3rd and Adams Streets; however, is the only street aligned diagonally northeast to southwest from Adams Street to the mid-block alley. Another exception to the street network is Adams Street between 5th and 6th Streets just south of the Old State Capitol Building, closed to vehicular traffic in 1969 for the installation of a pedestrian mall and pedestrian exits for an underground parking garage. The majority of the district's streets serve one-way traffic with the exception of 2nd and East Capitol Avenues. Other than these noted exceptions and deviations, there have been no other significant changes in the district's street layout and configurations.

The district's overall streetscape and public space realm is defined by a relatively intact building street wall on most blocks, 16-foot concrete sidewalks and street widths in most locations not more than 45 to 50-feet wide. These characteristics promote a somewhat intimate, pedestrian-scaled public space environment. In most locations throughout the district, sidewalks incorporate a four-foot brick paving band toward the street curb with trees planted every 40 to 50 feet. In other locations, trees and the brick paver treatment are missing or not installed, an indication that an ongoing downtown streetscape program has yet to be completed or trees have been removed for other reasons. Traffic lights have been installed at the corners rather than across the intersections. Special streetscaping enhancements, including colored concrete sidewalks, brick paver design treatments, benches, lighting and public sculptures, have been installed along the 5th and 6th street block faces and along the Adams Street pedestrian mall just south of the Old State Capitol. North of the Capitol building, bricks instead of asphalt paving are used in the Washington Street right-of-way along with expanded 10-foot sidewalk brick paver zones toward the curb. These streetscaping improvements are meant to define the Old State Capitol block as the cultural-historical center of downtown Springfield and remains the district's only true open space. No other planned or designed park or open space exist in the district with the exception of a small pocket park at the district's southern edge at the northeast intersection of

⁷Sanborn Fire Insurance Map (New York: Sanborn Fire Insurance Company, 1890, 1896) Electronic copies obtained from the Springfield Public Library, Sangamon Valley Collection.

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5th Street and Sangamon Alley. Special streetscaping improvements have also taken place along East Capitol Avenue from 5th Street to several blocks east of the 7th Street district boundary limit; the purpose of the improvements is to provide a higher level of design treatments and pedestrian amenities on a street that leads to the main entrance of the second Illinois State Capitol building at 2nd Street past the district's western boundary. Overall, the district is a distinct place of commercial and government buildings that have remained in continuous use since the area was first developed.

Overview of Buildings in the District

Overall, the Central Springfield Historic District contains 159 buildings of which 134 contribute to the district's architectural significance. Of these contributing buildings, the St. Nicholas Hotel and Annex (400 East Jefferson Street), Fisher Building-Latham Block (111-115 North 6th Street) and the Jennings-Ford Automobile Dealership (407 East Jackson Street) are individually listed in the National Register. The Old State Capitol is listed in the National Register and a designated National Historic Landmark. The boundaries of the entire district also includes 25 non-contributing buildings of which 15 fall outside the period of significance (1968) and 10 are historic buildings that have been substantially altered and no longer retain their architectural integrity. In addition, two historic buildings, the Springfield Marine Bank (100 South 6th Street) and the Bressmer's Department Store Annex (620 East Adams Street) have non-contributing additions constructed after the period of significance, which are indicated on the map as non-contributing but are not counted as non-contributing resources. Parking lots are located throughout the district and are indicated on the district map as non-contributing resources. Since the district was first established in 1977, two buildings have been lost to demolition.

The buildings within the Central Springfield Historic District range from modest, vernacular one-part and two-part commercial block buildings of the 1800s to the high-style mid and high-rise buildings designed in the prevailing styles of the early 20th century, including Classical Revival, Art Deco, Beaux Arts and Renaissance Revival. International Style and Mid-Century Modern versions of commercial and institutional buildings are also found and suggestive of the continued vibrancy and economic viability of downtown Springfield given the advent of shopping malls and strip centers as competing commercial centers during the time period. Springfield's first indoor shopping mall outside the downtown would not open until 1972.⁸ These representative building forms and styles document the architectural evolution of the district from the construction of the Old State Capitol in 1837 to past mid-20th century.

The Central Springfield Historic District comprises the City's historic commercial core that was first platted by Elijah Ilses and Pascal Enos in 1822 and which developed, in succeeding decades, around the block of the Old State Capitol building. By the 1890s, all four sides of the square surrounding the Capitol had largely been developed with buildings housing a variety of commercial establishments, including groceries, dry goods stores, offices, restaurants and

⁸White Oaks Mall. In Springfield Rewind. Retrieved from <http://springfieldrewind.com/white-oaks-mall-1993/>

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hotels.⁹ A significant number of buildings from this era still exist today, mostly constructed in red brick and stone as two-part vernacular commercial types not more than three stories in height, while others were designed by experienced builders and the first generation of Springfield architects in more highly-stylized versions of the Italianate and Romanesque Revival styles popular during this time period. The more high-styled buildings often included elaborate cornice work, window hoods and arched stone lintels. Representative examples of such buildings during the time period include the two-story P. Reisch and Brothers and the Zimmerman Paint Store Buildings, located at 414-416 and 417 East Adams Street respectively. Other examples are located along North Capitol Plaza, Adams and Monroe Streets, and 4th, 5th, 6th and 7th Streets. Apart from these styles, the Old State Capitol and the Lincoln-Herndon Law Office, located at the southwest corner of 6th and Adams Streets, are two significant examples of the Greek Revival in downtown Springfield. Examples of Queen Anne Commercial, such as the Grand Hotel Building with its conical two-story tower, at 109-115 North 7th Street, were also built by the late 1890s. These buildings comprise the majority of resources within the 1977 National Register District boundaries.

From the 1890s and into the 20th century, downtown Springfield continued to grow in importance as a commercial center, given expanding employment associated with State of Illinois and local government, new industries and businesses near and adjacent to the downtown, and farming and agriculture within Sangamon County and the surrounding region. Larger, multi-story commercial buildings, many designed in period Revival and Art Deco architectural styles of 1920s and 30s, often replaced earlier first generation commercial buildings as new banks, office spaces, hotels and department stores were constructed to meet the demand for a variety of consumer goods and services to a growing and more affluent middle class in Springfield. Typical buildings of this period include the Italian Renaissance Ridgely Farmers State Bank Building at 500 East Monroe Street and the Art Deco Illinois Building at 607 East Adams Street. Such development attracted not only the most experienced local architectural firms, such as Helmle and Helmle, but also well-known Chicago architects with established national practices, such as Alfred S. Alshuler, the architect of the Myers Department Store building, and Holabird and Roche, the designers of the former Leland Hotel Building, now the Illinois Commerce Commission Building.¹⁰

Other representative examples from the 1890s to the 1930s include the St. Nicholas Hotel and Annex at 312 South 4th Street, the State Journal Register Building at 315 South 6th Street and the U.S. Post Office and Courthouse at 600 East Monroe Street. The Art Deco Illinois Building is the tallest building in the district at 16 stories. Architecturally and visually distinctive, these buildings were often constructed in brick and Indiana limestone and embellished and ornamented with cornice frieze garlands and swags and spandrel panels, shields, rosettes and window surrounds in both stone and terra cotta. Although the larger commercial buildings of the period were designed and ornamented according to the architectural vocabulary of the Revival styles,

⁹Sanborn Fire Insurance Map (New York: Sanborn Fire Insurance Company, 1890, 1896). Electronic copies obtained from the Springfield Public Library, Sangamon Valley Collection.

¹⁰National Register of Historic Places. Central Springfield Historic District Boundary Extension, Sangamon County, Illinois. National Register #86003184, p. 2.

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the Ferguson Building at 522-524 East Monroe Street, however, is more expressive of its underlying framing, including brick piers and spandrel panels that are characteristic of the Chicago School/Commercial Style. The Classical Revival Leland Hotel and its Annex along 6th Street as well as the Ferguson and the State Journal Register Buildings were included the 1986 National Register District Boundary Expansion. The National Register-listed St. Nicholas Hotel is also included as part of this Boundary Extension.

After World War II, Mid-Century Modern design movements became important influences in the design and construction of new buildings in downtown Springfield, movements largely emanating from 1920s European architectural thought that stressed functionality and simplicity, the use industrial materials, the interplay of solids and voids, minimal ornament and a break from past styles and design practices.¹¹ Representative examples of Modern design in downtown Springfield include the First Security Bank Building at 506-510 East Monroe Street and the St. George Building at 300 East Monroe Street, both designed in the International Style with asymmetrical facades, marble panels and glass curtain walls. As was typical in many cities and communities around the country during the 1950s and 60s, several existing buildings received metal “slipcover” treatments in order to appear more up-to-date and contemporary with Modern design trends. Such buildings include the former Odd Fellows Building at 406 East Monroe Street and a small commercial building at 406 East Adams Street. Other representative Mid-Century Modern design examples include the former First United Methodist Church Education Building at 501 East Capitol Avenue and constructed in cut ashlar stone with two three-story concrete ribbed windows bays mimicking the buttresses of a Gothic cathedral. Later Modern design examples includes the commercial building at 525 East Monroe Street and the First Presbyterian Education Wing, both constructed in the mid-1960s.

Like the resources within the Central Springfield National Register District as a whole, there is a wide array of building types and architectural styles within the area of the Boundary Extension and likewise documents the time periods over which the downtown grew and prospered. The amended boundary area includes vernacular commercial buildings from the late 1800s to early 1900s, Revival styles of the 1920s and 30’s, and post-World War II and mid-century architecture. It is these latter buildings of the period between World War II and the late 1960s that define the unique architecture represented in the Boundary Extension.

District Integrity

Although there is a wide variety of architectural styles within the Historic District and the Boundary Extension area, the district is visually unified by its predominant commercial building types and consistent use as commercial buildings historically and presently. The only exceptions are two free-standing churches located at the district’s edges, Trinity Lutheran Church at 220 South 2nd Street and First Presbyterian Church at 321 South 2nd Street, both of which have long served active congregations derived from adjacent residential neighborhoods. Additionally,

¹¹Rubano, Anthony. (April 2007) *Modernism on Main Street*. Presented at the National Main Street Conference, Seattle, Washington.

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there are two government-owned and operated buildings, the U.S. Post Office and Courthouse at 600 East Monroe Street and the Old State Capitol Building and its plaza complex. The Old State Capitol served as the Illinois State House between 1840 and 1876 when the second Illinois Capitol Building was constructed; afterward, the Old State Capitol was sold to Sangamon County for use as a county courthouse and administrative building. The building was reconstructed in the late 1960s and is now a State Historic Site with offices for the Illinois Historic Preservation Agency. The Lincoln Square Apartments at 523 East Monroe Street is the only residential complex in the district. Comprised of four buildings and built in 1984 as part of an urban renewal project, the Apartments are non-contributing. Other than this complex, there are no other residential buildings within the district although a number of upper floors have been rehabilitated and converted to apartments or condominiums in recent years. The buildings within the district retain a high degree of integrity with regard to their association with the commercial development of downtown Springfield.

The district also maintains a high degree of integrity with respect to its location and setting as well as the urban character or feeling as a traditional commercial center. Buildings are set close to the street with little or no setback from the sidewalk, creating a strong building street wall and sense of urban character. The majority of buildings are not more than three stories in height although a number of buildings, mostly dating from the 1920s and 1930s, are multi-story and often occupy prominent corners, such the Illinois Building at the northeast corner of Adams and 6th Street, the Myers Brothers Department at the southwest corner of Washington and 5th Street and the Ridgely Farmers State Bank Building at the southeast corner of Monroe and 5th Streets. Despite their height, these buildings maintain street-level storefronts and other design treatments that reinforce the district's building street wall and pedestrian-oriented character. No one building frontage within the district occupies an entire block face, which contributes to a well-scaled built environment. The Schnepf Block along the 300 block of Adams Street and the U.S. Post Office and Courthouse are the only buildings in downtown Springfield that occupy more than one-half of a commercial block face. The insertion of a pedestrian mall at Adams Street south of the Old State Capitol, as well as the existence of several surface parking lots, do interrupt the building street wall at some points. However, the pedestrian mall is only one block in length between 5th and 6th Street and the majority of parking lots are not so large to a point where visual continuity from building to building and block to block is not discernable. One municipal parking garage, located at the southwest corner of 4th and Washington Streets has Mid-Century Modern stylistic treatments and was built during the period of significance.

In terms of materials, the district as a whole maintains a very high degree of integrity with brick as the predominant building material, although limestone and sandstone are also commonly used both as a primary and secondary building material and as a decorative component, such as lintels and window surrounds in several of the Romanesque Revival commercial buildings. Other building materials include marble, concrete, terra cotta, aluminum, metal and cast iron. As is typical with many traditional commercial districts, it is at the storefront level where changes in building materials and storefront configurations have taken place over time, sometimes in an effort to modernize or update their appearance. These changes often entailed the removal of

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original storefronts and the replacement of bulkheads, transoms and glazing areas with aluminum and other modern and latter-day materials; in some instances, transoms and display windows have been covered over with signage or different materials, or filled in entirely, as in the case of former Bressmer’s Department Store at 612 East Adams Street. In other cases, other storefronts feature Roman brick and slanted displays and entries that are characteristic of Mid-Century Modern stylistic influences. Original canopies and awnings have also been lost. In recent years, many storefronts of earlier two-part commercial buildings have been sensitively rehabilitated or reconstructed, which has resulted in a more unified appearance between upper façade and storefront. Overall, despite these alterations at the storefront level, the majority of such changes are reversible and do not significantly impact the overall integrity of the district.

Alterations to the upper facades of most buildings have been more infrequent and have often involved window replacements, some material replacement and the “slipcovering” of an entire façade, again most likely in an effort to modernize the building’s appearance. There are three buildings within the district that have slipcovers, the First National Bank Building at the southwest corner of Adams and 5th Street, the former Odd Fellows Building at 406 East Monroe Street and the former Citizens Savings and Loan Bank Building, located at 406 East Adams Street. Of these properties, only the former First National Bank Building is non-contributing since its slipcover was installed after the period of significance. Apart from the slipcovers, two other buildings have had recent additions, including the Bressmer’s Department Store in 1987 and the Springfield Marine Bank, 100 South 6th Street, in 1974. Although these additions were designed to be in scale and compatible in material with its principal building and adjacent properties, both additions were constructed outside the period of significance and therefore non-contributing to the district. Overall, considering the types and extent of alterations present at the storefront and upper façade levels, the district and its building resources retain a high level of design integrity.

