

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Princeton South Main Street-Courthouse Square Historic District

other names/site number _____

Name of Multiple Property Listing _____

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

2. Location

street & number Primarily 500- and 600-blocks of South Main St., Courthouse Square, not for publication
and buildings facing Courthouse Square

city or town Princeton vicinity

state Illinois county Bureau zip code 61356

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

[Signature] Signature of certifying official/Title: Deputy State Historic Preservation Officer Date 11/29/17

Illinois Department of Natural Resources
State or Federal agency/bureau or Tribal Government

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:)

[Signature] Signature of the Keeper Date of Action 1.18.18

**Princeton South Main Street-
 Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
56	5	buildings
1	0	site
0	0	structure
2	0	object
59	5	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Domestic - Single Dwelling
- Domestic - Secondary Structure
- Domestic - Hotel
- Commerce/Trade - Business
- Commerce/Trade - Professional
- Commerce/Trade - Financial Institution
- Commerce/Trade - Department Store

Current Functions

(Enter categories from instructions.)

- Domestic - Single Family
- Domestic - Institutional Housing
- Commerce/Trade - Business
- Commerce/Trade - Professional
- Commerce/Trade - Financial Institution
- Commerce/Trade - Specialty Store
- Commerce/Trade - Restaurant

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Commerce/Trade - Specialty Store

Commerce/Trade - Restaurant

Education - Library

Social - Meeting Hall

Government - Courthouse

Government - Correctional Facility

Industry/Processing/Extraction -
Communications Facility

Landscape - Park

Landscape - Object

Recreation and Culture - Monument

Recreation and Culture - Theater

Recreation and Culture - Museum

Government - Courthouse

Government - Correctional Facility

Industry/Processing/Extraction -
Communications Facility

Landscape - Park

Landscape - Object

Recreation and Culture - Monument

Recreation and Culture - Theater

Recreation and Culture - Museum

7. Description

Architectural Classification

(Enter categories from instructions.)

Mid-19th Century - Greek Revival

Late Victorian - Italianate

Late Victorian - Queen Anne

Late 19th and 20th Century Revivals -
Colonial Revival

Late 19th and 20th Century Revivals -
Classical Revival

Late 19th and Early 20th Century American
Movements - Prairie School

Late 19th and Early 20th Century American
Movements - Commercial Style

Late 19th and Early 20th Century American
Movements - Bungalow/Craftsman

Modern Movement - Moderne

Other - Arts and Crafts

Other - Vernacular Commercial

Materials

(Enter categories from instructions.)

foundation: Brick, Limestone, Concrete

walls: Brick, Limestone, Wood, Stucco,
Granite

roof: Rubber membrane, Asphalt Shingle,
Tile

other: _____

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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 Princeton South Main Street-Courthouse Square Historic District is a roughly six-block area in the city's south commercial district, one of two historic commercial areas in Princeton. (The other area, on the north end of Princeton, is being nominated separately to the National Register of Historic Places as the Princeton North Main Street Historic District.) The district includes Courthouse Square, monuments associated with the Square, buildings directly facing the Square, and slightly more than two blocks of buildings lining South Main Street to the north of Courthouse Square. The district contains a significant portion of the city's historic commercial development dating from as early as the 1840s, through the late 19th and early 20th centuries, and as late as the 1960s. The district also contains the Bureau County Courthouse, which has served as the center of county government since its completion in 1937, and the Matson Public Library building, which served as Princeton's library from 1913 to 2008. In addition, the district contains single-family houses owned by the Bureau County Historical Society, one of which (the Clark House at 109 Park Avenue West) has been in Historical Society hands since 1946, along with a number of other houses, small office and commercial buildings, and institutional structures along Park Avenue East and West that serve as a visual "frame" for Courthouse Square. As such, the district exemplifies commercial, governmental and institutional uses and functions of historic importance to Princeton.

The district contains a variety of building types and architectural styles from the 19th and 20th centuries. Commercial buildings in the district are largely two-part commercial blocks, while houses are mainly vernacular types such as gable-front, gable-front-and-wing, and bungalow, although there are residences defined by high styles, including Greek Revival and Classical Revival. Stylistically, the district's earliest buildings are Greek Revival or Italianate in appearance, while the Queen Anne can be seen in a handful of structures. The Arts and Crafts is an important influence on many buildings from the 1890s and early 20th century. Common are 19th-century buildings with early 20th-century facades; such modernizations are historic in their own right. Post-World War II buildings from the 1950s and 1960s can be found as well, some modern in style while others exemplifying the enduring allure of the Colonial Revival. There are also monuments—the Soldiers and Sailors Monument and the National Humane Alliance Fountain—that are visual "landmarks" to the community. Most buildings have minor exterior alterations, mainly storefront alterations and changes to window sash, that are characteristic of a continually-utilized downtown area.

Taken together, all of these properties in the Princeton South Main Street-Courthouse Square Historic District exemplify the continued importance and vitality of Princeton's South Main Street as a historically-significant local center of commerce and the local significance of Courthouse Square as a center of government and as a symbol of Princeton.

Narrative Description

The Princeton South Main Street-Courthouse Square Historic District is located in the City of Princeton, the county seat of Bureau County, Illinois, approximately 100 miles west-southwest of Chicago and 65

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miles east of the Quad Cities. Founded in 1832, the city was founded by a group of mainly New Englanders known as the Hampshire Colony. Today, Princeton has approximately 7,660 residents (2010 United States Census) and has long been the commercial, governmental and cultural center of an agricultural community. It has a number of industrial and commercial employers. The city's built environment consists primarily of single-family houses.

Main Street, a north-south route through town, serves as the main commercial spine for Princeton. At its southern end is the city's original commercial area, anchored by Courthouse Square, which developed in the wake of the city's founding in 1832. It is this area which is being proposed for National Register listing in this nomination. At the northern end of town, the city's train stations, both former and current, have served since 1854 as anchors for a second commercial area which extends along Main Street for several blocks south of the Chicago, Burlington & Quincy (C. B. & Q.) Railroad tracks. (This area is being nominated separately for National Register listing as the Princeton North Main Street Historic District.) The area between these two Main Street commercial areas is largely filled by older residences and newer non-historic commercial buildings not determined eligible for inclusion in either historic district.

The Princeton South Main Street-Courthouse Square Historic District consists of a roughly six-block area containing 64 resources, divided into 61 buildings, 2 objects and 1 site. There are five secondary carriage houses and garages associated with houses, all but one of which are contributing. The site is Courthouse Square itself, a landscaped park that has been a center of town life since Princeton's founding, while the objects are the Soldiers and Sailors Monument and the National Humane Alliance Fountain, which are located on or adjacent to Courthouse Square. The district is roughly T-shaped, with South Main Street forming a major north-south axis and Courthouse Square and its bordering streets, Park Avenue East and West, creating a secondary east-west axis. The district is mostly commercial in character, with most structures originally built for commercial or office functions or repurposed for such uses. Buildings facing Courthouse Square are mainly residential in their original functions; several remain residential while others now have office or institutional purposes, with several such transformations occurring during the district's period of significance. The Bureau County Courthouse and Matson Public Library were built for government and institutional uses, while two single-family houses at the west end of Courthouse Square (at 109 Park Avenue West and 634 South Pleasant Avenue) are now institutional as well due to their ownership by the Bureau County Historical Society. In addition, the Prairie Arts Center at 24 Park Avenue East was originally a Christian Science church. A few buildings in the district are vacant as of the writing of this nomination.

The street pattern within the Princeton South Main Street-Courthouse Square Historic District is orthogonal on a north-south axis. Commercial buildings along South Main Street itself typically have zero lot line construction with shared side party walls, typifying the maximization of lot space practices that pervaded commercial development in America during the middle-to-late 19th century. Buildings facing Courthouse Square, whether originally single-family houses or other property types, typically are set back from the street with lawns of varying sizes landscaped with grass, trees and shrubbery. There are alleyways behind buildings facing South Main Street, but not those along Park Avenue East and West. The district's public rights-of-way have been improved with concrete sidewalks, curbs and gutters. Relatively little street furniture can be found; one interesting exception is a glass-and-metal, open-air public telephone kiosk, circa 1980s, that survives in front of the Frontier telecommunications building at 439 S. Main St. Parking within the district is on-street diagonal.

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Commercial buildings along South Main Street within the district are masonry construction and typically between one and three stories in height, although the tallest building in the district, the Hotel Clark at 500 S. Main St., is four stories. A majority of commercial buildings have one storefront, but several wider buildings have two or more storefronts. Residential buildings facing Courthouse Square are most often of wood-frame construction and two or 2 1/2-stories in height, although several of the largest are brick. The oldest documented building in the district is the former Justus Stevens store at 101 Park Avenue East, at the eastern end of Courthouse Square, built circa 1847 and later used as a house before its current function as professional offices.

Most commercial buildings along South Main Street date from the 1850s through 1920s, with some built, remodeled or added to as late as the early 2000s. Typically, these buildings are two-part commercial blocks, in the nomenclature set forth by architectural historian Richard Longstreth in his influential book, *The Buildings of Main Street: A Guide to American Commercial Architecture*. Such buildings can be divided into two "zones," a street-level storefront and upper floors with offices, meeting halls or residential space. A small number are one-part commercial blocks or enframed window wall buildings, both one-story building types entirely devoted to street-level commerce. The Centru Bank building at 601 S. Main St. is a visually-striking temple-front building, while the Bureau County Courthouse in Courthouse Square is a central block-with-wings building.

Similarly to other small commercial buildings found throughout the Midwest, architectural detailing for many commercial buildings in the district consists of applied ornament, typically comprised of window or roofline decoration in the form of decorative lintels and cornices. Other commercial buildings have ornament that is based on the inherent visual characteristics (color and texture) of building materials such as brick and stone. These methods of ornamentation reflect the building fashions in place at the time of building construction or modification.

Courthouse Square is a simply-landscaped park with grass, trees and shrubbery, similar to many such spaces in Midwestern county seats. One of its built resources, the Bureau County Courthouse, is Art Moderne, reflecting a dominant style used for such governmental buildings during the New Deal years of the 1930s. The Square itself is simply designed as a setting for the Courthouse and the Soldiers and Sailors Monument, a finely-designed and crafted monument in the Classically-influenced "City Beautiful" manner. An adjacent monument, the National Humane Alliance Fountain, located in a traffic island between the Courthouse and Matson Public Library building, is comprised of a rose-colored basin topped by a bronze-and-glass lamp.

Single-family houses facing Courthouse Square utilize a number of residential configurations discussed in Virginia Savage McAlester's *A Field Guide to American Houses*. Several are gable-front-and-wing buildings. A couple are simple gable-front buildings. Two are bungalows with side gables, while others have more complex modified-hip roofs. Some buildings are high style with elaborate ornament such as Classical-style columns and pediments, while others are more vernacular in appearance with simple wood details within gables or ornamenting porches.

Although a number of building types and architectural styles are present in the district, the buildings represent a mostly cohesive collection of 19th and 20th-century architecture. Greek Revival-style ornament, including contrasting stone lintels and pediments, can be seen in the earliest building in the

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district, and styles as varied as the Queen Anne, Classical Revival, Craftsman, Prairie, Art Moderne, Mid-Century Modern, Vernacular Commercial and Colonial Revival are used for buildings. However, the most common architectural styles for the commercial buildings in the district are the Italianate and Arts-and-Crafts. Italianate-style buildings, typically from the 1850s through 1880s, have brick or (in one instance, stone) front facades, tall upper-floor windows, contrasting, often carved or molded window lintels made of stone or metal, and decorative-metal cornices with brackets and paneling. Such buildings originally had cast-metal storefront columns and other elements, although changes over time have sometimes obscured or eliminated these details. Arts-and-Crafts buildings, most often from the 1890s through 1920s, typically have a variety of brick colors that form wall patterns, including rectangles and diamonds, judicious use of stone used for contrasting decorative blocks and patterns, and spare roof parapets.

Single-family houses, when they have high-style ornament, typically are Classical Revival, such as the Newell / Bryant House at 634 S. Pleasant St. The institutional building that was the former Christian Science church (now Prairie Arts Center) at 24 Park Avenue East is a 20th-century interpretation of the 18th and 19th-century "meeting-house" church buildings often found in New England, New York and the portions of the Upper Midwest commonly settled by New Englanders. Another institutional building, the Matson Public Library, combines Prairie proportions with Arts-and-Crafts use of materials.

The district has remained a vital commercial center for Princeton throughout its history, and the city's prosperity in the 20th century can be seen in the remodeling of a number of building facades. Some of these exhibit Arts-and-Crafts love of contrasting materials, while others display the spare modernism used along America's small-town main streets in the post-World War II period. Most of these modernizations occurred within the district's period of significance and are considered historic.

The integrity of the district is good. Of the 64 resources in the district, 59 are contributing (92%) and 5 are non-contributing (8%). Two vacant lots—the Utoff Walk-Through at 523 S. Main St. and one at 630 S. Main St.—date from after the district's period of significance and are not included in the resource count per National Register guidelines. Non-contributing properties typically were built after the period of significance, are dispersed throughout the district and do not adversely affect its overall historic character. One building at 531 S. Main St. has a vinyl "slipcover" over its front facade. Although now non-contributing to the district, the future removal of this slipcover may reveal sufficient historic building integrity for it to be considered contributing to the district.

The buildings within the Princeton South Main Street-Courthouse Square Historic District represent roughly 170 years of the city's history. As is typical of historic districts with small-scale commercial buildings devoted to commercial functions, most alterations to historic buildings within the district involve first-floor storefront configuration and material changes. Upper-floor alterations typically consist of window replacements in original openings, or downsizing and infill. Alterations to residential buildings in the district typically involve window replacement or porch enclosures, some of which occurred during the district's period of significance. Of the 61 buildings in the district, only two were originally constructed after 1967, although a small number have been substantially remodeled or added to after that date. Two small vacant lots, one used as a passageway from the street to rear parking, have replaced small party-wall buildings, but the break in street-wall continuity is minimal. Most alterations are consistent with the historic character of the area, and the district as a whole retains good-to-excellent historic integrity.

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Building Catalog

The following catalog lists resources (buildings, objects, structures and sites) within the Princeton South Main Street-Courthouse Square Historic District and contains the following information:

Address	Contributing / non-contributing
Name of resource or current main tenant	
Date - actual or estimated	
Architect / <i>builder</i>	
Short description	
Historic information	

Information about estimated dates, history and building tenants comes from several sources:

- Sanborn fire insurance maps available for 1885, 1892, 1897, 1906, 1911, 1918, 1931, and 1948
- Princeton city directories from 1903 to the 1970s - earlier directories were not typically useful as they did not include specific addresses for businesses or tenants.
- Newspaper articles and secondary sources such as town and county histories and family memoirs.

The Bureau County Historical Society is the best local archives containing information on the history and built environment of Bureau County, including this historic district.

435 S. Main St.

Contributing

Prouty-Searing Community Building

1959

Edward L. Burch / *Ray & Elliott Swanson*

Description: One-story brick Colonial Revival government building, low and horizontal in proportions, with a modified-hip roof topped by a cupola. Walls are red brick with white wood trim. A large multi-paned bow window faces Main Street. A pair of broken-pedimented doors open off the front facade, while a similar pedimented door opens off the rear facade and parking lot. Windows are multi-paned, typically 12-over-12 sash.

History: The building was built and owned by the City of Princeton. It has contained a Red Cross office and the Chamber of Commerce from 1959 to the present.

439 S. Main St.

Contributing

Frontier Communications Corporation

1968

Description: Large-scale, brick-clad telecommunications building / Vernacular Commercial. Monolithic in visual character, with red brick walls without windows. A front pedestrian entrance is shielded from view by a cast-concrete-block screen.

History: The Bureau County Independent Telephone Co., one of several telephone companies in the county at the time, was established at this location in 1901 in a two-story building originally located at the front of this lot. Over time, several small local telephone companies merged with Independent Telephone, until by 1930, the company provided service to most of the county. The company was sold to General Telephone in 1953. The current telecommunications building was built on the back of the lot in 1968,

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then the older 1901 building was demolished in 1971. Its former site is now a grass-covered front lawn. The current building became Verizon in 2001, then Frontier in 2009.

455 S. Main St.

Contributing

Apollo Theater

1884, front addition 1931

J.C. Swope / Hal Opperman Construction Co. (1931 front addition)

Description: Three-story movie theater building with upper-floor apartments / Arts-and-Crafts front section. The building's front facade dates from 1931 and has a centrally-placed theater entrance topped by an Art Moderne-style marquee labeled "Apollo." Front facade facing Main has tan smooth and wire-cut brick laid in a decorative "checkerboard" pattern. Storefronts are a combination of original and replacement window sash, while upper-floor windows have wood, 3-over-1 sash. The front parapet has a "false pediment" centered above the theater entrance. Side and rear elevations show the original 1884 building appearance with red brick walls. Side walls are detailed with brick corbelling under the roofline, while the rear elevation has a stepped parapet. Side windows have been filled in.

History: The Apollo Theater began as The Princeton Hall Company, a stock company formed by C.P. Bascom, D. H. Smith, C.G. Cushing and S.G. Paddock. They realized Princeton's need for a public hall and place for entertainment. After completion, the Apollo Hall was often used for banquets, stage performances, meetings, and dances.¹ The Princeton Hall Company occupied the building from its opening to 1910.

The building was called the Apollo Hall when it opened in 1884. Later, in 1900, the name was changed to the Apollo Opera House.² As originally built, the building boasted a seating capacity of 1,000 people.³ Over the years, entertainment included numerous bands and road shows of musicals and dramas. John Philip Sousa's band and *Uncle Tom's Cabin* were some of the early entertainments seen here. After the Hotel Clark opened across the street in 1916, many of the traveling troupes stayed the night there before moving on to the next town.⁴

Sanborn fire insurance maps for Princeton trace some historical aspects of the building and its uses. In an 1885 Sanborn map, the building (labeled "opera house") was listed as under construction. In an 1892 Sanborn, a meat market in the building's basement was noted. An 1897 Sanborn listed a feed store in a first-floor storefront along with the basement-level meat market. By 1906, the meat market had been replaced by a cigar store, which by 1911 also was a billiards room. In 1918, the building continued to be a theater while also having the afore-mentioned feed store and cigar/billiard room.