Apart from recent streetscaping improvements, random parking lots, large street trees at some locations and the construction of the Adams Street pedestrian mall, the historic feel of the area has been largely retained. The Old State Capitol and its attendant green space remains the major architectural and historical focal point in the district.

Central Springfield Historic District Property Inventory

(Key numbers reference building parcels to the included Boundary Extension Map, page 53)

Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
1	201-211	East	Adams Street	c. 1900s		Dunn Paint Co. Building	Classical Revival	Yes	C
2	215	East	Adams Street	c. 1900s	Illinois Chamber of Commerce Building	A. Ihlenfeldt & Janssen Building	Two-Part Commercial/Vernacular Brickfront	Yes	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
3	216	East	Adams Street	c. 1920s	Illinois Manufacturers Association Building	U.S. Electric Company Building	Art Deco	Yes	C
4	227	East	Adams Street	c. 1900s	Sangamo Club	Peoples GWHE Building.	Romanesque Revival	Yes	C
5	300-316	East	Adams Street	1912	Schnepf Block	Schnepf Block	Romanesque Revival	Yes	C
6	320-322	East	Adams Street	1973			Late Modern Eclectic	Yes	NC
7	401	East	Adams Street	c. 1870s			Italianate	No	C
8	403	East	Adams Street	c. 1870s			Italianate	No	C
9	406	East	Adams Street	c. 1880s; alteration c. 1950s; alteration c. 1990s		Citizens Savings and Loan Bank Building	Mid-Century Modern	Yes	C
10	407	East	Adams Street	c. 1870s			Two-Part Commercial/Vernacular Brickfront	No	C
11	409	East	Adams Street	c. 1870s			Two-Part Commercial/Vernacular Brickfront	No	C
12	411	East	Adams Street	c. 1870s			Two-Part Commercial/Vernacular Brickfront	No	C
13	412	East	Adams Street	c. 1920s		Schnepf & Barnes Printing Co. Building	Art Deco	No	C
14	415	East	Adams Street	c. 1880s		Leath Furniture Store	Romanesque Revival	No	C
15	414-416	East	Adams Street	c. 1880s		P. Reisch and Brothers Building	Romanesque Revival	No	C
16	417	East	Adams Street	c. 1870-1880		Zimmerman Paint Store Building	Italianate	No	C
17	419-421	East	Adams Street	c. 1870, 1884		Lanphier Building	Romanesque Revival	No	C
18	506-510	East	Adams Street	1922		Osco Drug Store	Art Deco	No	C
19	512	East	Adams Street	c. 1870s			Italianate	No	C
20	514	East	Adams Street	c. 1870s			Two-Part Commercial/Vernacular Brickfront	No	C
21	516	East	Adams Street	c. 1870s			Italianate	No	C
22	518	East	Adams Street	c. 1870s			Italianate	No	C
23	520-522	East	Adams Street	c. 1910s			Classical Revival	No	C
24	524	East	Adams Street	c. 1860s			Greek Revival	No	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
25	526-528	East	Adams Street	c. 1870s			Italianate	No	C
26	607	East	Adams Street	1927	Illinois Building	Illinois Building	Art Deco	No	C
27	612	East	Adams Street	1905, 1920s		Bressmer's Department Store	Art Deco	Yes	C
28	623	East	Adams Street	c. 1920s		Sears Roebuck Company Store	Art Deco	Yes	C
29	620	East	Adams Street	c. 1910s; addition, 1987		Bressmer's Department Store	Chicago School/Commercial Style	Yes	C
30	625	East	Adams Street	c. 1890s			Two-Part Commercial/Vernacular Brickfront	Yes	C
31	627	East	Adams Street	c. 1890s			Romanesque Revival	Yes	C
32	629	East	Adams Street	c. 1880s			Romanesque Revival	Yes	C
33	200-206		Broadway Street	c. 1890s			Two-Part Commercial/Vernacular Brickfront	Yes	C
34	212		Broadway Street	c. 1890s			Two-Part Commercial/Vernacular Brickfront	Yes	C
35	216		Broadway Street	c. 1910s; alteration, c. 2000s			One-Part Commercial	Yes	NC
36	322	East	Capitol Avenue		Illinois National Bank Drive-Thru		Late Modern Eclectic	Yes	NC
37	322	East	Capitol Avenue	c. 1924	Illinois National Bank Building	Central Illinois Light Company Building	Classical Revival	Yes	C
38	325	East	Capitol Avenue	c. 1970s	INB Center Parking Garage		Late Modern Eclectic	Yes	NC
39	500	East	Capitol Avenue	1912	Sargent Office Building	Broadwell Mansion	Beaux Arts	Yes	C
40	501	East	Capitol Avenue	1967	First United Methodist Church Education Building	First United Methodist Church Education Building	Mid-Century Modern	Yes	C
41	518	East	Capitol Avenue	c. 1880	Norb Andy's Tavern		Italianate	Yes	C
42	520	East	Capitol Avenue	c. 1920; alteration c. 2000s	One Hope United Building		One-Part Commercial	Yes	NC
43	527	East	Capitol Avenue	1911	Illinois Commerce Commission Building	Leland Hotel	Classical Revival	No	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
	321	South	6th Street	c. 1915	Illinois Commerce Commission Building	Leland Hotel Annex	Classical Revival	No	C
44	524	East	Capitol Avenue	1910-1912			Classical Revival	Yes	C
45	421	East	Jackson Street	1912		YWCA Building	Classical Revival	Yes	C
46	211	East	Monroe Street	Alteration, 1991			Neo-Traditional	Yes	NC
47	217	East	Monroe Street	Alteration, 1984			Neo-Traditional	Yes	NC
48	225	East	Monroe Street	c. 1890s			Two-Part Commercial/Vernacular Brickfront	Yes	C
49	227-231	East	Monroe Street	c. 1890s			Two-Part Commercial/Vernacular Brickfront	Yes	C
50	301	East	Monroe Street	c. 1920s			Two-Part Commercial/Vernacular Brickfront	Yes	C
51	300	East	Monroe Street	1965	St. George Building	St. George Building	International Style	Yes	C
52	305-307	East	Monroe Street	1907			Romanesque Revival	Yes	C
53	309	East	Monroe Street	c. 1900s			Two-Part Commercial/Vernacular Brickfront	Yes	C
54	312-322	East	Monroe Street	c. 1920s		Motor Inn Parking Garage	Art Deco	Yes	C
55	315-321	East	Monroe Street	c. 1910s			Classical Revival	Yes	C
56	406	East	Monroe Street	1896; alteration, 1965	Illinois DCFS Building	Odd Fellows Building	Mid-Century Modern	Yes	C
57	411	East	Monroe Street	1963	U.S. Post Office	American Savings & Loan Bank	International Style	Yes	C
58	412-414	East	Monroe Street	c. 1880s			Italianate	No	C
59	416	East	Monroe Street	c. 1870s			Italianate	No	C
60	420-424	East	Monroe Street	c. 1880s		F. Reish and Brothers Building	Romanesque Revival	No	C
61	426	East	Monroe Street	c. 1870s			Italianate	No	C
62	428	East	Monroe Street	c. 1870s			Italianate	No	C
63	430	East	Monroe Street	c. 1870s			Romanesque Revival	No	C
64	500	East	Monroe Street	1926		Ridgely Farmers State Bank Building	Italian Renaissance	No	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
65	506-510	East	Monroe Street	1959 - 1960	Security Bank	Security Federal Bank Building	International Style	Yes	C
66-69	523	East	Monroe Street	1984	Lincoln Square Apartments		Neo-Traditional	Yes	NC
70	518	East	Monroe Street	1905	Booth Building	Booth Building	Romanesque/Chicago School	Yes	C
71	520	East	Monroe Street	c. 1880s, alteration 2012			Two-Part Commercial/Vernacular Brickfront	Yes	NC
72	522-524	East	Monroe Street	1906	Ferguson Building	Ferguson Building	Chicago School/Commercial Style	No	C
73	600	East	Monroe Street	1930	U.S. Post Office and Courthouse	U.S. Post Office and Courthouse	Classical Revival	No	C
74	617	East	Monroe Street	2006			Neo-Traditional	Yes	NC
75	621	East	Monroe Street	c. early 1960s			International Style	Yes	C
76	625	East	Monroe Street	1965	Widow at Windsor Antique Store Building	First Federal Savings and Loan Association Building	Mid-Century Modern	Yes	C
77	258	South	3rd Street	c. 1920s			One-Part Commercial	Yes	C
78	431	South	4th Street	1919	Amtrak Passenger Station	Gulf, Mobile and Ohio Passenger Station	Classical Revival	Yes	C
79	306	East	Washington Street	c. 1910s			Romanesque Revival	Yes	C
80	320	East	Washington Street	1963	City of Springfield Parking Garage	City of Springfield Parking Garage		Yes	C
81	317	East	Washington Street	c. 1880s		Revere House Hotel	Italianate	Yes	C
82	323	East	Washington Street	c. 1950s		Capitol Cabs Building	One-Part Commercial	Yes	C
83	401	East	Washington Street	1903			Classical Revival	Yes	C
84	411	East	Washington Street	c. 1890s			Two-Part Commercial/Vernacular Brickfront	Yes	C
85	425	East	Washington Street	c. 1870s		Drach Building	Italianate	No	C
86	1	North	Old Capitol Plaza	1974	INB Center		International Style	No	NC
87	521	East	Washington Street	1975	Robert Brothers Store		Neo-Traditional	No	NC
88	525	East	Washington Street	c.1880s			Romanesque Revival	No	C
89	527	East	Washington Street	1855, 1900	Buck's Building	Buck's Building	Italianate	No	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
90	531	East	Washington Street	c. 1960; alteration 2004		Brown Building	Neo-Commercial Style	No	NC
91	100-104	North	6th Street	1928		Kerasotes Building	Beaux Arts	No	C
92	617	East	Washington Street	c. 1880s			Two-Part Commercial/Vernacular Brickfront	Yes	C
93	618	East	Washington Street	c. 1920s			Art Deco	Yes	C
94	623	East	Washington Street	c. 1900s			One-Part Commercial	Yes	C
95	625	East	Washington Street	c. 1890s			One-Part Commercial	Yes	C
96	622	East	Washington Street	c. 1973			Two-Part Commercial	Yes	NC
97	627	East	Washington Street	c. 1880s			Italianate	Yes	C
98	629	East	Washington Street	c. 1880s			Romanesque Revival	Yes	C
99	628	East	Washington Street	c. 1870s			Italianate	Yes	C
100	631	East	Washington Avenue	c. 1870s			Italianate	Yes	C
101	212	South	2nd Street	1926		Springfield Fire Department Engine Co. #2	Victorian Gothic Revival	Yes	C
102	220	South	2nd Street	1888	Trinity Lutheran Church	Trinity Lutheran Church	Late Gothic Revival	Yes	C
103	400	East	Jefferson Street	1924, Main Hotel; 1910, Annex		St. Nicholas Hotel – listed individually in the National Register	Classical Revival	Yes	C
104	312	North	4th Street	c.1910s	Lincoln Place Condominiums		Two-Part Commercial/Vernacular Brickfront	No	C
105	122	South	4th Street	c. 1940s			One-Part Commercial	No	C
106	312	South	4th Street	c. 1910s			Two-Part Commercial/Vernacular Brickfront	Yes	C
107	318	South	4th Street	c. 1910s			One-Part Commercial	Yes	C
108	425	South	4th Street	c. 1910		Constant and Gove Chevrolet Building	Two-Part Commercial/Vernacular Brickfront	Yes	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
109	431 307	South East	4th Street Jackson Street	1919		Jennings Ford Automobile Dealership – listed individually in the National Register	Chicago School/Commercial Style	Yes	C
110	115	North	5th Street	c. 1900			Two-Part Commercial/Vernacular Brickfront	Yes	C
111	107	North	5th Street	c. 1900			Two-Part Commercial/Vernacular Brickfront	Yes	C
112	101- 105	North	5th Street	1917		Stuart Broadwell Building	Beaux Arts	No	C
113	101	South	5th Street	1925		Myers Department Store Building	Italian Renaissance	No	C
114	109	South	5th Street	c. 1880s, 1920s			Art Deco	No	C
115	113- 115	South	5th Street	c. 1910s; alteration, 2001		F.W. Woolworth's Department Store Building	Neo-Traditional	No	NC
116	117- 119	South	5th Street	1914		Reisch Building	Italian Renaissance/Chicago School	No	C
117	5	Southwest	Old State Capitol Plaza	c.1870s			Italianate	No	C
118	9	Southwest	Old State Capitol Plaza	c.1870s, 1910s			Classical Revival/Two- Part Commercial	No	C
119	127- 131	South	5th Street	1882, 1930s		Kresge Store Building	Art Deco	No	C
120	201- 207	South	5th Street	1919; alteration, 1978	U.S. Bank Building	First National Bank Building	Classical Revival, slipcovered	Yes	NC
121	208 15	South South	5th Street Old State Capitol Plaza	c. 2000		Three Sisters Department Store	Neo-Traditional	No	NC
122	210- 214	South	5th Street	c. 1920s		Floyd's Department Store Building	Art Deco	No	C
123	215	South	5th Street	c. 1880s			Italianate	Yes	C
124	217	South	5th Street	c.1880s			Two-Part Commercial/Vernacular Brickfront	Yes	C
125	219- 221	South	5th Street	c. 1900s			One-Part Commercial	Yes	NC