In 1931 the building was converted to a movie theater. An addition to the front of the building was built by the Hal Opperman Construction Company of Pontiac, Illinois. The addition included space for two businesses at street level and residential space on the second and third floors.⁵ An elaborate sign and

¹ *Bureau County Republican*, April 9, 1931.

² *Bureau County Republican*, June 21, 1900.

³ Dave Belden and the Bureau County Historical Society, *Princeton*, p. 66.

⁴ *Bureau County Republican*, date unknown, Princeton Public Library History Room Collection.

⁵ *Bureau County Republican*, April 9, 1931.

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marquee were also installed on the front of the building in 1931. It was removed in 1947 and replaced with the present neon and light sign.⁶

Since 1931, the building has been known as the Apollo Theater.⁷ Stores remained in the basement in a 1944 Sanborn, but were not further identified.

460 S. Main St.

Contributing

Brandy's Hallmark

1965-1966

Description: One-story, brick and painted-metal commercial building / Colonial Revival. Low-slung and horizontal, the building has a pair of glass entrance doors flanked by multi-paned display windows. Thin colonnettes support the low gable roof in front, creating a shallow arcade.

History: From 1966 to 1976, the building housed a pharmacy owned by Richard Kirby. Since 1976 it has housed a card shop.

500 S. Main St.

Contributing

Hotel Clark

1915-1916

Aldrich & Aldrich

Description: Four-story, brick, Commercial Style / Arts-and-Crafts hotel building. Occupying a corner lot, the Hotel Clark is clad with red brick and cream-colored terra-cotta trim. A metal awning above the building's Main Street entrance is held by chains anchored in terra-cotta lion heads. Vertical strips of raised brick mimic pilasters on the building's corners, visually supporting a parapet detailed by geometric blocks and rectangles made from contrasting brick and terra cotta. A portion of the first floor storefronts was removed in 1981 to create an open arcade.

History: The Hotel Clark was built by the Princeton Hotel Company and its president, Samuel P. Clark. In a 1918 Sanborn map, a jewelry store was listed as occupying the southernmost storefront at 506 S. Main. In 1981, the building was converted to senior housing operated by the Bureau County Housing Authority.

501 S. Main St.

Contributing

The White House

1895

N.G. Alpaugh / Holmes Bros. (mason) and Hed & Co. (carpenter)

Description: Two-story brick building / Queen Anne. Located on a corner lot, the building has red face brick on the Main Street facade and common brick on the side street elevation. A central storefront entrance is flanked by large display windows with multi-paned transoms. The storefront door is wood-paneled and glass with matching side lights. A pair of decorative-metal bay windows ornament the second floor. An elaborate decorative-metal cornice with a central triangular pediment, paneling and a corner "mini-turret" details the building's roofline. The cornice's pediment has the words "The White House."

History: The building was occupied by N.W. Isaacson & Son dry goods from 1895 to 1957. Sanborn fire insurance maps list a dry goods store on the first floor and offices above from 1897 to 1918. Later

⁶ Bureau County Republican, date unknown, Princeton Public Library History Room Collection.

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Sanborn maps are not specific about the type of tenant. The Alma Magnuson dress shop occupied the building from 1957 to the 1970s.

507 S. Main St.

Contributing

**Guys 'n Gals Salon
circa 1890-1895**

Description: Two-story brick, Italianate/Queen Anne building. The building has party walls and a front facade of red face brick. The storefront has a central entrance and side display windows with non-historic window sash and doors. Tall, narrow second-floor windows have metal lintels with geometric details believed to be manufactured by the Mesker Co. The building's original cornice and parapet have been enclosed by a false mansard.

History: The building is listed in the 1897 Sanborn as housing a grocery and china store. The 1903 Princeton city directory lists J.S. Anderson grocery as occupying the building. Later Sanborns for 1906, 1911, and 1918 list the building as continuing to house a grocery and china store. In 1929, it housed Manter M. Peterson grocery, Dudley's Grocery in 1941, the Vogue Beauty Shop in 1948, and Martin Floor Covering in 1962.

509 S. Main St.

Contributing

**Austin Parker Naturals
circa 1902**

Gustaf Peterson

Description: Two-story brick building / Arts-and-Crafts. The building is a party-wall structure with a front facade of red face brick. It has two street-level entrances flanking a central storefront. The left entrance (with non-historic door) accesses the storefront while the right entrance (with wood-paneled door) leads to the building's second floor. In addition, the building's basement is accessed from a street-level staircase detailed with a cast-iron railing. Two pairs of second-floor windows each have common gray-limestone lintels and are set with a pair of recesses ornamented with brick dentils. The building's parapet is boldly ornamented with brick dentils and corbelling.

History: The building housed the First State Bank from 1902 to 1921. Sanborn maps from 1906, 1911 and 1918 also list a barber in the basement, accessed through a sidewalk entrance embellished with a cast-iron railing. In later years, the building housed Jay Spaulding lawyers in 1929 and Rainey & Wilson lawyers in 1962.

512 S. Main St.

Contributing

**The Makery
circa 1870s**

Description: Three-story brick building / Italianate. The building has party walls and a front facade of orange face brick. It is three structural bays wide and has a front floor storefront with entrance and a side door to upper floors. Upper floors have decorative-metal lintels and have been altered with smaller sash and infill panels. The building's parapet has been rebuilt.

History: In the 1885 Sanborn, the building is listed as having a first-floor drug store, a second-floor dentist and the I.O.O.F. (Independent Order of Odd Fellows) lodge on the third floor. Later Sanborn maps

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from 1892 through 1931 listed the first-floor drug store, while the upper floors contained offices and a lodge room. Charles Cushing drug store was in the building in 1947.

**513 S. Main St.
Hoffman's
circa 1880s**

Contributing

Description: Two-story brick building / Arts-and-Crafts. The building has party walls and a front facade of light-orange brick. It is two structural bays wide. The first floor was remodeled with a black glass-tile storefront, circa 1940s. Two pairs of windows under common gray-limestone lintels are set within recessed panels flanked by raised brick piers. Decorative brick panels and corbels ornament the building's parapet.

History: The 1885 Sanborn map lists the building as containing a meat market, which was still there in 1892. The 1897 and 1906 Sanborn maps list the building as housing a harness maker, while the 1911 and 1918 Sanborns indicate that a "boots and shoes" store was in the building's first floor, while a photographer occupied the second floor. The 1931 Sanborn only lists the second-floor photographer.

**514 S. Main St.
Bead Buzz**

Contributing

circa 1870s, front facade circa 1900s

Description: Two-story brick building / Arts-and-Crafts. The building has party walls and a front facade of variegated brick. The building is two structural bays wide. The first floor storefront has been remodeled. Upper floor windows have newer sash and are set within slightly-recessed wall panels decorated with slightly-raised brick piers, panels and corbels.

History: The 1885 Sanborn map lists a confectioner in the building. Thomas Harris Bakery is listed in the 1903, 1909 and 1914 city directories. By 1929, Heck's Rexall Drugstore was in the building, lasting until at least 1948. Ackerson's Shoe Store occupied the building as early as 1966 and remained until at least 1980.

**518 S. Main St.
Security Finance
circa 1870s**

Contributing

Description: Two-story brick building / Italianate. The building has party walls and a front facade of red face brick. It is three structural bays wide. A historic cast-iron storefront remains, partially covered by a shake-shingle covering at transom level. A side entrance to the second floor appears to intrude partially into the neighboring building to the south. Single windows on the second floor are round-arched and have elaborate carved-stone Italianate-style lintels. The building's parapet has been rebuilt.

History: 19th-century Sanborn maps indicate that the building had a grocery in the years before 1900. Charles Oberg meat market is listed in the building in the 1903, 1909 and 1914 city directories. In 1929, the Roth Store grocer was in the building, while A.R. Parker grocer was in the building in 1941 and 1948. George's Pizza was in the building in 1962, while Young Casuals clothing was there in 1966.

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Bureau, Illinois

County and State

**519 S. Main St.
Fawcetts Pharmacy
circa 1900**

Contributing

Description: Two-story brick building / Queen Anne. Building originally with party walls (neighboring building to south has been demolished) and front facade of red face brick. The building is two structural bays wide and there are two projecting three-sided bay windows on the second floor. The first floor storefront is recessed with non-historic storefronts. A side entrance to the upper floor retains a wood-paneled door. The upper portion of the front facade is ornamented with visually-subtle brick paneling and bold brick corbelling.

History: The 1911 Sanborn indicates a harness maker in the building. In 1918, a 5 & 10 cent store occupied the building. By 1922, Spurgeons department store was located in the building, where they remained until 1971.

**522 S. Main St.
Aspen Ridge
circa 1870s; front facade circa 1900s**

Contributing

Description: Two-story brick building / Arts-and-Crafts. Building has party walls and a front facade of tan face brick with red brick accents in diamond patterns. The storefront has been remodeled - original storefront details may remain underneath. A second-floor tripartite window is set beneath a shallow pent roof. The roof parapet is accented with brick corbelling.

History: The 1885 and 1892 Sanborn maps listed a first-floor dry-goods store, a hat store in the basement, and a vacant second floor. By 1897, there was a restaurant and confectioner in the building. Anderson & Fraser dry goods occupied the building in 1903 and 1909, based on city directories, while Fraser dry goods was in the building in 1914. Albert Carlson shoe store occupied the building in 1929, while an A & P grocery store was in the building in 1941. Gustafson Hardware, run by Everett Gustafson, operated in the building by 1962 and until at least 1980.

**523 S. Main St.
Mary Utoff Memorial Walk-Through
1970s**

Description: Vacant lot used as a pedestrian passageway from rear-lot parking.

History: Fire destroyed the former building on the site in the early 1970s. The City of Princeton subsequently bought the property and created the walk-through.

**524-528 S. Main St.
Blue Jay Way / Lodestone
Circa 1870s, facade circa 1921
Charles Owen (1921)**

Contributing

Description: Two-story brick building / Arts-and-Crafts. Building with party walls and a front facade with brown face brick. Storefronts with green-marble bulkheads. Luxfer transom prisms are documented as being installed in 1921 (*Bureau County Tribune*, June 10, 1921) and have purple accents. Central entrance to upper floors. Upper walls have simple paneling

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

History: In the 524 S. Main portion of the building, A.H. Asche shoe store was there in 1903. Orpha Ellis millinery was there in 1914. An A & P grocery store was present in 1929, while Wellworth Stores was there in 1941. Cliff Holmes furniture was in the building in 1948, while the Foster Wallpaper Store was present from at least 1962 until 1975.

In the 528 S. Main section of the building, a harness maker and music store were on the first floor in 1885 (Sanborn), while a saloon and bakery were in the basement. In the 1892 and 1897 Sanborn maps, a "boots and shoes" store and harness maker were on the first floor, while the basement held a bakery and a carriage-repair business. S. Pierson harness was in the building in 1903, 1909, and 1914, according to city directories. Pappas Bros. (John & Paul) chocolate shop were in the building from 1918 to 1946. Tom & Apple Velon took over the chocolate shop then and ran it until 1962.

**527 S. Main St.
Quilters Garden
circa 1870s**

Contributing

Description: Two-story brick building / Italianate. Building originally had party walls on both sides - building to the north is now gone. Front facade is brick painted white. Building is three structural bays wide. The storefront retains cast-iron framing with more recent door, sash and infill. Door to upper floor has been replaced. Upper-floor windows retain curvilinear Italianate lintels with incising. Parapet has been rebuilt.

History: The 1885, 1892 and 1897 Sanborn maps indicate that a grocery occupied the first floor, with a dressmaker on the second floor. In 1903, Wilkinson & Rawson shoes was on the first floor. The 1906 Sanborn listed a "boots & shoes" store on the first floor, while a "lodging house" was on the second floor. City directories list Mrs. William C. Ross confectionary in 1909 and 1914, Peoples Market (meats) in 1929, and the Harry Swanson electric shop in 1941, 1948 and 1962.

**529 S. Main St.
Sassy Sisters**

Contributing

**One-story building as early as 1885; second floor added and facade remodeled in 1912
S. Scott Joy / Charles Owen - 1912 remodeling**

Description: Two-story brick building / Prairie and progressive European details. Building has party walls and a front facade of red brick and white terra-cotta and green copper trim. Storefront display window flanked by wood-and-glass doors. Copper pent roofs over doors. Gothic-style detailing in upper windows. Later asphalt shingles covering parapet.

History: The 1885 Sanborn map listed the building as one story in height and with a tailor. The 1892, 1897, 1906 and 1911 Sanborn maps all show a one-story building occupied by a "public library." The 1918 Sanborn shows a two-story building with an insurance office, which was owned by H. A. Clark. Other offices were in the building through at least the early 1950s. The Victory Shop occupied the building in 1962 while Fashion Fabrics was in the building in 1980.

**531 S. Main St.
Grand Plaza Antiques**

Non-contributing

Building at least 1885, front facade "slipcovered" circa 1970s

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

Description: Two-story brick building with party walls. Front facade covered with vinyl "slipcover." Storefront remodeled at about same time, circa 1970s.

History: The 1885 through 1918 Sanborns indicate a two-story building on the lot. Through these years, it housed a grocer on the first floor and a printer on the second floor. In 1931, the Sanborn doesn't mention the first floor, but indicates a photographer on the second floor. City directories list S.A. Walters & Sons grocers in 1903, Larkin Co. grocers in 1929, a Firestone store in 1948, and Speedwash in 1962 and 1966.

532-534 S. Main St.

Contributing

**Anderson Mosshart
circa 1880s**

Description: Two-story brick building / Italianate. The building has party walls and a front facade of red face brick painted with light-blue paint. The building is six structural bays wide. The first floor storefronts were remodeled circa 1940s with a recessed storefront configuration and glass-tile cladding in the signage band. A side door leads to the upper floor. Upper floor windows have 12-over-12 wood sash. The parapet has brick corbels and panels.

History: The 1885 Sanborn map indicates that the first floor had jewelry and hat stores, while a saloon was in the basement. The 1892 Sanborn lists dry goods and clothing on the first floor, while a saloon was still in the basement. In 1911, the building held a dry-goods store and a shoe store; the same was listed for 1918. City directories list C. Sekler clothier in the building in 1903, C.F. Anderson clothing in 1909 and 1914, and Anderson-Mosshart clothing (Joseph Anderson and Oscar Mosshart) from 1919 to the present.

535 S. Main St.

Contributing

Plaza Antiques

Building built as early as 1885, front facade remodeled circa 1920s

Description: Two-story brick building / Vernacular Commercial. The building has party walls and a front facade of red brick. It is three structural bays wide. The storefront has been rebuilt, but retains transparency. The cast-iron storefront lintel from the building's original 19th-century construction is still visible. Upper-floor windows have multi-paned, metal casement windows. A square brick panel ornaments the front facade just below the parapet.

History: The building was present in 1885, when the Sanborn indicated that it was vacant. In 1892, 1897 and 1906, the Sanborns showed a furniture store here. In 1911, a musical-instruments store was on the first floor while an undertaker was on the second floor. The 1918 Sanborn indicated musical instruments and the undertaker both on the first floor, while a picture-framing business occupied the second floor. City directories list William E. Paschen furniture and undertaking in 1903 and 1909. Edward Vaughn framing and undertaking is listed at this address in 1914, while Arthur Norberg musical instruments and undertaking was here in 1929. Princeton Dry Goods was here in 1941 and 1948, while Sherwin Williams paints was here in 1962, 1966, 1971, 1975 and 1980.

537-541 S. Main St.

Contributing

Bureau Valley Travel / Spoons

1864; front facade remodeled circa 1940s

Description: Two-story brick building / Vernacular Commercial. Situated on a corner, the building has a part wall to the north and a front facade of brown brick. The facade facing the side street is clad with red

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

brick. It is six bays wide, with a central entrance to upper floors and flanking storefronts. The upper floors are plainly detailed with no applied ornament.

History: The *Bureau County Republican* of June 23, 1864, noted the building's construction. For the 537 S. Main portion of the building, the 1885 and 1892 Sanborns listed a grocer on the first floor and storage on the second floor. In 1897, the Sanborn noted that a clothes store was on the first floor and storage was on the second. In 1906, a furniture store was on the first floor, while in 1911, a bowling alley was noted as being on the first floor. A grocer and meat market was in the building according to the 1918 Sanborn. City directories listed the Chicago Clothing House (C.H. Mosshart) in the building in 1903, Johnson & Ellis in 1909, H.E. Anderson & Co. in 1914, and the National Tea Co. grocery in 1929. In 1948, Louise's Dry Goods was in the building, and this store had changed its name to Louise's Ladies Apparel in 1966. For the 541 S. Main section of the building, the 1885 Sanborn noted a grocer on the first floor and a printer on the second floor. In 1892, 1897, 1906, and 1911, there was a first-floor restaurant and a second-floor printer. Directories listed W. C. Ross restaurant in the building in 1903, Charles O. Lenihan cigars in 1929, Connor's Lunch in 1948, and Lundquist & Lampkin's Lunch Room in 1962 and 1966.

540 S. Main St.

Contributing

**Madsen's
circa 1880s**

Description: Two-story brick building / Italianate. The building has party walls and a front facade of gray-painted brick. The building is three bays wide. The storefront has a central entrance and has been remodeled, but retains transparency. Upper-floor windows are segmental-arched and with keystones. The parapet has brick corbels.

History: The 1885 Sanborn map lists offices on the building's first and second floors. In 1892 and 1897, a clothing store is on the first floor. In 1906 a hardware store is on the first floor, while in 1911, a dry goods store is located there. A "ladies ware" store is in the building in 1918. City directories list the Gamble Store in the building in 1934, and was still present as late as 1975.