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
126	221-225	South	5th Street	c. 1868, 1930		Grants Store/Harts Block	Art Deco	Yes	C
127	229	South	5th Street	c. 1920s			Art Deco	Yes	C
128	321	South	5th Street	1928		R.F. Herndon's Department Store Building	Art Deco	No	C
129	318	South	5th Street	1978		First United Methodist Church	Late Modern Eclectic	Yes	NC
130	408	South	5th Street	1910s			Two-Part Commercial/Vernacular Brickfront	Yes	C
131	424	South	5th Street	c. 1910s	Illinois Department of Public Health Bldg.		Beaux Arts	Yes	C
132	426	South	5th Street	c. 1970s	Illinois Association of Chiefs of Police Bldg.			Yes	NC
133	111-115	North	6th Street	1856	Fisher-Building-Latham Block	Fisher Building-Latham Block – listed individually in the National Register	Italianate/Classical Revival	No	C
134	100	South	6th Street	1927 1974-1976 addition		Springfield Marine Bank	Classical Revival	No	C
135	1	South	Old State Capitol Plaza	1837	Lincoln-Herndon Law Office State Historic Site	Lincoln-Herndon Law Office/Tinsley Block	Greek Revival	No	C
136	200	South	6th Street	c. 1838-1870s		American House Hotel Building	Italianate	No	C
137	204	South	6th Street	c. 1920's	Tobin Jewelers Building		Gothic Revival	No	C
138	206	South	6th Street	c. 1990s			Neo-Traditional	No	NC
139	210	South	6th Street	1891		Hofferkamp Building	Romanesque Revival	No	C
140	214	South	6th Street	1885			Italianate	No	C
141	213-215	South	6th Street	1885			Romanesque Revival	No	C
142	217-219	South	6th Street	c. 1880s			Italianate	No	C

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Key Number	Street Number	Street Direction	Street	Date	Current Property Name	Historic Property Name	Architectural Style/Form	In Boundary Expansion	Significance
143	216-218	South	6th Street	c. 1880s			Two-Part Commercial/Vernacular Brickfront	No	C
144	221	South	6th Street	c. 1880s			Italianate	No	C
145	223	South	6th Street	c. 1880			Italianate	No	C
146	222-226	South	6th Street	1894		Pireck-Sommers Buildings	Romanesque Revival	No	C
147	225-227	South	6th Street	c. 1880s			Romanesque Revival	No	C
148	229-231	South	6th Street	1866		Booth and McCosker Building	Second Empire	No	C
149	230	South	6th Street	1888		Pasfield Block	Romanesque Revival	No	C
150	315	South	6th Street	1929		State Journal Register Building	Art Deco	No	C
151	318	South	6th Street	c. 1990s			Neo-Traditional	Yes	NC
152	109-115	North	7th Street	c. 1890s		Grand Hotel	Queen Anne Commercial	Yes	C
153	111	South	7th Street	c. 1900s			One-Part Commercial	Yes	C
154	117	South	7th Street	c. 1900s			Romanesque Revival	Yes	C
155	217	South	7th Street	1964	Ferry and Associates Offices		Late Modern Eclectic	Yes	C
156	321	South	7th Street	1968	First Presbyterian Church Education Wing		Late Modern Eclectic	Yes	C
157	321	South	7th Street	1876	First Presbyterian Church	First Presbyterian Church	Gothic/Romanesque Revival	Yes	C
158	1	Southwest	Old State Capitol Plaza	1837-1840	Old State Capitol – listed individually in the National Register and a NHL	Old State Capitol	Greek Revival	No	C

The table below summarizes the number of properties in the 1977 National Register Historic District and in the 1986 and 2015 boundary expansions.

	Number of Contributing Resources	Number of Non-Contributing Resources
1977 NR Nomination	59	6
1986 NR Nomination	4	0
2015 NR Nomination	71	18
# of Resources	134	25

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Period of Significance
1837-1968

Significant Dates
1837

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder

Alshuler, Alfred S., Architect
Haines, Samuel J.; Architect
Haines, Murry, Architect
Helmle and Helmle; Architects
Helmle, George W., Architect
Holabird and Roche, Architects
Law, Law and Potter, Architects
May, Charles Frederick, Architect
Meyer, Carl T., Architect
Myers and Schwartz, Architects
Nelson and Hernandez, Architects
Rague, James Francis; Architect
Reiger, Harry, T., Architect
Stevens, H.L., Architect

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance and any applicable criteria considerations.)

The Central Springfield Historic District is eligible for listing under Criterion A for Commerce for its significance as Springfield's historic commercial center, and Criterion C for Architecture for its collection of architectural styles and building types. The period of significance is from 1837, the start date of construction for the Old State Capitol Building, until 1968, the date of the last contributing building considered integral to understanding the architectural development of downtown Springfield, especially in regards to the Mid-Century Modern movement. The Central Springfield Historic District was first listed in the National Register of Historic Places in 1977. In 1986, an amendment and boundary expansion to the 1977 National Register nomination was undertaken incorporating new contributing and non-contributing properties. This amendment supplements the discussion of downtown Springfield's commercial and architectural development with additional perspectives on the economic forces shaping downtown Springfield since the early decades of the 1900s and the prevalent building forms and architectural styles from the time the Old State Capitol and surrounding commercial blocks were developed until the late 1960s. The Historic District also currently includes several buildings that are listed individually in the National Register, including the Fisher Building – Latham Block (Reference Number 00000441), the Jennings Ford Automobile Dealership (Reference 06000450), the Old State Capitol (Reference Number 66000331), and the St. Nicholas Hotel and Annex ((Reference 83000336).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Commerce

The commercial history of the Central Springfield Historic District is in some respects a story of many other commercial districts of mid-sized capital cities — a downtown that grew in large part to serve the retail and service needs of a growing local and regional population from the 1800s to World War II and declined as competition from outlying shopping areas and commercial strips after the World War made traditional business districts less vibrant and relevant. However, unlike other cities, downtown Springfield remained an important commercial area well into the late 1960s and 70s in large part to its still-significant state governmental complex and ongoing public and private efforts to invest and renew the downtown area through new development projects with styles that represent the new and modern.

The Springfield Central Historic District comprises the City's historic commercial core that was first platted by Elijah Ilse and Pascal Enos in 1822 and which developed, in succeeding decades, around the block of the Old State Capitol building, first constructed in 1837 and including Jefferson, Washington, Adams and Monroe Streets.¹² The north-south streets were yet unnamed

¹² National Register of Historic Places. Central Springfield Historic District, Sangamon County, Illinois. National Register #78001187, p. 3.

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and the present Capital Avenue was named Market Street. The Old State Building would be the seat of Illinois state government from the time of its construction in 1837 until 1876 when the second State Capitol Building in Springfield was built at 2nd Street and Market Street. Up until 1850 and beyond to the 1880s and 1890s, the streets around and near the Old State Capitol building were largely built out with 20 to 50-foot wide by 100 to 150-foot long Italianate and Romanesque commercial buildings housing a number of retailers, banks, dry goods stores, hotels, restaurants and drugstores. Storefronts were often defined by recessed entrances and transom windows to allow natural light in the interiors in a time where there was no mechanical lighting and heating systems.

By the turn of the century, many of downtown Springfield's more prominent long-term retailers, such as Maldaners' (1894), the Myers Brothers Store (1865), Bressmer's (1868), Herndons (1866) and Broadwell's Drug Store (1889) were established and poised to prosper as Springfield's population grew and the City's position as an economic center enhanced by the area's industrial and agricultural sectors¹³. The construction of the Gulf, Mobile and Ohio Railroad Station on 3rd and Washington Streets also spurred increased freight and passenger travel serving nearby industries and a developing cluster of hotels at South 4th and Washington Streets such the Illinois Hotel and the first building of the St. Nicholas Hotel. Churches, such as Trinity Lutheran and First Presbyterian were established in the downtown area along Market Street to serve the nearby residential population of Aristocracy Hill.

The last decade of the 19th century to the early years of the Great Depression was the height of downtown Springfield's commercial development as land rent values increased and ever taller buildings were constructed in response to the demand for more commercial space. Investors, retailers, banks and other institutions looked toward new steel-framing construction technologies to develop the needed commercial space quickly and more economically and in latest monumental and elegant architectural styles in order to attract customers and remain competitive with other nearby banks, stores and hotels. This was a period when several of Springfield's more significant buildings, such as the second St. Nicholas Hotel, the Ridgely Farmers State Bank Building, the Illinois Building, the Leland Hotel and Ferguson Building were constructed, all designed in the Classical Revival, Art Deco and Commercial styles of the time and expressive of their underlying steel-framing. The Myer Brothers, Herndon's and Bressmer's dry good retail operations became full-fledged department stores and major regional retail establishments – all designed, especially in the case of Myers Brothers, in highly stylized versions of Art Deco and Italian Renaissance with terra cotta ornament in buildings of five stories and higher.

Storefronts were larger in dimension and display areas and sometimes altered with new materials such as vitrolite and structural glass. Signage was often projected from the building façade and lit by electric bulbs and the increasing use of neon.¹⁴ The advent of the Great Depression saw a number bank and business closures; however, one of the New Deal's construction program led to

¹³Ibid

¹⁴Treu, Martin. *Signs, Streets, and Storefronts: A Historic of Architecture and Graphics Along America's Commercial Corridors*. Baltimore: The Johns Hopkins University Press, 2012, p 232.

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a new U.S. Post Office and Courthouse along Monroe Street, replacing an earlier U.S. Customs House from the 1880s. The new Courthouse, along with the earlier conversion of the Old State Capitol Building into the Sangamon County Courthouse reaffirmed the downtown's role as an important governmental center.¹⁵

After World War II, downtown Springfield continued as the region's commercial center well into the 1960s as new and existing retailers sought ways to modernize their façade and storefront appearances again to serve customers attracted to more auto-oriented strip centers in other parts of the city. Storefronts in particular were remodeled to reflect the design styles of the emerging modern shopping center, including asymmetrical and angled storefronts where the front plane of the store was angled towards the store entrance, fixed canopies of steel and aluminum and channel-set back-lit signage.¹⁶ Textured brick and rough-faced stone veneer surfaces promoting a more rustic, "suburban" building appearance were utilized in storefront walls and bulkheads of older one and two-part commercial buildings. As in other cities, banks and smaller office building developments adopted the International Style and the Miesian rectangular box as the preferred Modern architectural expression in Springfield during the 1950s and 60s, revealing a belief by industry captains that sleek, modern and space-age looks were good for business. Older buildings often made way for new Modern construction that would strengthen downtown's commercial and institutional position; even the construction of a Mid-Century Modern interpretation of a Gothic religious building, the Education Building of the First United Methodist Church, along 500 block of East Capital Avenue, was intended to stand out as well as attract new worshippers.

Through the end of the 1960s, downtown Springfield remained a vibrant commercial center and retained many of its important long-term business anchors, and religious and governmental institutions, although the development of new strip centers and the discount department store, such as Zayre and K-Mart, in other areas and commercial corridors in Springfield would provide increasing competition to downtown retailers.¹⁷ The construction of Interstate 55 in the 1970s, largely replacing Route 66 between Chicago and St. Louis, would also provide increased mobility and shopping options for Springfield residents outside the city. In these years and afterward, downtown's building fabric was lost not so much by economic decline but by redevelopment schemes and the need to accommodate more parking. The Lincoln Square Apartments constructed in the 1980s would be one such scheme to redevelop a portion of a "deteriorating historic city block" into new uses.¹⁸ In the 1970s, the first regional mall opened in Springfield, which posed further challenges for downtown businesses to remain competitive among diverse shopping choices for Springfield and area residents. Consolidation of state

¹⁵"The Story of the Sangamon County Courthouse." In Genealogy Trails History Group. Retrieved from <http://genealogytrails.com/ill/sangamon/courthsestory.html>.

¹⁶Jackson, FAIA, Mike. *Storefronts on Main Street: An Architectural History*. Number 19, Illinois Historic Preservation Agency, 1995. p. 14.

¹⁷"Wisconsin Department Stores." In Recollection Wisconsin. Retrieved from <http://recollectionwisconsin.org/wisconsin-department-stores>.

¹⁸"Lincoln Square Apartments, Springfield, Illinois." In McCormick Barron Salazar. Retrieved from <http://mccormackbaron.com/real-estate-and-community-development/94-lincoln-square-apartments-springfield-illinois>.

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government agencies and offices in the 1990s and 2000s have also resulted in increased office vacancies and the loss of daytime workers in the downtown district.

In recent years, however, the Springfield community has undertaken a comprehensive revitalization effort to rehabilitate its historic building stock, develop new retail and commercial uses and reuse the upper floors in many two and three commercial blocks for residential units. As it stands today, the Central Springfield Historic District and its resources are reminders and testament of the downtown's commercial history. Therefore, the Central Springfield Historic District is nominated under Criterion A in the area of Commerce at the local level of significance, as it has been Springfield's most important commercial center with businesses and institutions that have shaped the city's economic growth.

Architecture

The surviving building resources of the Central Springfield Historic District convey a distinctive representation of the commercial and architectural development of downtown Springfield. The district features representative examples of period and modern design applied to both low-scale and tall commercial buildings, with a significant concentration of buildings from the downtown's major development periods, including the time after the construction of the Old State Capitol from 1830 to the 1880s, after the turn of the century from the 1910s to the 1930s and after World War II into the late 1960s. The district is significant architecturally given the district's wide range of architectural styles from Greek Revival, Italianate and Romanesque to Classical Revival, Art Deco, Chicago School and International Style. Such resources represent the variety of architectural styles found in most mid-sized American cities and their downtown commercial areas, as well as the aspirations and design tastes of the downtown merchants and businessmen during Springfield's most important eras of development and prosperity. Furthermore, the significance of the district's architecture is enhanced by the number of architects from outside Springfield who designed several of the downtown's important commercial structures, prominent among them Alfred S. Alshuler; Holabird and Roche; Law, Law and Potter; and, H.L. Stevens. Therefore, the district is also nominated under Criterion C in the area of Architecture at the local level of significance, as it contains many of Springfield's best remaining historic commercial building resources reflecting the architectural development of the downtown area.