601 S. Main St.

Contributing

**Centrue Bank
1921-1922, addition 2002-2003**

Allen & Holmes / Charles Owen (1921-1922), Don Johnson (2002-2003)

Description: Two-story limestone-clad bank building / Classical Revival. The building is located on a corner lot and shares a party wall with the building to the south. The original 1921-22 building has a temple-front facade facing S. Main, with columns set within a two-story recess with a central front entrance. Classical details ornament the building, including acroteria, moldings and wreaths. The 2002-2003 addition, built on two adjacent lots, adapts detailing from the original building in a Post-Modern fashion.

History: The building was built for the First State Bank of Princeton. It occupied the building from 1921 until 1971.

606 S. Main St.

Non-contributing

Heartland Bank & Trust

Original bank building built 1881; extensive remodeling from 1963 to 1983.

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

E. L. Burch & Associates (1963 remodeling)

Description: Two-story brick building / Colonial Revival. Building created from several buildings remodeled into one building. Original portion of building built 1881; 2 adjacent buildings to north added in 1929; additional building to north added 1966. Building remodeled at various times between 1963 to 1983 to its present appearance.

History: The bank that is housed in this building has deep ties to Princeton, being the result of the consolidation of the First National Bank of Princeton, the Farmers National Bank of Princeton, and the Citizens National Bank. Citizens National Bank occupied an earlier building on this site from its purchase by the bank in 1879. By the end of 1929, the bank had bought two properties to the north. Then another building was added in 1966, making the final addition to the bank building's footprint.

The bank building has been transformed through a series of physical changes over the last 100 years, with remodelings in 1914, 1929, 1963, 1967, 1974, 1981, and 1983. In 1963, the Citizens First National Bank remodeled its existing building (the two middle sections of the current four-lot-wide building) in the Colonial Revival style. This section is largely intact, with the exception of the removal of broken pedimented ornament above adjacent doors and the remodeling of the parapet from a sloped faux roof to a paneled parapet.

The existing building has about one-half of its front facade from 1963 (during the district's period of significance). It is not presently known whether any of the rest of the facade is from 1967, still within the period of significance, or from 1974, 1981 and / or 1983, outside the period of significance.

611-15 S. Main St.

Contributing

Jillians / Villager

Building built by 1885; front facade circa 1921

Description: Two-story brick building / Arts-and-Crafts. The building has party walls and a front facade of red brick. The building has two storefronts, both remodeled. Upper floor windows on the north side are tripartite, while the south side has a wood bay window. Both are ornamented by raised-brick surrounds accented by gray limestone blocks and keystones. Raised-brick quoins and panels, as well as corbels, further ornament the front facade.

History: The 1885 and 1892 Sanborn maps list a two-story building here with storage on the first floor and a photographer on the second floor. In 1897, the 611 S. Main part of the building held a shoe shop, which was also there in 1906. A millinery shop occupied the building in 1911, while a confectionary shop was there in 1918. The 615 S. Main portion of the building had a confectioner in 1885, a piano showroom in 1892 and 1897, a meat market in 1906, and a restaurant in 1911 and 1918.

618 S. Main St.

Contributing

Krieger's

1887

Description: Two-story brick building / Italianate. Building has party walls and a front facade of white-painted brick. It is three bays wide. The first floor storefront has been remodeled. Upper-floor windows are segmental-arched with brick lintels. Brick dentils and a simple metal cornice ornament the roofline.

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

History: The *Bureau County Republican* on August 3, 1933, listed the date of the building as 1887. The 1885 Sanborn lists a two-story building here, housing a gentleman's furnishings store. This store was also here in 1892, 1897, 1906, and 1911. It was simply noted as a clothing store in 1918.

620 S. Main St.

Contributing

Favorites 4 You

Building circa 1880s; front facade circa 1900s

Description: Two-story brick building / Arts-and-Crafts. The building has party walls and a front facade of brown brick. It has a remodeled storefront. A four-part window on the second floor retains wood windows on the outer two units. A brick panel and dentils ornament the upper part of the building's front wall.

History: The 1885 Sanborn lists a 2-story building here, housing a millinery shop. In 1892, a dry goods store is on the first floor. This store remained in the building until at least 1918. City directories list Abe Oppenheim clothier in the building in 1903, 1909, and 1914. Johnson Clothing Co. is in the building in 1929, while the Miller Jones Shoe Co. is located there in 1941 and 1948. John Naffzinger attorney is in the building through the 1960s and 1970s.

621 S. Main St.

Contributing

Main Street Dance

Building built before 1885; front facade circa 1900s

Description: Two-story brick building / Arts-and-Crafts. The building has party walls with a front facade of contrasting brown and orange brick. The first-floor storefront has been remodeled. Second-floor windows have sash in a non-historic configuration. The facade is ornamented with panels of orange brick and corbelling.

History: The 1885, 1892 and 1897 Sanborn maps show a two-story building with stores selling jewelry, books and drugs on the first floor. The 1911 Sanborn also shows wallpaper and paint being sold at the rear of the building. In 1918, a stationary store and drug store were in the building. The Coast to Coast Store was in the building in 1941, 1943, 1962, and 1966.

623 S. Main St.

Contributing

Sherwin-Williams

Circa 1880s

Description: Two-story brick building / Italianate. The building has party walls and a front facade of red brick with gray limestone trim. The storefront was remodeled in 1937 (*Bureau County Republican*). Upper floor windows have flat limestone lintels. The metal cornice has panels and brackets.

History: The 1885, 1892, 1897, 1906, 1911, and 1918 Sanborn maps all note a two-story building with a furniture store. City directories list the Phelps Furniture Store here in 1909 and 1914, while Montgomery Ward was in the building from 1937 to 1976.

628 S. Main St.

Contributing

Tanks pet store

Building circa 1880s; front facade circa 1950s

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

Description: 2-story brick building / Vernacular Commercial. The building originally had party walls on both side - building to the south has been demolished. The front facade is clad with orange brick. Both the storefront and upper portion of the facade reflect the circa 1950s remodeling of the building.

History: The 1885 Sanborn map indicated a hardware store on the first floor and a tin shop on the second floor. They remain in the building in 1892, 1897, 1906, 1911, and 1918. Woolworths was in the building from the 1930s until at least 1954, while Ben Franklin was in the building in 1962.

629 S. Main St.

Contributing

**Bureau County Genealogical Society
1904/Circa 1880s**

Description: Two-story brick building / Italianate. Similar in appearance to 623 S. Main, the building has party walls and a front facade of red brick with gray limestone trim. The storefront has been remodeled but retains original cast-iron framing. Upper floor windows have flat limestone lintels. The metal cornice has brackets and decorative panels and is labeled "19 Fieber 04."

History: The building's cornice indicates that the building was built in 1904, but stylistically it looks earlier. Also, Sanborns indicate that the building was there as of 1885, when a two-story building was on the site housing a saloon. The 1892 and 1897 Sanborns also indicate a saloon in the building. In 1906, the building had a clothing store, which remained there in 1911 and 1918. From 1948 to 1969, Horton's occupied the building.

630 S. Main St.

vacant lot

631 S. Main St.

Contributing

**Bruce Jewelers
building circa 1870s; front facade from 1921
Charles Owen (1921)**

Description: Two-story brick building / Arts-and-Crafts. The building has party walls and a front facade of tan brick. The storefront has been remodeled. A second-floor "Juliet" balcony has double doors and transom which are replacements. The building's parapet are ornamented with gray limestone circles and rectangles.

History: In 1885, the Sanborn map indicates that the building had a shoe store on the first floor and offices above. This continued in 1892 and 1897. In 1906, the building was listed as housing offices. In 1911 it contained an office and waiting room, then just a waiting room in 1918. Directories list the building as having the Princeton Gas Co. in 1909 and the Wells Fargo & Co. Express in 1914. The *Bureau County Tribune* on June 10, 1921, noted the remodeling of the front facade (Charles Owen, contractor). It was listed as the Harrauff Building in 1929, had Modiste Apparel in 1941, and the office of doctor P.V. Hall in 1948. It has housed a jewelry store owned by the Bruce family since the early 1950s.

636 S. Main St.

Contributing

**Parr Building
building from 1867; fire and removal of third floor in 1957
Kinney (1867)**

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

Description: Two-story limestone-clad building / Italianate. The building originally had party walls on both sides - the building to the north has been taken down. The front facade is gray stone. The building's Italianate style is reflected in rustication of stonework and segmental-arched second-floor windows ornamented with classical pilasters and paneling. One ground-level door has a triangular pediment; the eagle was added in the late 1990s. Infill fills panels above these doors and central display window. A red-shingled parapet reflects alterations after the destruction of the third floor in 1957, within the district's period of significance.

History: The building's construction in 1867 was noted at the time by the *Bureau County Republican*. It was occupied by the First National Bank from 1867 to 1930. The 1885 Sanborn shows a three-story building on the site, with a bank on the first floor, offices on the second, and a "masonic hall" on the third. The 1892 Sanborn indicates the same with the exception that the third floor is simply labeled "hall." The 1897 and 1906 Sanborns indicate that the bank is the First National Bank and that the third floor is the I.O.O.F. Hall. The 1911 and 1918 Sanborns show the same occupants.