Mid-Nineteenth Architectural Styles

Greek Revival (1830s to 1860s)

Nationally, Greek Revival was one the dominant architectural styles during the middle of the 19th Century, a style that began principally with public buildings found in Philadelphia and other nearby cities along the eastern seaboard. With the increasing prevalence of pattern books and carpenter guides, the style, in both high-style and residential vernacular forms, migrated to other areas of the country, including Kentucky, Tennessee and the states that comprised the "Old Northwest" — Indiana, Michigan, Missouri, Wisconsin and Illinois, as settlement and population expansion continued from the east. In Illinois, Greek Revival became a popular style in the growing residential districts of many small towns and urban centers, including Elgin, Geneva,

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Carlinville, Jacksonville, Alton, Galena, Peoria, Rockford and Chicago. Apart from residential areas, the style was also used for government and institutional buildings such as county courthouses, post offices, churches and town halls. Typical characteristics of the Greek Revival include a rectangular or gable-fronted building form; constructed in brick or stone; two to four stories in height; a hipped roof with front pediment and columned portico extending full height; cornice lines with dentils, modillions, or triglyphs; double-hung, multi-paned windows; and, for some courthouses in particular, a cupola often supported by a ring of columns.¹⁹

In downtown Springfield, the most significant example of the Greek Revival is the Old State Capitol Building, constructed in red sandstone from 1837 to 1840 and designed by local architect John Francis Rague. The building's significant architectural attributes include its sandstone construction, Doric pilasters, cupola and its pedimented, four columned porticos on its north and south elevations. The Old State Capitol was the fifth capitol building for the State of Illinois and subsequently served as the county courthouse for Sangamon County between 1876 until 1966. The building is currently a State Historic Site, is listed in the National Register of Historic Places and has been designated a National Historic Landmark.²⁰

Another example of the Greek Revival is the Lincoln-Herndon Law Office/Tinsley Block, a three-story commercial block located the southwest corner of 6th and Adams Street. Once housing the law offices of Abraham Lincoln and his partner William Herndon from 1843 to 1852, the building maintains a first-floor rhythm of Doric-capital pilasters supporting a heavy storefront cornice and dividing the building into nine window bays on the east elevation and three on the north. All three floors have multi-paned, double-hung windows with crown lintels. Building entrances with transoms are located on both Adams and 6th Streets; small rectangular attic windows adorn the cornice frieze line. The building is currently a State Historic Site and listed in the National Register of Historic Places.

Late Victorian Architectural Styles

Italianate (1840s to 1870s)

Italianate commercial buildings in downtown Springfield were typically constructed in brick of three to four stories in height, have tall, relatively narrow double-hung windows often arched at the top with a crown made of brick or stone and topped with an elaborate roof-line cornice of heavy decorative brackets. In other cases, windows were rectangular in shape with pedimented hoods. Storefronts were mostly constructed with transoms and recessed entrances, cast iron posts and lintels supporting the second floor and bulkheads or knee walls supporting the storefront display areas. As with the Greek Revival, the Italianate was popular in domestic architecture and later adapted for some of the more significant commercial buildings in downtown business districts during the mid to late 1800s. The Italianate, regarded as a

¹⁹Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. 2d ed. Walnut Creek, California: AltaMira Press, 2000. p. 100.

²⁰National Register of Historic Places. Old State Capitol, Sangamon County, Illinois. National Register #66000331, p. 7.

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“picturesque” style emphasizing the pictorial aspects of its architectural design, was loosely modeled after the grand villas of northern Italy and popularized by landscape designer Alexander Jackson Downing’s pattern books during the 1840s and 50s. Italianate commercial buildings first began to appear in most Midwestern states in the 1850s and became a preferred commercial architectural style into the 1870s until it declined in popularity after the financial panic of 1873 and the subsequent economic depression.

There are approximately 26 buildings of Italianate design in downtown Springfield, with the majority of substantial size and occupying key corners and locations along 5th, 6th, Adams and Monroe Streets. The most architecturally significant Italianate buildings including the Fisher-Latham Building on 6th Street, the Zimmerman Block on Adams Street and the Buck’s Building on East Washington Street.²¹ The Buck’s Building has rectangular windows with bracketed window hoods and a heavy, elaborate cornice with decorative frieze and nameplate. The storefront has been reconstructed. The Fisher-Latham Building is currently listed in the National Register of Historic Places.

Second Empire (1850s to 1890s)

In addition to the Italianate, the Second Empire is another Victorian architectural style found in both domestic and commercial architecture throughout most of the Eastern and Midwestern United States; it was often considered a “modern” alternative to other picturesque styles given its association with the institutional architecture of France’s “Second Empire” reign of Napoleon III. The style’s most distinctive architectural feature is its mansard roof. Additionally, Second Empire commercial buildings were often square or rectangular in form, constructed in masonry and often featuring recessed storefront entrances, arched double-hung windows with decorative hoods and elaborate roof-line cornices with brackets.

The only extant example of the Second Empire style in downtown Springfield is the Booth and McCosker Building at 229-231 South 6th Street.²² Three stories in height with an attic space enclosed by the mansard roof, the building features a unique combination of window shapes and configurations above the storefront with the third story lined with two-over-two, double-hung arched windows on both its east and south elevations and a mix of single, paired windows with lintels and one bay window on the east elevation comprising the second story. Brackets line the roof line until they are interrupted with an arched window over the center of the east elevation. Dormers once projected from the mansard roof on the south elevation. The storefronts have common decorative cast iron lintel although the bulkheads and framing have been both slightly altered and reconstructed over time.

²¹National Register of Historic Places. Fischer-Latham Building, Sangamon County, Illinois. National Register #00000411, p. 5.

²²National Register of Historic Places. Central Springfield Historic District, Sangamon County, Illinois. National Register #78001187, p. 3.

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Romanesque Revival (1880s – 1910s)

The Romanesque Revival style borrows heavily from European Romanesque models, which emphasized massive masonry walls, round arches, stone masonry and decorative arcading. In the United States, the Romanesque style was often utilized for larger scale city halls and railroad stations, churches and commercial buildings, as well as for residential homes found in cities and communities throughout the Midwest. The most important practitioner in the United States was Henry Hobson Richardson who designed many well-known Romanesque Revival buildings, including the well-known Marshall Field Wholesale Store in Chicago (built 1887, demolished 1922). More vernacular forms of commercial Romanesque Revival also exist, often with stone lintel arcades, brick facades and Italianate-styled decorative cornices.

Thirteen Romanesque Revival buildings exist in downtown Springfield, including the Piereck-Sommers Building on 6th, the two F. Reisch and Brothers buildings on Monroe and Adams Streets and the Schnepf Block on Adams, the largest of historic commercial blocks in the downtown with ten storefront bays.²³ The Piereck-Sommers and the F. Reisch and Brothers Building on Adams Street are the more characteristic examples of the Romanesque, both with stone arches over groupings of windows on the upper stories, while the Schnepf Block, a late version of the vernacular Romanesque, has arched limestone lintel arcading on both stories extending along the entire length of the north elevation. The majority of Romanesque buildings in downtown Springfield were constructed in both stone and brick. Smaller-scaled, more modest examples of the Romanesque are also located along Washington and 6th Streets.

A late example of the Romanesque in a three-part commercial block form with some Classical Revival stylistic elements is the Booth Building (1912) at 518 East Monroe Street and designed by the firm of Helmle and Helmle.²⁴ The building is notable for its rusticated stone work lining the three window bay piers and building corners between the fourth floor and the window arches on the seventh. The bottom two-floor rustication had been modified from its original recessed storefront arrangement when the building later housed the Security Savings and Loan Association Bank.

Victorian Gothic Revival (1860s to 1890s)

The antecedents of the Victorian Gothic Revival can largely be traced to early 19th century United Kingdom and France, where reactions against rampant industrialization and the rise in appreciation for Medieval Christian spiritualism and traditional Anglo-Catholic ecclesiastical rituals spurred the practice of neo-Gothic architecture.

The foremost European practitioners of this neo-Gothic, including Augustus M. N. Pugin, architect of the Houses of Parliament in 1844 and Viollet-le-Duc, an advocate for the use of cast iron and masonry to create an ever expanding vocabulary of building forms in the Gothic style. In the United States, the Gothic Revival was promoted along with the Italianate, as a “picturesque” domestic architecture, characterized by valuing the pictorial aspects of architecture

²³Ibid, p. 4

²⁴Russo, Edward J. *Helmle and Helmle Architects*. Springfield: Sangamon County Historical Society, 1974. p. 5

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in combination with the surrounding landscape. Alexander Jackson Downing's *Rural Residences*, *Cottage Residences* and *The Architecture of Country Houses*, were highly influential in promoting the style through the various house plans and patterns presented in each book. Gothic Revival was soon employed for churches and other institutional buildings in both high style and vernacular form throughout the Eastern, Midwestern and Southern regions of the United States. Although earlier examples exist, prominent Gothic Revival buildings of the period include Trinity Church (1846) and St. Patrick's Cathedral (1858), both in New York City, and Second Presbyterian Church (1874) in Chicago.²⁵ Characteristics of American Gothic Revival churches include masonry construction, a front-gabled main elevation with a steeply pitched roof and arched and lancet windows, stone belt courses, stained glass windows on side elevations, corbelling below the roof line, steeples or spires on one or both sides of the main elevation, castellations and shallow buttresses. High-style Gothic Revival churches have a strong emphasis on verticality.

Representative examples of the Gothic Revival in the Central Springfield Historic District include two of its three downtown churches, the Trinity Evangelical Lutheran Church, located at 2nd and East Capitol Avenues and constructed in 1888 and the 1876 First Presbyterian Church of Springfield at 321 South 5th Street. Both churches, which are both constructed in brick with limestone belt courses, window sills and buttress caps, exhibit and share typical Gothic Revival architectural features although the two can be differentiated by Trinity Lutheran's taller spire; First Presbyterian has two towers on its main elevation and Roman arched windows rather Gothic. Trinity Evangelical Lutheran Church was designed by architect Charles Frederick May. First Presbyterian Church retains its collection of Tiffany stained glass windows installed in 1890s; it is also commonly called "Abraham Lincoln's Church" since a pew that once existed in the Church's prior building was purchased by the family and kept in the existing churches narthex.²⁶

Queen Anne Commercial (1880s to 1900s)

Queen Anne was the most dominant Victorian domestic architectural style during the last two decades of the 19th Century, a style found in most every state from the Atlantic to the Rocky Mountains and beyond and popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features. The Queen Anne style was first practiced during the mid to late 1800s by a group of English architects led by Richard Norman Shaw who borrowed heavily from earlier Medieval English and Elizabethan vernacular models of residential architecture. The style's extensive use in residential construction of conical tower bays that rise through the roof line, corbelled chimneys and bay windows with trim, siding and ornamentation, translated well as stylistic elements to the vernacular one and two-part commercial building forms that typified most traditional commercial districts of the time period.²⁷ Such buildings were typically constructed in red brick with stone belt courses and trim and incorporated bow or canted bay windows and conical towers

²⁵Sinkevitch, Alice. *AIA Guide to Chicago*. New York: Harcourt, Inc. 2004. p. 377.

²⁶"Tour Information." In First Presbyterian Church. Retrieved from <http://www.first-pres-church.org/Tours.html>.

²⁷"Commercial Architectural Styles in Buffalo, New York." In Buffalo Architectural Museum. Retrieved from <http://buffaloah.com/a/archsty/commercial>.

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extending over the building's main entrance or into the public right-of-way as a means for gaining extra space on the upper floors. Storefronts were mostly constructed in cast iron with transoms and bulkheads.

One and only example of the Queen Anne commercial style in downtown Springfield is the former Grand Hotel building at 105-109 South 6th Street, featuring a prominent two-story conical tower over its former main entrance and its two two-story bow window bays on its east elevation facing 6th Street. Both the conical tower and the bow window bays have floral and dentil decorative bands above and below the windows; the storefronts have recently been reconstructed with new bulkheads and aluminum-framed windows along with painted cast iron columns and lintels. As mentioned previously, the main entrance, with the words "Grand Bar" inscribed in the terrazzo tile floor, has been relocated from its original location under the two-story corner tower to double-door entrance along 6th Street.

Late 19th and 20th Century Architectural Styles

Classical Revival (1890s – 1930s)

The Chicago Worlds Columbian Exposition in 1893, with its monumental French Renaissance exhibition buildings and formal Beaux Arts plan and layout, prompted a renewed interest and practice in Classical architecture in its Greek, Roman and Palladian expressions during much of the first half of the 20th century. The Columbian Exposition and the growing preference for Neo Classical architecture during this time period was largely a product of the American Renaissance arts and architecture movement during the late 1800s and early 1900s, a time of rising American nationalism, self-confidence and belief that the United States was the rightful inheritor of Greek democratic ideals. Thus, the Classical-inspired building of the Columbian exposition became a popular style for residential, governmental and religious buildings, although it was most exclusively used for banks in small towns and cities throughout the country. Signature Classical Revival architectural features include the "temple front" with a portico and row of columns supporting a pediment and entablature, often serving more as decorative elements to the basic commercial box behind it rather than as integral structural designs. Temple fronts were almost always constructed in stone or marble. A variation of the Classical Revival, the Neo-Georgian, based on Georgian-styled homes of England and the American colonies during the 1700s, also emerged as a popular style for urban commercial buildings during the early part of the 20th century. Neo-Georgian buildings, in contrast to temple fronts, are often characterized with engaged columns or pilasters supporting a pediment and entablature rather than a portico, red brick with stone for decorative elements, quoins or decorative corner stones and rusticated arcaded entrances with voussoirs.²⁸

Representative examples the Classical Revival temple front in the Central Springfield Historic District include the Springfield Marine Bank (1927) designed by the Springfield architectural firm of Helmle and Helmle and located at 100 South 6th Street and the U.S. Post Office and

²⁸Commercial Architectural Styles in Buffalo, New York." In Buffalo Architectural Museum. Retrieved from <http://buffaloah.com/a/archsty/commercial>.

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Courthouse Building (1930), located at 600 East Monroe Avenue, one of many post offices and courthouses constructed as part of the New Deal's many building programs. The Springfield Marine Bank features a four-columned entrance portico on its west elevation with entablature and pediment topped with an acroterion. The columns have Corinthian capital and dentils line varying sides of the pediment. Behind the entrance portico is a two-story glass atrium; historic photos show this area as originally having three large rectangular windows with a stone facade and surrounds. On its north elevation, the U.S. Post Office and Courthouse features 12 engaged Corinthian columns in a central recessed bay flanked by two entrance bays with pilasters to the east and west. The columns and pilasters support an entablature with dentils that extends to all sides of the building; above the entablature, a third floor rises with double-hung windows separated by shorter pilasters and topped with a decorative roof line frieze and acroteria. The bottom two-floor window bands are separated by spandrel panels. Both the Post Office and Springfield Marine Bank buildings are constructed in grey limestone. The Post Office and Courthouse building is attributed James A. Wetmore, Supervising Architect of the U.S. Department of the Treasury and is currently named after Paul Findley, a former member of the U.S. House of Representatives. The Springfield Marine Bank Building presently houses the Springfield headquarters of Chase Bank and is flanked to the north and south by a later 100,000 square foot addition.

Examples of the Neo-Georgian in downtown Springfield include the St. Nicholas Hotel (1924) at 400 East Jefferson Street, the Central Illinois Power and Light Company Building (1924) at 322 East Capitol Avenue and the YWCA Building (1912) at 421 East Jackson Avenue. The St. Nicholas Hotel, designed by the Chicago and New York-based hotel architecture firm of H.L. Stevens and Company, is a 12-story three-part commercial block divided by a two-story smooth-stone rusticated lobby base, a seven-story middle segment defined by loose groupings of paired double-hung windows with one window bay on the north and south separated by a stone pilaster and a two-story top portion divided from below by an entablature and crowned by a balustrade and roof-corner broken-scrolled pediments.²⁹ The top windows are also grouped together by common stone surrounds and spandrels and capped with a stone fanlight. The building is constructed in red brick with limestone decorative corner stones and quoins and windows crowns and sills. The Hotel is connected to the south by an earlier six-story Classical Revival annex (c. 1910) defined by continuous window bays on its west elevation, broken stone pilasters, a decorative cornice and open storefront windows on the first floor.

Apart from the St. Nicholas Hotel, the Central Illinois Power and Light Company Building, designed by the Springfield firm of Helmle and Helmle, displays simpler Classical Revival features in a two-part commercial building form, including storefront and second-story cornices in stone with dentil ornaments and decorative keystones above loose paired window groupings on both the east and north elevations. Stone piers and knee walls frame the first floor commercial space and a decorative metal canopy marks the main building entrance location along the north Capitol Avenue façade. Taller and more slender in width than the Central Illinois Power and Light Company Building, the YWCA Building has a three-part division with

²⁹National Register of Historic Places. St. Nicholas Hotel, Sangamon County, Illinois. National Register # 83000336, p. 2

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a raised basement level faced in limestone block, a middle two-story segment and an upper division divided from below by a slender string course and defined near the roof line by a heavy cornice with dentils. A regular rhythm of singled, paired and triple window combinations, with soldier course lintels, surrounds and keystones, are set within a six-bay division on the main (south) elevation; the window rhythm pattern is broken on the first floor to the west of the main entrance where large arched windows define what was once the building's gymnasium space. The main entrance along Jackson Avenue appears to have been altered at mid-century with a stone sign panel installed above the entry doors.

Other examples of the Classical Revival include the former Illinois Hotel at the northeast corner of Washington and 4th Streets (1903), two part commercial building at 524 East Capitol Avenue (1910-1912), the Leland Hotel (1911) designed by the Chicago firm of Holabird and Roche, located at the northwest corner of 6th and East Capitol Avenues, the Leland Hotel Annex (c. 1915) on 6th Street and the Gulf, Mobile and Ohio Rail Station (1895) at Washington Avenue and 3rd Street, which may have received its current Classical Revival features from a 1930s remodeling. The Leland Hotel Annex has a highly intact storefront with a suspended copper entrance canopy and a second story consisting of grouped windows with decorative stone surrounds and cornice entablature.³⁰ A two-part Neo-Georgian commercial building with pilasters and decorative stone panels on the upper stories and a reconstructed storefront area is located at 522 East Adams Street.

Beaux Arts (1880s – 1930s)

A variant of Classical Revival is the Beaux Arts architectural style, popular in the United States from the late 19th and early 20th centuries and extensively used for monumental commercial buildings such as banks, office buildings and other commercial edifices. It was also employed as a preferred style for mansions of the wealthy, especially along the eastern seaboard and in large cities such as New York and Washington DC. Beaux Arts architecture takes its name from the distinctive expression of Roman neoclassicism and Italian Renaissance architecture taught at the Ecole des Beaux Arts in Paris. Beaux Arts buildings share many of the same features and elements of Classical Revival buildings while incorporating more lavish ornamentation such as roof line balustrades, elaborate window surrounds and crowns, pilasters, garlands and floral patterns, quoins and shields and cartouches as decorative wall elements. In the United States, stone and architectural terra cotta was mostly used as primary building materials.³¹

Three representative examples of the Beaux Arts style exist in the downtown district, including the Stuart Broadwell Building (1917) at the northwest corner of 5th Street and Washington Street, the Kerasotes Building (1928) at the northeast corner of Washington Street and 6th Street and the Sargent Building (1912), currently housing the Illinois Municipal League, at the southeast corner of Capitol and 5th Streets. The Broadwell Building, designed by Helmle and

³⁰National Register of Historic Places. Central Springfield Historic District Boundary Extension, Sangamon County, Illinois. National Register #86003184, p. 3.

³¹"Commercial Architectural Styles in Buffalo, New York." In Buffalo Architectural Museum. Retrieved from <http://buffaloah.com/a/archsty/commercial>.

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Helmle, is a two-part, three-story commercial building sheathed in white glazed terra cotta and organized in the upper-stories by tight three-window groupings in four bays along its east elevation and three on its south and crowned with a projecting cornice. Storefronts are highly intact on both elevations and framed in copper with expansive display area glass, transoms and traditional retractable awnings. Also sheathed in white terra cotta, the three-story Kerasotes Building has paired upper-story window arrangements in three bays on its west elevation and five along the Washington Street façade. Windows are separated between floors by spandrel panels with decorative swags. The storefront level is framed in separate bays by terra cotta column piers and unified by a storefront cornice frieze of decorative swags. The names of both buildings are inscribed in terra cotta gold lettering just above the storefront cornice.

Apart from the Broadwell and Kerasotes buildings, the Sargent Building, constructed in red brick and stone, is the more elaborately designed and ornamented of the three. Its main elevation along Capitol Avenue features a grand two-story central arched window over the main entrance canopy and two groupings of three double-hung windows on the second and third floors to the east and west of the central window bay. The window groupings are joined together between floors by stone surrounds and spandrel shield panels; the central window bay also has decorative stone surrounds. The building is crowned by a stone cornice with dentils and brackets joined together by a string course and crowned by a ram's head cartouche with two horns of plenty.

A more vernacular, freer expression of the Beaux Arts in downtown Springfield is the commercial building (circa 1910s) located at 424 South 5th Street, constructed in brick and stone with first floor arched window openings including scrolled keystones and voussoirs; the upper floors have rectangular window openings with stone surrounds and crowns and a Classical-styled cornice.

Late Gothic Revival (1900s - 1940s)

During the first several decades of the 20th century, a variant of Gothic Revival architecture in the United States lived on in the 1900s to the 1940s in the form of colleges, universities high schools and grade schools and even commercial buildings of all sizes. This variant for educational buildings, often termed the Collegiate Gothic, can be found in the newer campus buildings at Bryn Mawr College in Pennsylvania, Trinity College in Hartford, Connecticut, the University of Chicago and Princeton University in New Jersey, which was designed by the leading Gothic Revival practitioner of the period, Ralph Adams Cram. Gothic Revival was employed as a preferred style not only to capture the feeling and architectural precedents of famous English universities, such as Cambridge and Oxford, but also for their useful moral overtones for academic, political and religious buildings.

In the commercial realm, buildings like the Woolworth Building in Manhattan, New York, adorned in white terra and the Tribune Tower in Chicago, constructed with steel-framing and stone, became the templates for designing both skyscrapers and vernacular commercial buildings in Gothic imagery, templates duplicated in cities and communities around the country. The former Springfield Fire Department Engine Company #2 House (1926), located at 212 South

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Second Street, is a representative example of the Late Gothic Revival in downtown Springfield. The building's front elevation along Second Street is divided into three bays by two-story brick piers; on the second story, each bay has a grouping of three slender double-hung windows with stone sills and a common lintel band that extends around the building corners. A stone cornice above the window bays and below the stepped roof pediment is intersected vertically by stone decorative banding along the piers and building corners. The building's most notable feature is its four-story attached training tower at the building's southeast corner along Broadway Street, also incorporating the same stone banding and stylistic elements as the main building. The building's 2nd Street fire truck bays and portions of the training tower have been enclosed; the truck bays were modified to accommodate office uses in the main building.

Another representative example in white terra cotta block is the two-part commercial J. R. Tobin and Son Jewelers Building at 204 South 6th Street. The building's west elevation is divided vertically by two slender piers terminating at the roof line by pointed pinnacles with generous window space apportioned between the piers and side walls. The word "TOBIN" is lettered in the center panel above the second floor windows.

Italian Renaissance (1920s – 1940s)

The Italian Renaissance style or Renaissance Revival, with its antecedents in grand Italian and Mediterranean villas as well as the American Italianate, gained popularity after World War I when revivals of European architecture were brought back to the United States by returning soldiers. The style gained earlier acceptance in the United States along the Atlantic seaboard during the 1880s and 1890s where palatial Renaissance Revival homes were constructed, such as the Villard Houses (1883) in New York City by McKim, Mead and White and considered the finest examples of the style. Italian Renaissance was often employed in symmetrical three-part commercial forms, constructed in stone, terra cotta or brick, and designed and ornamented with rusticated first and second floors, fanlights in arches over groupings of windows, quoins and elaborate cornices often with brackets and dentils. Other decorative elements may include medallions, garlands and festoons on walls or within spandrel panels.³²

A representative example of the Italian Renaissance is the Ridgely Farmers State Bank Building (1926), designed by the firm of Helmle and Helmle and located at the southeast corner of Monroe and 5th Street. Constructed in stone, the 12-story building exhibits a three-part commercial form with the first three floors underneath a classically articulated cornice and the top three separated by a shallow cornice line at the ninth floor. Second story arched windows on the west and north elevations, along with the arched window pairings within a common surround, colonette, fanlight on the 10th and 11th floors, define the building's sense of monumentality. Cartouche panels between the loose pairings of windows on the third floor below the cornice also provide decorative embellishment to the building's rather free interpretation of the Renaissance Style. The building is topped a heavy projecting cornice.

³²"Commercial Architectural Styles in Buffalo, New York." In Buffalo Architectural Museum. Retrieved from <http://buffaloah.com/a/archsty/commercial>.

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Late 19th and 20th Century American Movements

Chicago School/Commercial Style (1890s – 1920s)

In the decades following the Great Chicago Fire in 1871, a distinctive new commercial architecture, one that utilized minimal ornament and large plates of glass to express the building's steel framing, was developed and practiced by some of Chicago's well-known architects at the time, such as Daniel Burnham and John Root, Louis Sullivan, and William Holabird and Martin Roche. With the exception of Louis Sullivan's own architectural ambitions to create a uniquely American architecture free of ornament and prior historical associations, the "Chicago School" style was largely developed as a way to employ steel framing technology while meeting the needs of developers in constructing new cost-effective skyscrapers expeditiously.³³

Although Chicago School buildings can be characterized mostly by gridded window, pier and spandrel arrangements with austere ornamentation, many, however, have a three-part commercial building form with a storefront/lobby level, a middle portion of office space and a "capital" section incorporating the top two or three floors and cornice where more elaborate articulation, decoration and ornament was concentrated. The ornamentation was frequently executed in the Italian, Romanesque and Classical Revival stylistic vocabularies. In the downtowns of many Midwestern communities in particular, the Chicago School was often expressed in two or three-part commercial buildings and with raised pier and spandrel arrangements and the characteristic Chicago School window pattern of one large fixed glass window flanked by two slender double-hung windows.³⁴

Representative examples of the Chicago School in the Central Springfield Historic District include the eight-story Ferguson Building (1906) at 522-524 East Monroe Street, the ten-story Myers Brothers Department Store (1925) at 101 South 5th Street, the neighboring eight-story Reisch Building (1914) at 117-119 South 5th Street. All three buildings are designed in the three-part commercial form. One other example, the Jennings Ford Automobile Dealership (1919), located at 431 South 4th Street and designed by Harry Reiger in 1919, is of concrete loft construction that also expressed its frame with terra cotta piers of Prairie-style geometric ornament and large window openings.

The Myers Department Store was designed by prominent Chicago architect Alfred S. Alschuler, a specialist in department store design during the early to mid- 1900s and who often combined Chicago School expressions with Classical or Renaissance Revival stylistic features, such as two-story window groupings with arches, fanlights and surrounds along with elaborate cornices. Such features can be found in the Department Store's upper part, which, like the Reisch Building next store, is crowned by a cornice with Venetian Gothic arches. Both buildings have storefront levels that have been modified in recent decades. The Ferguson and Reisch buildings have

³³"Commercial Architectural Styles in Buffalo, New York." In Buffalo Architectural Museum. Retrieved from <http://buffaloah.com/a/archsty/commercial>.

³⁴Ibid

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middle portions that are expressive of the steel frame construction, although the former has Romanesque-styled arches on the eighth floor connecting the raised brick piers and building corners.³⁵

Modern Movement

Art Deco (1925 – 1940s)

With its antecedents from the 1925 Exposition des Arts Décoratifs et Industriels Modernes in Paris, the Art Deco style developed in the mid-1920s and early 1930s employing “modernistic,” stylized motifs such as chevrons, shields, chamfered panels, serrated cornices, zig-zags and bas-reliefs and prohibiting historical references in the building designs. Ornamentation was often applied to traditional one and two-part commercial building forms through brickwork or carved in stone or terra cotta; other Art Deco features included raised piers on front elevations, stepped or ziggurat roof shapes, multi-paned casement windows, and neon and projecting porcelain enameled signs.³⁶

Fourteen buildings in downtown Springfield have been identified as having high-style and simpler, straightforward versions of the Art Deco in mostly two-part commercial forms. The more architecturally significant of these buildings include the 14-story Illinois Building (1927) located at the northeast corner of Adams Street and 6th Street, designed by the architectural firm of Law, Law and Potter and the State Journal Register Building (1929), designed by Helmle and Helmle and located at 315 South 6th Street. The Illinois Building exhibits characteristic features of an Art Deco skyscraper from its chamfered Adams Street entrance bay and smooth limestone facing, to its stepped upper floors and bas-relief sculpted spandrel panels. The main entrance on Adams Street features elaborate bronze grill work with polished granite panels. Faced in white terra cotta, the three-story State Journal Register Building was designed with two tower entrance bays, one off-center and one at the southern end of the main elevation; commercial storefront areas; and, raised piers above the first floor projecting through to the cornice line. In the towers and in between each pier are multi-paned casement windows with spandrels separating the second and third floors; the cornice line features a row of decorative shields in terra cotta.