**640 S. Main St.
Town & Country Services
circa 1850s**

Contributing

Description: Two-story brick building / Italianate. The building has party walls and a front facade of painted brick. The building is 3 bays wide and has a storefront that was remodeled in the post-World War II era. Second-floor windows have Italianate-style hoods and replacement sash. Brick corbelling decorates recessed panels within which the windows are set. The building's parapet has been rebuilt.

History: The 1885, 1892, and 1897 Sanborn maps indicate a dry goods store on the first floor and a dressmaker on the second. In 1906 the Sanborn just lists the dry goods store. In 1911 and 1918 the building housed a 5 & 10 cent store. Directories list Palmer Bros. dry goods in the building in 1903, H.E. Makutchan & Co. dry goods in 1909, and Wm. Wetherhold "5 - \$1.00 dept. store" in 1914, 1929 and 1941. Baylors 5 & 10 cent store was in the building in 1948, while Ben Franklin was in the building in 1962 and 1966.

**643 S. Main St.
Four Seasons
1990**

Non-contributing

Description: One-story red brick building with gray limestone trim

**646-648 S. Main St.
Converse
1863**

Contributing

Description: Three-story brick building / Italianate. The building is situated on a corner and shares a party wall with the building to the north. Street facades are red brick painted white. The building has storefronts facing Main Street and round-arched secondary doors facing Park Ave. Second-floor windows are segmental-arched while taller third-floor windows are round-arched. A projecting wood cornice tops the building. Storefronts have had some changes, including a pedimented overlay on the northernmost storefront, but in general retain transparency and historic framing. Upper floor windows have been boarded up.

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

History: The building is on a prominent location across Park Avenue from Courthouse Square. The Bureau County Republican in 1863 noted the building's construction and A.O. Kinney as architect. The 1885 Sanborn labeled it "Mrs. Patterson's Opera House" and the first floor contained a drugs store on the corner, a "boots and shoes" store in the middle, and a milliner in the northern space. Storage and offices were on the second floor while a theater was on the third floor. The capacity of the third-floor hall was 600 and speakers during an 1871 lecture series included Mark Twain and Susan B. Anthony. The 1892 Sanborn was labeled similarly with the exception that the building was labeled "Masonic Hall." In 1897, the only change was that the middle store was a tailor, the northern store was a clothing store, and a millinery store opened off Park Avenue. In 1906, the building was still labeled "Masonic Hall," but had a musical-goods and undertaking concern on the corner, offices in the middle storefront, and novelties in the northern space. A milliner remained facing Park. In 1911, a carpet storage store had replaced the novelties store, and a picture-framing store and undertaking service faced Park. In 1918, a grocer occupied the corner storefront, a 5 & 10 cent store was in the northern storefront and a tailor faced Park.

City directories noted the following tenants in 1903: L.M. Eckert attorney, Cook & Johnson real estate, F.W. Stewart abstract office, Charles Prutsman real estate, E. A. Vaughan picture framers and undertaking, and a Knights of Pythias Hall. In 1910: F.W. Stewart remained in the building, along with E.A. Vaughn and the Knights of Pythias Hall; the Princeton Coal Mining Co. joined them. In 1929, Albert Lundberg tailor, Charles Barrett physician, and V.H. Fossler osteopath were in the building, along with the Kewanee Star-Courier, F.W. Stewart abstracts, the Singer Sewing Machine Co., the Masonic lodge and Frasier grocery. In 1941 and 1948, several doctors had offices here, as well as Nichol's grocery. In 1966, the Masonic lodge was still here, along with Allen's Kitchen Mart and Nelson's Grocery and Market.

Courthouse Square

platted as part of original town plat of 1832

Description: Courthouse Square occupies the 700 block of South Main Street. The park is divided by Main Street into two sections, east and west, and bordered to north and south by Park Avenue East and West. There is one building and two objects of note in the Square. Located on the west half is the Bureau County Courthouse and the National Humane Alliance Fountain (in a traffic island that is part of the Square). The east half contains the Soldiers and Sailors Monument.

Contributing

Inside Courthouse Square is an oval of grass that almost fills the square. The oval is outlined by curbing and sidewalks. There are also sidewalks leading up to the front and back entrances of the Courthouse on the west half, and a sidewalk to the doors of the Soldiers and Sailors monument on the east side. The grounds are nicely shaded by a variety of mature trees. Species include locust, maples, and flowering plum. Formal landscaping was placed around the Soldiers and Sailors Monument in 2010 as an Eagle Scout project. Plantings include ornamental grasses, shrub roses, lavender, daylilies, and small shrubs. The front of the courthouse itself was professionally landscaped with ornamental grasses, daisies, hostas, and boxwood. The northwest corner of the east portion of Courthouse Square has a non-historic concrete raised planter set within a large diamond-shaped, brick-paved area.

History: The early settlers of Princeton were from New England, and when the town was officially platted in 1832, a public square was included in the new community plan. It's considered the historic center of

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

Princeton.⁷ The first public building was built in the southwest corner of this town square in 1835. It was the Hampshire Colony Congregational Church (now demolished), and in addition to religious services, it was used as a school house, town hall, and court house.⁸

Princeton was located in Putnam County when it was established in 1832. Legal business was conducted in Hennepin, Illinois which was a considerable distance to travel at that time. On April 1, 1837, voters chose in favor of a separate Bureau County. A month later Princeton was designated the county seat.⁹ Official business was conducted in the Hampshire Colony Congregational Church until a courthouse was built in 1845. This early courthouse was more centrally located in the town square.¹⁰ In 1937, the building was replaced, on the same site, by a new structure that is still in use today.¹¹

Courthouse Square has always been a community gathering spot. This includes the lawn in front of the Courthouse as well as the space associated with the Soldiers and Sailors Monument. Over the years, events held in the square have included Memorial Day programs, Old Settler Association meetings and picnics, croquet games, town band and Community Band concerts, annual Homestead Festival events, Memorial Day programs, Festival 56 Shakespeare plays, and Lunch in the Park.¹²

Courthouse Square / 700 S. Main St.

Contributing

Bureau County Courthouse

1936-1937

Royer & Danely / T. S. Willis

Description: Two-story limestone-clad government building / Art Moderne. The building is free-standing and set within the west section of Courthouse Square. Its main entrance faces Main Street while a secondary entrance is on axis with Park Avenue West as it extends west of the Square. The building is a central-block-and-wing configuration. In the front, the block is the entrance, which is the entire height of the building. Two large wings flank the block. At the rear of the building, it is the reverse: the block is large and the wings are small. The rear entrance also has a stone band above it, defining it as a smaller area and making it much less grand than the front. Windows continue above the rear entrance to the second floor.

Two original pendant lights hang on either side of the front entrance. There are also identical lights on either side of the rear entrance, but they have a shorter pendant because of the smaller doorway area. An open-lattice communications tower rises at the southwest corner of the building.

History: The Bureau County Courthouse has been the center of county government from its completion in 1937 to the present day. The building was a PWA project. A plaque on the first floor states that it was Federal Emergency Administration of Public Works, Project No. ILL. 1092-R

⁷ *Bureau County Republican*, July 16, 1936.

⁸ Historical Committee, *The Hampshire Colony Congregational Church – Its First Hundred Years, 1831-1931* (Princeton, Illinois: Bureau County Record, 1931), p. 11.

⁹ Nehemiah Matson, *Map of Bureau County, Illinois with Sketches of Its Early Settlement* (Chicago: Tribune Co. Book and Job Printers, 1867), pp. 12, 36-37.

¹⁰ David Belden and the Bureau County Historical Society, *Princeton* (Charleston: Arcadia Publishing), p. 66.

¹¹ Federal Writer's Project, *Princeton Guide* (Princeton, Illinois, 1939), p. 35.

¹² *Bureau County Republican*, 29 August 1912. *Bureau County Republican*, 18 May 1899.

**Princeton South Main Street-
Courthouse Square Historic District**

Name of Property

Bureau, Illinois

County and State

A local newspaper, the *Bureau County Republican*, described the new courthouse on the front page of its June 10, 1937 issue:

The main part of the exterior of the structure is of Bedford stone. No lumber has been used in the building at all excepting in the door casings and walnut paneling.

Entrance to the new building . . . Long columns of fluted polished granite extend from the terrace to the top of the second floor. Over the top of the main doorway the words, '(Bureau) County Court House' are carved in granite, the granite slab being supported by the two vertical columns of granite at the sides of the doorway. The granite for the new building came from Rockville, Minnesota.

Leading up to the entrance is a sidewalk six feet in width which goes in a straight line from Main Street to the front steps of the building. The terraced front lawn provides a large cement terrace 40 feet long at the front of the building. Leading up to the entrance are eight steps, broken midway up by a landing. The terrace will be large enough to hold chairs for at least 20 people . . .

The dedication of the 1937 Courthouse coincided with the 100th anniversary of Bureau County.