In addition to the State Journal Register and Illinois buildings, the Kresge and Bressmer’s Department Store buildings are two other significant Art Deco commercial buildings. The Kresge Building (1882, 1920s), located at the northwest corner of Adams Street and 5th Street and originally designed by George Helmle but later remodeled, features upper story raised piers with chamfered edges and paired double-hung window groupings. The windows above the third floor also feature recessed brick patterns in the shape of a ziggurat. The first floor commercial storefront has been slightly altered from different remodeling projects. The Bressmer’s Department Store Building (1905, c. 1920s) at 612 East Adams Street and designed by Samuel

³⁵“Myers Department Store.” In Sangamon Link. Retrieved from <http://sangamoncountyhistory.org/wp/?p=1631>.

³⁶Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. 2d ed. Walnut Creek, California: AltaMira Press, 2000. p. 46

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Haines, is a six-story, three-part commercial building defined by regular rhythm of windows set between spandrel panels and fluted piers of different widths. The spandrels contain a slender stone panel with a fluting motif. Above the fifth floor, the spandrel panels are wider in profile to denote a transition to the building's top part and smaller window openings of the sixth floor. The first floor storefront, noted for its heavy decorative cornice, was modified in the late 1940s after a fire.³⁷

Other important Art Déco examples include the terra cotta-faced two-part commercial building at 623 East Adams Street (c. 1920s) and the four-story limestone clad office building (c. 1920s) at 229 South 5th Street, featuring a canted chamfered panel at the entrance extending the full three stories. Other modest and straightforward examples of the Art Deco in both one and two-part commercial forms include the Schnepf and Barnes Printing Building (c. 1920s) at 412 East Adams Street and the U.S. Electric Company Building at 216 East Adams Street (c. 1920s), although the exterior brick elevations have been painted. The Motor Inn Parking Garage, located at the southwest corner of 5th Street and Monroe Avenue, is unique adaption of the Art Deco to a two-story parking garage. The building features a fluting brick pattern both above and underneath the second story windows, stone columns dividing the building in bays of two window groupings on both its east and north elevations, with the exception of the cast iron post and lintel-framed garage entrance on 5th Street where there are three two-window groupings.

International Style (1930s - 1960s)

The International Style evolved in the 1930s from Europe as a rejection of historic associations and revivals; the style dominated Western commercial architecture to the 1960s. The term was first used by architectural historian Henry-Russell Hitchcock and architect Phillip Johnson in their well-known 1932 essay "The International Style: Architecture Since 1922." The style became popular in the United States after Mies van der Rohe, its most famous practitioner of the style, emigrated from Germany to Chicago in 1938 to teach at the Illinois Institute of Technology. The style is devoid of any applied ornamentation and its defining characteristics include taut plane surfaces with exterior materials of concrete, steel, granite and stucco and glass curtain walls with square aluminum panels, steel mullions and vertical I-beams meant to define the curtain walls as much as the raised pier did for Art Deco buildings.³⁸ Although mostly known as a style for skyscraper boxes, smaller-scaled commercial buildings, especially for banks, often employed the International Style to appear "modern" and "up-to-date" for its customers.

Several distinctive versions of the International Style can be found in the Central Springfield Historic District, including the First Security Bank Building (1955) at 506-510 East Monroe Street, the St. George's Building (1965) at 300 East Monroe Street and a two-part commercial building at 620 East Monroe Street (c. early 1960s). On its main elevation, the First Security Bank features two vertical volumes of smooth red granite panels, one larger than the other,

³⁷"John Bressmer Co." In Sangamon Link. Retrieved from <http://sangamoncountyhistory.org/wp/?p=2551>.

³⁸Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. 2d ed. Walnut Creek, California: AltaMira Press, 2000. p. 126

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installed in front of a two-story concrete rectangular frame. A projecting entrance canopy and glass curtain wall with aluminum framing defines the space between and around the two volumes. The St. George's Building and the two-part commercial at 300 East Monroe also have glass curtain walls with aluminum spandrel panels imposed within a concrete framed box, or granite in the case of the St. George's. The St. George's Building also features a two-story entrance bay with a glazing pattern of different-sized rectangular panes. The current U.S. Postal Service facility at 411 East Monroe Street is a more austere International Style expression with its main elevation composed of two stories of four rectangular white granite and concrete boxes of glass curtain walls placed side by side; the second story serves as a projecting canopy over the first floor. Although not contributing to the Central Springfield Historic District, the Illinois National Bank Center (1974), located at 1 North Capitol Plaza, is a characteristic Miesian expression of the International Style with its combination of red polished granite and bronze reflective glass curtain wall. It is a trademark design by the architecture firm of Skidmore, Owings and Merrill and was developed by Gerald D. Hines Interests, a significant developer of modern office buildings in Texas and Midwest during this period.³⁹

Mid Century Modern (1950s - 1960s)

Mid-Century Modern can be defined as a more ornamented, visually-enriched and more "Americanized" version of the International Style. Though mostly devoid of traditional ornament and historicism, Mid-Century Modern buildings do feature ornamental applications such as carved relief panels of stone or other materials. Exterior building materials are also more varied and include ashlar stone, brick, concrete and sometimes wood clapboards or aluminum siding; typically, however, several materials are used. Concrete is sometimes used to feature low-relief sculptural elements or cut-out geometric shapes. Windows often come in the form of casements with steel framing or multi-pane picture windows.⁴⁰ Buildings constructed later in the Modernist movement through the 1960s and early 1970s are often characterized are more reductive and inferential versions of earlier Modern styles and are usually defined by the inclusion of architectural elements and detailing and ornamentation from earlier styles with the goal of rediscovering the symbolic values and meanings of those stylistic elements. Late Modern buildings in downtown Springfield often include exterior materials such as brick and stone and stylistic references through building massing and shapes.

A representative example of Mid-Century Modern is the former First Methodist Church School Building (1967) at 501 East Capitol Avenue and designed by the firm of Nelson and Fernandez. Features include an exterior of ashlar stone and two three-story stone bays divided by window mullions that taper toward to the top of the building as the roofline in punctuated by straight pointed arches reminiscent of the Gothic Revival. Windows on the first floor are encased with concrete screens composed of isosceles trapezoids; windows on the top two stores are slender aluminum-framed casements. The building's traditional Gothic-arched entrance is set back from the main elevation and incorporates a second arched canopy as part of the cloister walk designed

³⁹Gerald D. Hines Interests. *Illinois National Bank Center*. Springfield: Gerald D. Hines Interests, 1974. p. 3

⁴⁰Rubano, Anthony. (April 2007) *Modernism on Main Street*. Presented at the National Main Street Conference, Philadelphia, Pennsylvania

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as part of the non-contributing Late Modern First United Methodist Church (1977) building to the west at 318 South Fifth Avenue with its round sanctuary constructed in stone.

After World War II, when the rise of outdoor regional shopping center became significant competition to traditional Main Street commercial districts, many downtown merchants and shop owners undertook extensive building façade remodelings to make them appear more modern and representative of the forward-thinking post war generation. Between the 1940s and 1960s, many older commercial buildings received new exterior treatments, including porcelain terra cotta and vitrolite tiled facades and storefront bulkheads, stainless steel canopies, pylon signs, and “slipcover” aluminum and metal façade paneling systems — systems that came in flush, ribbed or fluted profiles developed by such companies as Kawneer, Alcoa and Reynolds Aluminum. Taken together as integrated façade improvements, these treatments provided buildings a cohesive and striking visual presence, making downtowns more modern in appearance.⁴¹ In general, a slipcover provided a less expensive alternative to modernizing a traditional commercial building than building new. Therefore, slipcover treatments are considered contributing elements to a building “modernization” projects undertaken within the district’s period of significance.

Two significant buildings in downtown Springfield have received slipcovering treatments, one the First National Bank Building (1919) at 201-207 South 5th Street, designed by Helmle and Helmle in the Chicago School style with Classical Revival ornamentation and the other, the Odd Fellows Building at 406 East Monroe Street (1896). The Odd Fellows Building was slipcovered in 1965 and the First National Bank Building was altered much later in 1978 as part of a larger building expansion and remodeling effort.

Late Modern Eclectic (Late 1960s to 1970s)

The Late Modern Eclectic Style developed in the late 1960s and 1970s as an alternative to earlier Mid-Century Modern and International Style buildings with greater detailing and references to historical architectural features and stylistic elements. General characteristics include traditional exterior materials such as brick and stone with two or more materials combined to provide visual interest; sometimes overall building forms can be irregular or asymmetrical. A contributing example of the lake Modern Eclectic is the Education Building of the First Presbyterian Church at 321 South 7th Street and attached to the church structure to the south. Constructed in red brick, the building has a regular rhythm of two-story arched window surrounds that join square window shapes on the first floor with two arched casements above with a tan-colored fanlight. The windows are separated by spandrel panel with the arched window surrounds echoing the Romanesque arch window surrounds on the main church. A second example is the former First Federal Savings and Loan Association Building at 623-625 East Monroe Street designed by Springfield-based firm of Ferry and Associates, a building with groupings of slender two-story arched windows separated by spandrel panels in a brick surround.

⁴¹Dyson, AIA, Carol. *How to Work with Storefronts of the Mid-Twentieth Century*. Springfield: Illinois Historic Preservation Agency, 2008, p. 2.

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Neo-Traditional (1980s to the Present)

Neo-Traditional buildings are a latter-day return to earlier European or American architectural styles from the latter half of the 19th century to the early part of the 20th century. Neo-Traditionals will have many of the typical architectural features and design characteristics of earlier styles but often incorporate modern materials and interpretation. Unlike the original style, ornamentation and detailing are usually simplified or sometimes entirely absent. The scale, height and massing of such buildings in downtown Springfield are similar to their original or revival counterparts. Typical Neo-Traditional buildings in the district include the Lincoln Square Apartment complex with Italianate stylistic features and 206 South 6th Street with large arched windows on the third floor in reference to the arched windows of nearby Italianate and Romanesque buildings. All Neo-Traditional buildings in the district are non-contributing.

Vernacular Building Forms

One-Part Commercial

The one-part commercial building is one of the common vernacular commercial building forms found in the Central Springfield Historic District. One-part commercial buildings are typically one story with a narrow street frontage dedicated to a storefront of glass windows, transoms and a recessed entryway. A façade wall area between the storefront level and the roof or cornice line was sometimes used for signage and advertising and may vary in height to promote the appearance of a two story rather than a one story building. After World War II, with the advent of Modernism, one-part buildings became even more simplified with little or no ornamentation, facades of plain or textured brick or stone and “open fronted” storefronts of large sheets of plate glass providing clear views of the store’s interior. It has been suggested by architectural historians that one-part commercial buildings were often constructed as an interim development until commercial district land values appreciated enough to support a larger, more profitable building on the particular site. One part commercial buildings of a more early 20th century vernacular design are found in select locations along the 200 block of south 6th Street, the 400 block of South 4th Street and the 600 block of East Washington Street.⁴²

Two-Part Commercial

Two-part commercial buildings are the most common vernacular building type found in the Central Springfield Historic District, typically of two to four stories in height and having two distinct divisions — the lower commercial storefront zone and an upper zone containing private uses such as office space, hotels or apartments. The visual distinction and relationship between the lower and upper zones vary from building to building with some having clear changes in architectural features while others have no visual distinctions and are harmonious in style and materials. Distinct divisions between the commercial and upper zones were sometimes

⁴² Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. 2d ed. Walnut Creek, California: AltaMira Press, 2000. p. 65

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accomplished by brick, stone, metal or terra cotta banding or storefront cornices. Most two-part commercial buildings were designed with stylistic attributes, although there are few in select locations with plain, vernacular features.⁴³

Two-Part Vertical Block

A common building type for large commercial enterprises, such as banks, hotels, department stores and governmental buildings, the two part vertical block is not unlike the two-part commercial building with two separate zones but are usually more than four stories in height emphasizing a sense of vertically with a distinctive and prominent upper zone. The Leland Hotel is one such example of a two-part vertical block.⁴⁴

Three-Part Commercial

Like the two-part-commercial, the three-part commercial building has a storefront and upper zone along with an identifiable third part of one to four stories separated from the floors below by a string course, cornice, setback or change in building material. The emphasis of the three-part commercial is to portray a layered vertical appearance analogous to the divisions of a classical column with its base, shaft and classical column.⁴⁵ The building form was used extensively during the early years of tall building and steel-framed skyscraper construction during the 1880s to the 1920s where a sense of design order was needed to articulate these new buildings.⁴⁶

Temple Front

Almost exclusively used for banks during the early decades of the 20th century, the Temple Front for commercial buildings often featured two-storied columned porticos, sometimes with pediments, with a distinctive square or rectangular window pattern behind along the façade wall.⁴⁷

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⁴³Ibid, p. 24

⁴⁴Ibid, p. 82.

⁴⁵Longstreth, Richard. *The Buildings of Main Street*. The Preservation Press: Washington D.C., 1987, p. 93.

⁴⁶Ibid

⁴⁷Ibid, p. 100.