**Courthouse Square [701 S. Main]
Soldiers & Sailors Monument
1912-1913**

Contributing

Frederick C. Hibbard (artist) / A.C. Best & Sons

Description: Classical Revival-style monument to Civil War veterans on 50th anniversary of war, owned and maintained by Bureau County. The total height of the monument is about 50 feet. The base is a four-sided structure that forms a small room, used for display purposes. Three of the sides have windows to view the inside area. Double bronze doors are located on the fourth side, facing west to Main Street.¹³

Eight bronze tablets were installed, two on each side, which included the names of Civil War volunteers who enlisted from Bureau County or were veterans living in the county in 1910. There are 3,150 names in all (some names were repeated if a soldier re-enlisted with another company; there are 3,117 names if repeats are omitted).¹⁴ The bronze statues surmounting the base represent the four branches of service at that time—Infantry, Cavalry, Artillery and Navy. Each statue weighs 900 pounds.¹⁵

Standing on top of the granite base is "Victory." It is 15 feet tall and holds a sword in one hand, pointing to the earth, and in the other hand, an upraised torch, signifying that the battle is over and victory is won. This statue is also made of bronze and was fabricated at the American Bronze Foundry in Chicago.¹⁶

¹³ *Bureau County Republican*, 30 January 30, 1913.

¹⁴ *Bureau County Republican*, April 24, 1913.

¹⁵ *Bureau County Republican*, April 3, 1913.

¹⁶ *Ibid.*

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These four statues of the military men and Victory were designed by artist Frederick C. Hibbard. In February 1913, he displayed the statues at an annual exhibit at the Art Institute of Chicago where “they received high praise from the critics.”¹⁷

History: The Soldiers & Sailors Monument was erected in 1912-13 as a memorial to Civil War veterans on the 50th anniversary of the conflict. Frederick C. Hibbard from Chicago was hired to design the monument. Although he created a variety of sculptures during his early 20th-century career, Hibbard is perhaps best remembered today for Civil War monuments, including the Confederate Soldier Monument in Forsyth, Georgia (1907-08), the Confederate Monument in Shiloh National Military Park, Tennessee (1917), a statue of General Ulysses S. Grant at Vicksburg National Military Park, Mississippi (1919), and *Parade Rest* and *Lookout* at the Soldiers and Sailors National Military Museum and Memorial, Pittsburgh, Pennsylvania (1923). The contract to build the Princeton monument was awarded to the local monument company, A.C. Best and Son.¹⁸

Mules were used to excavate a foundation of 8 feet that was then filled with solid concrete. 180 tons of granite from the Woodbury Granite Company of Hardwick, Vermont, were used during construction. In January 1913, Harry Scott, an experienced monument builder from New York City, came to Princeton and began setting the huge granite blocks in place. Scott was sent by the quarry to supervise the construction.¹⁹

The Soldiers & Sailors Monument was dedicated on June 12, 1913. The audience of 3,500 people included 100 Civil War veterans. The Early Settlers Association also held their annual meeting and picnic that same day in Courthouse Square. Businesses in town decorated their store fronts with flags and bunting to show their patriotism.²⁰

In 2013, the Soldiers and Sailors Monument was recognized on its 100th anniversary with the placing of a wreath on its doors during the Memorial Day program. Also, a reading of the monument’s history took place at the annual 4th of July band concert, held in Courthouse Square. The monument has remained unchanged over the years and remains a fitting tribute to Bureau County’s Civil War veterans.

Courthouse Square [Park Avenue West and South Pleasant Street]

Contributing

National Humane Alliance Fountain

1910, slightly moved 1952

not known / *Bodwell Granite Co.*

Description: Fountain provided by National Humane Alliance (founded by Princeton native Herman Lee Ensign) as an animal watering fountain. Originally in middle of street adjacent to Courthouse Square, it was moved a few feet in 1952 to a landscaped traffic triangle for protection from automobiles.

History: The National Humane Alliance fountain was installed on Park Avenue West in Courthouse Square in October 1910.²¹ The founder of the National Humane Alliance was Herman Lee Ensign, who lived in Sheffield, Illinois (Bureau County) as a child. He later moved to New York City where he gained

¹⁷ Ibid.

¹⁸ Doris Parr Leonard, *A Pioneer Tour of Bureau County Illinois*. (Princeton, Illinois: Bureau County Republican, 1954), pp. 7-8.

¹⁹ *Bureau County Republican*, January 30, 1913; *Bureau County Republican*, April 24, 1913.

²⁰ *Bureau County Tribune*, June 13, 1913.

²¹ *Bureau County Republican*, October 27, 1910.

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wealth through the advertising business. Ensign's childhood love of animals continued in his adult years, and he established the Humane Alliance to carry out his ideas for the welfare of animals. A large part of his estate was given to the Humane Alliance for the creation of animal watering fountains that would be donated to various cities in the United States.²²

The fountain was produced in Vinalhaven, Maine by the Bodwell Granite Company. It was made of polished Maine granite, circular in shape measuring six feet in diameter, and weighs five tons. The fountain proper is topped by a globe light fixture over six feet tall. A large bowl about 4 feet off the ground allowed horses to easily drink from the fountain. The bowl area was filled by water jets spilling out from two decorative lion's heads. A small niche above the bowl held a drinking cup for humans. At the bottom were two small basins for dogs and cats.²³ A dedication plaque on the fountain states that it was received in 1910.²⁴

Campaigning vigorously to secure the fountain on Princeton's behalf was Samuel Clark. He was the original owner of the home at 109 Park Avenue West, now owned by the Bureau County Historical Society, and the owner of the Hotel Clark.²⁵

The idea behind the various National Humane Alliance fountains around the country was to have them installed in the middle of streets so that horses could approach them from any angle. As automobiles replaced horses, problems arose. The fountains were no longer necessary, and automobiles occasionally hit the fountains, causing damage to both cars and fountains.²⁶ In 1952, Princeton's fountain was moved several feet to the intersection of South Pleasant Street and Park Avenue West. It was re-installed on a triangle of raised ground where it was better protected. Today the fountain is well cared for and considered a landmark in the city. It is still in working condition, complete with the lighted globe at the top.²⁷

**717 S. Main St.
Pekin Insurance
built by 1885**

Contributing

Description: Two-story single-family house / side gable. Originally with wood siding, the house has been clad with stucco. Front porch has replacement metal columns and railings.

History: Originally a house, the building has housed offices since at least 1903, when it held the United States Engineer Office. By 1941, it housed doctor's offices. In 1948, it housed a dentist, the Bureau County AAA, and the Hollywood Beauty Shop. In 1966, the Midwest Farm Network had offices here.

2 Park Avenue West

Contributing

²² Ibid, October 20, 1910.

²³ Chase, Susan Mulchahney. "The National Humane Alliance Fountain." (Fall 2008 Newsletter): 1-2. <http://www.friendsofwilmingtonparks.org/fall08> (accessed January 30, 2017).

²⁴ *Bureau County Republican*, September 30, 2010.

²⁵ *Bureau County Republican*, May 5, 1910.

²⁶ Ibid, May 8, 1952 and September 30, 2010.

²⁷ Ibid, September 30, 2010.

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**Lifetime Eyecare Center
circa 1850s-1860s**

Description: Two-story brick building with one-story side wing. The building faces north towards Courthouse Square and this facade has a stepped parapet flanked by paneled corner piers. A front porch roof sheltering the building's main entrance is supported by metal lattice-work supports. Tall second-floor windows face Courthouse square. The side elevation facing Main has a secondary entrance and small second-floor windows.

History: The 1885 and 1892 Sanborns note the building's existence, including the one-story side wing, and lists it as "S. Clark's Wagon Factory." By 1892, the building housed the Knights of Pythias fraternal organization, which remained here in 1907, 1911, and 1918. City directories confirm the Knights of Pythias Hall in 1903 and 1910. However, the 1929 city directory lists the building as housing William Ross autos. The Dr. Pepper Bottling Co. was in the building in 1941. In 1962 and 1966, the House & Garden Shop is listed here, along with the Knights of Pythias.

**10 Park Avenue West
Russell, English, Scona & Beneke, PC
1967-1968**

Contributing

Description: Two-story brick office building / Colonial Revival. Long and horizontal in proportion, the building has a slightly off-center entrance with wood-paneled double doors set beneath a broken pediment and flanked by columns. Wood paneled spandrels connect first and second floor windows. The building is topped by a hip roof.

History: The building was built to house the Johnson, Martin & Russell law firm, and it remains offices for a successor partnership.

**15 Park Avenue West
Matson Public Library
1912-1913**

Contributing

Patton & Miller / Hed & Holmes

Description: Two-story brick library building / Craftsman style with Prairie proportions. The building is free standing and faces Courthouse Square across Park Avenue West. It has horizontal proportions, red brick walls and a red-tile side-gabled roof with broad overhanging eaves. A centrally-placed entrance faces the street and has a single wood door with a glass panel, flanked by side lights and topped by a transom. A copper pent roof shelters the entrance, the steps of which are flanked by walls holding Prairie-style planters. Windows on the front facade are horizontal and clustered and each window unit has three sashes. Side elevations have stucco cladding ornamented with wood strips in the triangles underneath the side-gable roof. The Pleasant Street elevation has an entrance with a copper pent roof similar to that of the front entrance.