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Previous documentation on file (NPS):

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

___ previously listed in the National Register

___ previously determined eligible by the National Register

Central Springfield Historic District (Additional Documentation and Boundary Extension) Sangamon County, Illinois
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_____ designated a National Historic Landmark
_____ recorded by Historic American Buildings Survey # _____
_____ recorded by Historic American Engineering Record # _____
_____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
_____ Other State agency
_____ Federal agency
 Local government
_____ University
 Other
Name of repository: Springfield Public Library, Sangamon Valley Collection

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 24.38 acres (Boundary Extension Only)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|------------------------|
| 1. Latitude: 39.481027N | Longitude: -89.390660W |
| 2. Latitude: 39.480814N | Longitude: -89.384713W |
| 3. Latitude: 39.474999N | Longitude: -89.390686W |
| 4. Latitude: 39.475387N | Longitude: -89.384740W |

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983
- | | | |
|----------|----------------|-----------------|
| 1. Zone: | _____ Easting: | _____ Northing: |
| 2. Zone: | _____ Easting: | _____ Northing: |

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Name of Property County and State

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

This Boundary Description includes the area of the Boundary Extension. A description of the new Central Springfield Historic District Boundary Extension is as follows:

“N on 2nd Street to the mid-block alley between East Washington and Adams Streets, E toward the interior property line just west of 3rd Street, N along the property line to the interior property line just north of East Adams Street, E along the property line to 3rd Street, S along 3rd Street to East Adams Street, E along East Adams Street across the railroad right-of-way to 4th Street, N. along 4th Street to the interior property lines just south of East Washington Street, W along the interior property lines across the railroad right-of-way to 3rd Street, N along 3rd Street to East Jefferson Street, E along East Jefferson Street to the interior property line just west of 4th Street, E along the interior property lines just north of East Washington Street, N along 4th Street to East Jefferson Street, E along East Jefferson Street to the interior property line just east of South 4th Avenue, S along the interior property line to the mid-block alley between South 4th and South 5th Streets, W along the mid-block alley to the interior property line just east of North 4th Street, S along the interior property line to East Washington Street, E along East Washington Street to the interior property line west of South 5th Street, north along the interior property line to the mid-block alley between East Jefferson and East Washington Streets, E along the mid-block alley to South 6th Street, S along 6th Street to the interior property lines north of East Washington Street, E along the interior property line to the interior property line mid-block between South 6th and 7th Streets, N along the interior property line to the mid-block alley just north of Washington Street, E along the mid-block alley to 7th Street, S along 7th Street to East Capitol Avenue, W along East Capitol Avenue to South 6th Street, S along South 6th Street to the interior property line just south of East Capitol Avenue, W along the interior property line to the interior property line just east of South 5th Street, S along the interior property line to the exterior property line just north of Sangamo Alley, E along the exterior property line to the interior property line just east of South 5th Street, S along the interior property line to interior property line south of East Capitol Avenue, W along the interior property line to South 5th Street, S along South 5th Street to East Jackson Street, W along East Jackson Street to the interior property line west of South 5th Street, N along the interior property line north East Jackson Street, E along the interior property line to South 5th Street, N along South 5th Street to East Capitol Avenue, W along East Capitol Avenue to the mid-block alley between South 4th and 5th Streets, W along the alley to South 4th Avenue, S along South 4th Avenue to East Jackson Street, W along East Jackson Street across the railroad right-of-way to South 3rd Street, N along South 3rd Street to East Monroe Street, W along East Monroe Street to South 2nd Street, N along 2nd Street to the interior property line between the mid-block alley and East Adams Street, E along the property line to interior property line between Broadway Street and South 2nd Street, N

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along the interior property line between the mid-block alley and East Adams Street, E along the interior property line to the interior property line between South 2nd and 3rd Streets, N along the interior property line to East Adams Street, W along East Adams Street to South 2nd Street.

The boundaries are a revision to the 1986 Nomination Amendment to the National Register of Historic Places and includes properties that are now 50 years and older and those that are considered significant to the commercial and architectural development of downtown Springfield from 1837 to 1965.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are a revision to the 1986 Nomination Amendment to the National Register of Historic Places and includes properties that are now 50 years and older and those that are considered significant to the commercial and architectural development of downtown Springfield from 1837 to 1965.

11. Form Prepared By

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organization: The Lakota Group
street & number: 217 West Kinzie Street, 3rd Floor
city or town: Chicago, state: Illinois zip code: 60656
e-mail nkalogeresis@thelakotagroup.com
telephone: (312) 465-5445
date: February 5, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Central Springfield Historic District

City or Vicinity: Springfield

County: Sangamon

State: IL

Photographer: Nicholas P. Kalogeresis, AICP

Date Photographed: October 2013, December 2013, April 2014

Location of Original Digital Files: #1 Old State Capitol Plaza

Number of Photographs: 35

Photo #1

200 block of East Adams Street, camera facing northwest.

Photo #2

Schnepf's Block, example of Romanesque Revival, East Adams Street between South 3rd and 4th Streets, camera facing southeast.

Photo #3

400 block of East Adams Street, camera facing northeast.

Photo #4

400 mid-block of East Adams Street, camera facing southeast.

Photo #5

400 block of East Adams Street at crossing of South 5th Street, camera facing northwest.

Photo #6

Old State Capitol Building, Old State Capitol Plaza, camera facing north.

Photo #7

Lincoln-Herndon Law Office Building, other commercial buildings, Old State Capitol Plaza between South 5th and 6th Streets, camera facing southwest.

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Photo #8

600 block of East Adams Street at crossing of South 7th Street, camera facing northeast.

Photo #9

600 block of East Adams Street at crossing of South 7th Street, camera facing southwest.

Photo #10

400 block of Broadway Street at the crossing of East Adams Street, camera facing south.

Photo #11

Central Illinois Power and Light Company Building, example of the Classical Revival, East Capitol Avenue between South 3rd and 4th Streets, camera facing southwest.

Photo #12

Sargent Building, example of the Beaux Arts, East Capitol Avenue between South 5th and 6th Streets, camera facing southeast.

Photo #13

YWCA Building, example of the Classical Revival, East Jackson Street between South 4th and 5th Streets, camera facing northwest.

Photo #14

200 mid-block of Monroe Street, camera facing northeast.

Photo #15

300 block of East Monroe Street, camera facing southwest.

Photo #16

600 block of East Monroe Street, non-contributing 617 East Monroe Street in foreground, camera facing northeast.

Photo #17

Example of the Romanesque Revival, 300 block of East Washington Street, camera facing southeast.

Photo #18

100 block of North 5th Street, camera facing southwest.

Photo #19

1 North Old Capitol Plaza, INB Center, example of non-contributing building, camera facing northeast.

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Photo #20

600 mid-block of East Washington Street at the crossing of 7th Street, camera looking northwest.

Photo #21

Springfield Fire Department Engine Company #2 House, example of Gothic Revival, 2nd Street between East Adams and Monroe Streets, camera looking east.

Photo #22

300 block of South 4th Street at the crossing of East Monroe Street, camera facing southwest.

Photo #23

400 mid-block of South 4th Street, camera facing southwest.

Photo #24

100 mid-block of South 5th Street, camera facing northwest.

Photo #25

200 mid-block of South 5th Street, camera facing southwest.

Photo #26

100 block of North 6th Street, camera facing southwest.

Photo #27

200 block of South 6th Street, camera facing southeast.

Photo #28

200 mid-block of South 6th Street, camera facing southeast.

Photo #29

300 mid-block of South 6th Street, camera facing southwest.

Photo #30

500 mid-block of East Capitol Avenue, camera facing southeast.

Photo #31

318 South 5th Street, First United Methodist Church, example of Late Modern, non-contributing building, camera facing northeast.

Photo #32

100 block of North 7th Street, camera facing southwest.

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Photo #33

100 mid-block of South 7th Street, camera facing southwest.

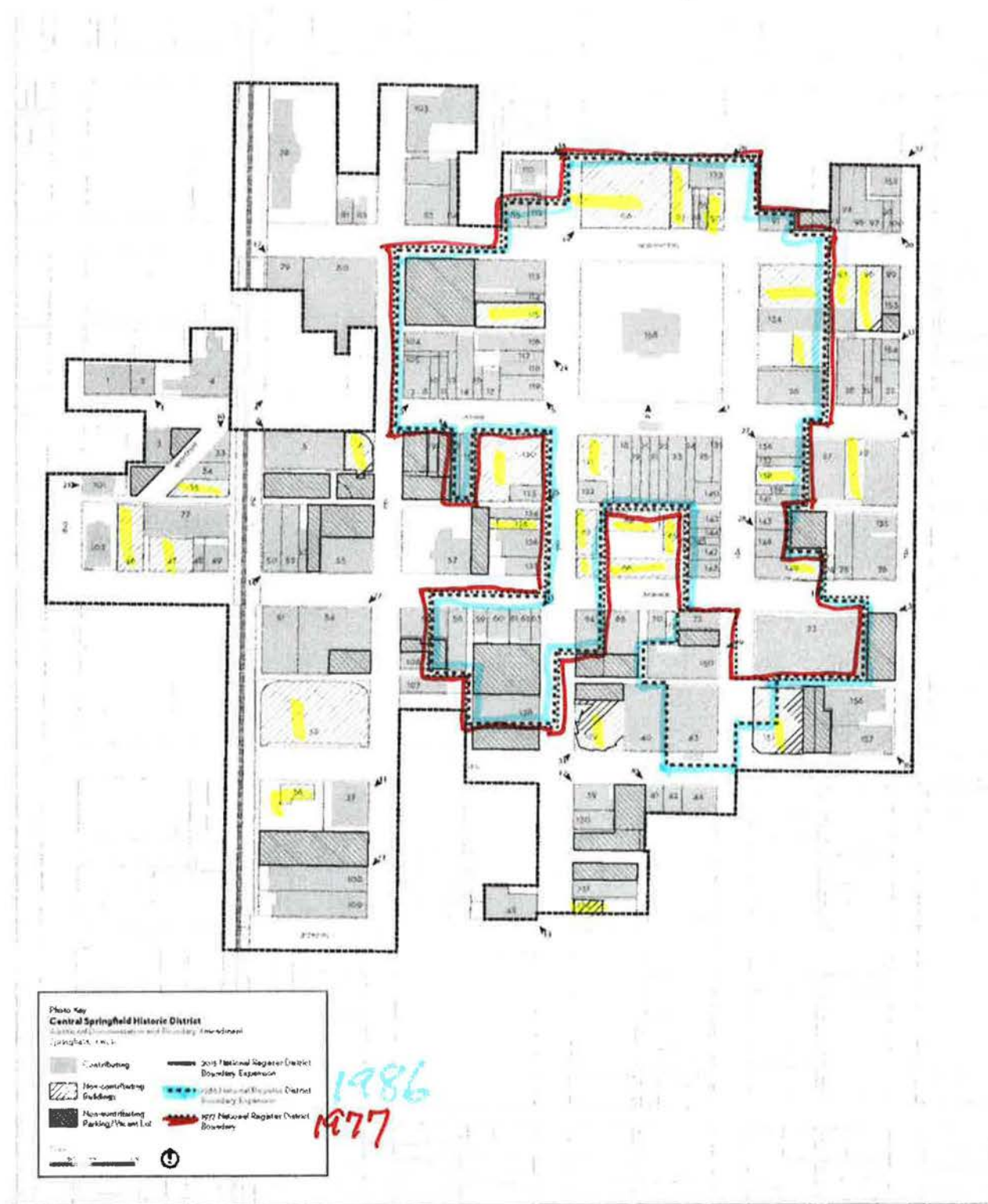
Photo #34

U.S. Post Office and Courthouse Building (Paul Findley Federal Building) with adjacent parking lot, 7th Street between East Monroe Street and East Capitol Avenue, camera facing southwest.

Photo #35

321 South 7th Street First Presbyterian Church and Education Wing, camera facing northwest.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic

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Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

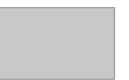

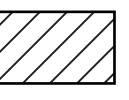



Latitude:
39.481027N
Longitude:
-89.390660W

Latitude:
39.480814N
Longitude:
-89.384713W

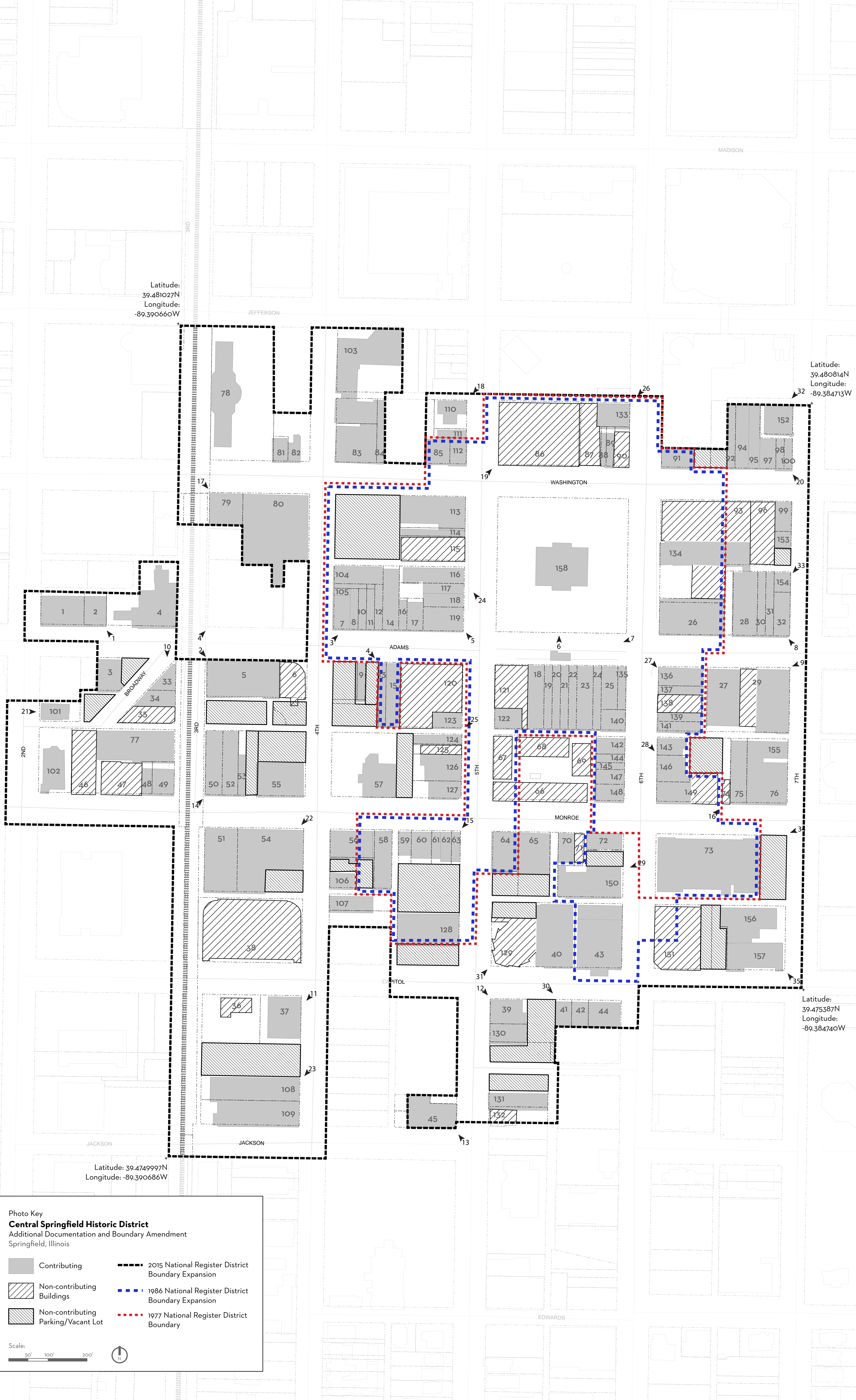

Latitude: 39.4749997N
Longitude: -89.390686W

Latitude:
39.475387N
Longitude:
-89.384740W

Photo Key
Central Springfield Historic District
Additional Documentation and Boundary Amendment
Springfield, Illinois

	Contributing		2015 National Register District Boundary Expansion
	Non-contributing Buildings		1986 National Register District Boundary Expansion
	Non-contributing Parking/Vacant Lot		1977 National Register District Boundary

Scale: 50' 100' 200'





WAS GRAM
COMMERCIAL
EAST ADAMS







SCHNEPP
&
BARNES

PRINTING

AMERICAN

4718

Supporters

100% INK-TO-WEAR

441







LINCOLN - HERMON LAW OFFICES

AVAILABLE

AVAILABLE

Robbie's

FOR LEASE

AVAILABLE

PIZZA ORYOLINO'S



SPRINGFIELD
FURNITURE
RECYCLED
RECORDS

FAR EAST
EMPORIUM

Just a
FAR EAST
EMPORIUM

GREETING CARDS
ETC

COLLECTIBLES
FLOWERS





URBAN Sassafras

700 N. MAIN ST



TAB

Illinois National Bank

Illinois National Bank

ONE WAY

GO







1911

2 MOTHERS
THE REAL Lounge

WALKER'S





ESTABLISHED 1988
CRAFT
BEER BAR

CRAFT
BEER BAR

PIZZA
Joe Gallina's
Slice of Italy
Pizza & Italian
Restaurant





1000 1000

J DESIGN

STAR

NO PARKING
EXCEPT
AS SHOWN
ON THIS SIGN

NO PARKING



BUD
LIGHT



3rd St
Washington St

RED AWNING

TABLE 1
FIB



MURKIN



Get Your Game On!
VIDEO GAMING
NOW! LIFE

BLAND

ONE WAY
→





GARDNER

SPRINGFIELD CURRENCY EXCHANGE



FIRE DEPARTMENT

ENGINE HOUSE NO. 2

ENGINE HOUSE NO. 2
FIRE DEPARTMENT
1000 W. 3RD ST.
MILWAUKEE, WI 53233

3rd



DAILY PARKING

ONE WAY





MYERS
BROTHERS

PUB

WINE & SPIRITS

SILVER

ST. LOUIS
PIZZERIA

8





BRICKHOUSE
GRILL & PUB

Del Rio SuperTaco

BRICKHOUSE
GRILL & PUB

2 HOUR
PARKING
MON-FRI

SPEED
LIMIT
45



AVAILABLE

AVAILABLE

Lo Cals



1900

1900

1900

1900

1900

TOBIN

DELANG
LAW OFFICES
ONE EIGHT SEVEN

Alyson's
Ice Cream

ONE & JAY



 *The Spice Of Life*

FAIR-TRADE LOCAL ARTISTS

CASUAL DINING

BISTRO

Three people are standing on the sidewalk in front of the "The Spice Of Life" store.

A red car, a black car, and a white car are parked on the street.













National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Central Springfield Historic District (Boundary Increase and
NAME: Additional Documentation)

MULTIPLE
NAME:

STATE & COUNTY: ILLINOIS, Sangamon

DATE RECEIVED: 3/11/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/26/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000316

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM. / CRITERIA A & C

REVIEWER Barbara Wyal

DISCIPLINE Historian

TELEPHONE 202-354-2252

DATE 4-26-16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



April 16, 2015

SUBSTANTIVE REVIEW REQUEST

Ms. Barbara Wyatt
National Register of Historic Places
National Park Service
1849 C Street NW Suite NC400
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed for your **substantive review** is the following National Register Nomination Form that was recommended by the Illinois Historic Sites Advisory Council and signed by the Deputy State Historic Preservation Officer. It is being submitted in a digital format on the enclosed disks, and it is the true and correct copy.

**Central Springfield Historic District (Additional Documentation and Boundary Extension),
Springfield, Sangamon County**

Please contact me at the address above, or by telephone at 217-785-4324. You can also email me at andrew.heckenkamp@illinois.gov if you need any additional information or clarification. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp
National Register Coordinator

Enclosures

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Central Springfield Historic District (Additional Documentation and Boundary Extension)

Other names/site number: _____

Name of related multiple property listing:

N/A

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



2. Location

Street & number: Roughly located Jefferson and Jackson Streets and 2nd and 7th Streets

City or town: Springfield State: Illinois County: Sangamon

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A B X C D

<p style="font-size: 2em; color: blue; text-align: center;"><i>[Signature]</i></p> <hr/> <p>Signature of certifying official/Title: <u>Illinois Historic Preservation Agency</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p style="font-size: 2em; color: blue; text-align: center;">2/17/16</p> <hr/> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> <hr/> <p>Signature of commenting official: _____</p> <hr/> <p>Title : _____</p>	
<p>State or Federal agency/bureau or Tribal Government</p>	

Central Springfield Historic District (Additional Documentation and Boundary Extension) Sangamon County, Illinois
Name of Property County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Central Springfield Historic District (Boundary Increase and
NAME: Additional Documentation)

MULTIPLE
NAME:

STATE & COUNTY: ILLINOIS, Sangamon

DATE RECEIVED: 4/24/15 DATE OF PENDING LIST: 5/19/15
DATE OF 16TH DAY: 6/03/15 DATE OF 45TH DAY: 6/09/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000316

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Return:
Please see the attached
National Register Evaluation/Return Sheet
for an explanation.

RECOM./CRITERIA

REVIEWER Barbara Ogelt DISCIPLINE 6-9-15

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

United States Department of the Interior National Park Service National Register of Historic Places

Comments Evaluation/Return Sheet

Property Name: Central Springfield Historic District (Additional Documentation and Boundary Extension)

Property Location: Springfield, Sangamon County, Illinois

Reference Number:

Date of Return: July 21, 2015

Reason for Return

This nomination is being returned because of missing or incomplete components.

Nomination Summary

The Central Springfield Historic District is nominated under Criterion C for its significance in the area of Architecture and under Criterion A for its significance in the area of Commerce. The period of significance is 1822 to 1965, reflecting an end-date of 50-years ago. The district was listed in 1977 and in 1986 the boundary was expanded and additional information was included. Five properties in the district are individually listed. Issues that need to be addressed in the current nomination are noted by section number.

Section 5

The number of resources cannot include properties that were included in the first district or the first expansion. These numbers should be included in the section "Number of contributing resources previously listed in the National Register" and a note indicating the loss of three properties should be included (see p. 6). It is not clear if some of the buildings previously considered contributing are now considered noncontributing. Please indicate here if that is the case. The table of buildings sites, structures, and objects should only include the properties

added with this second amendment. The numbers in Section 5, page 3, should agree with the table on page 15 (74 contributing; 17 noncontributing).

Section 7

Styles. The style “Mid-19th Century: Greek Revival” is listed as a style in the district, but a building of this style does not seem to be included in the inventory of buildings added to the district. The list does not include “Neo-Traditional,” which is included in the inventory, but is also not explained in Section 8.

Streetscape. Section 7 does not include a good description of the streetscape. The description should include the nature of the plat, circulation, including paving and general dimensions of streets and walks, terrain, street furniture, lighting, plantings, and any other features that characterize the district. Those that contribute as character-defining features should be so noted, even if they are not resources that are counted.

Mid-century Modern. The classification of buildings with “slipcovers” as mid-century modern needs further discussion (406 East Adams and 406 East Monroe). Please discuss whether this is standard practice in the IL SHPO for all buildings that receive this treatment, or if certain conditions regarding “modern” design need to accompany such remodeling. The contributing status of these buildings needs better justification.

Key numbers. The inventory includes a column for “key numbers” but it is not clear where these numbers are used. Please explain at the beginning of the inventory or in a footnote what the numbers are keyed to.

Integrity. Section 7 does not include a discussion of the integrity of the district, including the impact of vacant lots and parking lots on integrity. All seven aspects should be discussed.

Section 8

Check-off page. Criterion Consideration A (religion) is checked, but not described elsewhere in the nomination. It is not clear this is needed if it simply pertains to the inclusion of the First Presbyterian Church. The Period of Significance is 1822 to 1965, but this may only pertain to the original district. Does this second amendment include buildings as early as 1822? The oldest building in this addition may be 1838. On page 18 it is stated that 1822 pertains to the date downtown Springfield was platted. Do any resources pertain to this date? If the plat is considered a contributing site and the physical work of platting actually took place in 1822, this might be a reasonable start date for the period of significance; however, the fact of “platting” on paper is not a good date to begin the period of significance; the year that construction actually began could be acceptable. Please consider the period of significance and what might actually define it.

Summary Paragraph. The summary paragraph does not mention the application of Criterion A. The number of properties added with the 1986 amendment does not agree with the table on page 15 (Table: 4 contributing; 0 noncontributing. Summary: 6 contributing; 1 noncontributing). The summary paragraph says that buildings that are less than 50 years old are included in the district, but they are integral to understanding the district. Does this mean contributing? If so, the period

of significance needs to be extended to include them, and Criterion Consideration G may need to be applied.

Architecture. The section beginning on page 20 is a list of styles; it does not include a discussion of significance. Please explain why the collection of architecture in the historic district is considered significant.

Section 9. The bibliography should only contain sources that were used to complete this addition to the district. This may be the case.

Section 10. The acreage should only include the acres added with this addition and the lat/long coordinates should pertain to the area added. This may be the case. The verbal boundary description should describe the section added by this nomination.

Additional Documentation. Entire blocks of the area being added to the historic district have not been photographed, and none of the noncontributing buildings have been photographed. The land that is vacant or used for parking has not been evaluated as contributing or noncontributing and has not been included in the photo coverage. With these omissions, an incomplete impression of the district has been presented. The map on page 46 needs to be of a scale that can be more easily read.

Editorial comment. All the page numbers, beginning on page 5, are preceded by "Section 7-9."

Please call me at 202-354-2252 or send an email to barbara_wyatt@nps.gov if you have any questions.

Barbara Wyatt
National Register of Historic Places



email Andrew

Wyatt, Barbara <barbara_wyatt@nps.gov>

RE: Springfield

1 message

Heckenkamp, Andrew <Andrew.Heckenkamp@illinois.gov>

Wed, May 4, 2016 at 10:16 AM

To: "Wyatt, Barbara" <barbara_wyatt@nps.gov>, "Hathaway, Amy" <Amy.Hathaway@illinois.gov>

I don't believe so. In the inventory there is a field that clarifies buildings in the expansion (yes/no).

From: Wyatt, Barbara [mailto:barbara_wyatt@nps.gov]

Sent: Tuesday, May 03, 2016 4:17 PM

To: Hathaway, Amy <Amy.Hathaway@Illinois.gov>; Heckenkamp, Andrew <Andrew.Heckenkamp@Illinois.gov>

Subject: Springfield

Amy and Andrew, I have a question about your counts for the Springfield nomination. Section 5 states that there are **71** contributing buildings and **18** non-contributing buildings. Section 7 says the noncontributing were not constructed within this nomination's period of significance or have lost architectural integrity since 1986 due to exterior alterations.

So, are some in the contributing count within the earlier boundaries (formerly noncontributing) and are some in the noncontributing count within the old boundaries (lost integrity?).

Depending on your answer, I may need more info. Thanx.

Barbara

-

Barbara Wyatt, ASLA

National Park Service

National Register/NHL Programs

1201 Eye Street NW

Washington, DC 20005

202.354.2252

Search new CD



406 E Adams #9
 photo 4
 406 E Margaret #15?
 #56
 SW Adams #57a 4?
 #120 of note



March 4, 2016

Ms. Barbara Wyatt
National Register of Historic Places Program
National Park Service, Department of the Interior
1201 Eye Street, NW (2280)
Washington, DC 20005

Dear Ms. Wyatt:

Enclosed are the disks that contain the true and correct copies of the National Register nominations recommended for nomination by the Illinois Historic Sites Advisory Council at its February 26, 2016 meeting and signed by the State Historic Preservation Officer:

Big Woods School, Aurora, Kane County
Bridge at Thirteenth Street, St. Francisville, Lawrence County

PLEASE NOTE THAT THE PACKAGE ALSO CONTAINS THE FOLLOWING:

1. Corrections for the Hauge Lutheran Church, Sheridan, LaSalle County
- ✓ 2. Corrections for the Central Springfield Historic District, Additional Documentation and Boundary Extension, Springfield, Sangamon County
3. Corrections for the Davis Theater, Chicago, Cook County
4. A corrected cover page for the Central Manufacturing District: Original East Historic District, Chicago, Cook County

Please contact me at 217/785-4324 if you need any additional information. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp, Coordinator
Survey and National Register program

enclosures

1 Old State Capitol Plaza
Springfield IL 62701

ILLINOISHISTORY.GOV