History: The building was the city's public library building from 1913 to 2008. Now owned by the Bureau County Historical Society, the building is currently vacant.

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22 Park Avenue West

Bureau County Jail

1974

Leslie Kenyon & Assocs. / W. S. Bills & Sons

Description: One-story masonry and concrete block building

Non-contributing

History: Although the current jail building is from the 1970s and non-contributing, a county jail has been on this site, across Park Avenue West from the courthouse, since at least 1885 (Sanborn).

108 Park Avenue West

Wilkins Title

circa 1920s

Description: 1 1/2-story wood-frame house / bungalow. The building faces Courthouse Square and has walls clad with alternating narrow and broad clapboards. The broad side-gable roof is supported by wood brackets. The front porch has been enclosed. A one-story wood-frame garage behind the house has wood siding similar to that cladding the house.

History: Sanborn maps indicate that the house was built between 1918 and 1931. City directories list Lewis Sulton living in the house in 1929, W.L. Jacobsen in 1941, and Mary E. Lamkin in 1962. The building currently has Wilkins Title as a tenant.

Contributing / Contributing outbuilding

109 Park Avenue West

Samuel P. Clark House / Bureau County Historical Society

1899-1900

Charles Owen

Description: 2 1/2-story brick house, now historical society / Classical Revival with Prairie proportions and Colonial Revival details. Brick walls are light-brown Roman pressed brick and most trim is wood. The building has a broad, wraparound front porch, now enclosed. (Its enclosure was in stages, with the northeastern portion enclosed with plate glass circa 1915-1920 and the remainder enclosed 1971-1972.) A historic second-floor sleeping porch above the first-floor porch has wood paneling and attached columns. It was enclosed between 1908 and 1911. A multi-dormered hip roof with asphalt shingles is atop the house.

History: Samuel P. Clark was the owner of the Hotel Clark, 500 S. Main St. He lived here from 1899 to 1932. His daughter Grace Clark Norris then lived in the house from 1932 to 1946, when it became the property of the Bureau County Historical Society, which continues to own it today.

Contributing

14 Park Avenue East

Single-family house

Building built by 1885

Description: Two-story wood-frame house / Gable-front-and-wing. The building has a wrap-around wood porch and decorative wood bracing in the front gable. A one-story wood-frame garage from the district's period of significance is behind the house.

History: The 1885 Sanborn shows the house. City directories list Dr. J. Vixtrum in 1903, Mearns A. Booth in 1929, A.L. Porter in 1941, and Geneva Vickray in 1962.

Contributing / Contributing outbuilding

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20 Park Avenue East

Contributing / Contributing outbuilding

Single-family house

Building built by 1885

Description: Two-story wood-frame house / Gable-front-and-wing. Porch probably enclosed circa 1920s. A rear two-story wood-frame carriage house from the district's period of significance now shelters cars on the first floor and has an apartment on the second floor.

History: The 1885 Sanborn shows the building as existing. Miss Sarah McKinstry lived in the building in 1903 and 1929. Mrs. Hannah Stiles was there in 1941 and 1948, while C. H. Vroom was the owner in 1962.

21 Park Avenue East

Contributing

A & P Store

1946

Description: One-story brick store building / Mid-Century Modern. It has an off-set door and a continuous display window in the front facade, which has a stepped parapet. The building's roof is supported by a segmental-arch truss.

History: The building's construction in 1946 was noted in the *Bureau County Republican* of January 24, 1946. It was occupied by an A & P grocery from 1946 until at least 1971.

24 Park Avenue East

Contributing

Prairie Arts Center

1930-1931

Charles Draper Faulkner

Description: Former brick church building, built as Christian Science church / Colonial Revival. The building has red brick walls overpainted in white. It has a classical portico with Doric columns and triangular pediment. The front entrance has a wood-paneled double door and classical surround. Side windows are round-arched and multi-paned. The building's roof is front-gabled.

History: The building was built to house the 1st Church of Christ, Scientist. The 1931 Sanborn map lists the congregation in the building. Faulkner is a Chicago architect who designed a number of Christian Science churches in the Chicago area. The Christian Science congregation was in the building until 1996, when the building became the Prairie Arts Center.

101 Park Avenue East

Contributing

Justus Stevens general store / Pat Gebeck, CPA

circa 1847

Description: Two-story commercial building, later single-family house, now offices / Greek Revival and Italianate. The building is rectilinear in overall form, with red brick walls and white stone and wood trim. It has a two-story main section and a one-story side wing to the east. (Stylistically and based on window configurations, the side wing may be an addition.) Small brick additions face the rear. An off-set front door with glass and wood panels faces Park Avenue East and is set within a segmental-arched opening in the two-story main section of the house, which is topped by a front gable roof with brackets. Windows facing Park Avenue are set under plain stone lintels and have six-over-six, double-hung sash. The side wing has a hip roof and taller windows, also six-over-six, double-hung sash. The side facade facing

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Courthouse Square has similar windows interspersed with pairs of Italianate-style round-arched windows, one on the first floor and two on the second floor. The second-floor windows have wood Italianate-style "Juliet" balconies supported by brackets and with railings. These may have been added to the building at a later date.

History: Family history indicates that the building was built in 1847 as a general store for Justus Stevens, which operated until 1865, when the building was bought by J.M. McConihe. The Elks Club operated from the building from 1929 to 1939. The Pioneer Hi-Bred Corn Co. occupied the building from 1941 to 1948. Dr. K.M. Nelson was in the building from 1948 to 1978. It now houses Pat Gebeck Accounting.

**106 Park Avenue East
D.H. Smith / Beneke House
Building built by 1885**

Contributing

Description: Two-story wood-frame house / Gable-front-and-wing. Simple Gothic-style bargeboards.

History: The 1885 Sanborn map shows the house as standing at that time. City directories list D. H. Smith in the house in 1903 and 1910, Josef T. Skinner in 1929, and other members of the Skinner family until the present, including Mrs. Grace Skinner in 1941 and 1948, and George S. Skinner in 1962, 1964 and 1971.

**634 S. Pleasant St.
Benjamin Newell / Bryant House
Circa 1853; top floor raised to full two stories in 1905-06
Alvah Whitmarsh (architect and contractor)**

Contributing / Contributing outbuilding

Description: 2 1/2-story red-brick house / Classical Revival. A two-story classical portico with Ionic columns, a pedimented gable and a second-floor porch visually dominate the front of the house. The front entrance has a door with rectangular side lights and transom. Windows are punched through red brick walls with simple stone lintels. A three-sided wood bay extends from the south facade. The house has a rear one-story porch. A rear 4-car garage, built circa 1940s during the district's period of significance, has a flat roof and is clad with wood shingles.

History: The building was built circa 1853 as a 1 1/2-story house. The original owner was Benjamin Newell, who lived here until 1872. O.S. Phelps then was here from 1872 to 1905, when it was acquired by Samuel Clark. In 1905-1906, the upper story was raised 4 feet to make a full 2-story house, and the building's current appearance was largely created at that time, including the front portico. Clark, who also owned the house to the south, owned the house until 1931, when Grace Clark Norris, his daughter, acquired it. She sold it in 1946 to the Bryant family, who owned it until 1998. It since has been the property of the Bureau County Historical Society.

**708 S. Pleasant St.
May, May, Angel & Harris law offices
Circa 1870s-1880s**

Contributing

Description: One-story brick house / Greek Revival / front-gable. The building has a front entrance centered on the street facade, while a secondary entrance is on the south elevation. The building is clad with white-painted brick and has a front-gable roof. A wrap-around porch that once adorned the house has been removed. The front gable roof has cornice returns compatible with the Greek Revival style.

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History: Sanborn maps are not available for this side of Pleasant St. until 1911, when the house was present. According to city directories, the building was vacant in 1903, then occupied by Mrs. Ella C. Dexter in 1910, Edwin T. Nichols in 1929 and Miss E.M. Nichols in 1941 through at least 1975. It now houses law offices.

714 S. Pleasant St.

Contributing / Non-contributing outbuilding

Single-family house

Built probably by 1900, no later than 1911.

Description: Two-story wood-frame house / Gable-front-and-wing. The building has an enclosed front porch. A rear one-story wood-frame garage dates from after the district's period of significance and is non-contributing.

History: The building was first documented by Sanborn maps in 1911. Mrs. Ida White lived here in 1929, 1941, and 1948. Frank McCall was here from 1962 until at least 1975.

720 S. Pleasant St.

Contributing / Contributing outbuilding

Dan Legner Title

circa 1903

Description: One-story stucco-clad bungalow / Craftsman. The building has low, horizontal proportions, a centrally-placed entrance and a side-gable roof pierced by a low, horizontal front dormer. A front porch is supported by fluted Doric columns of wood.

History: The building was first documented by Sanborn maps in 1911, but Edgar Barton and Mary Radcliff are listed here in the 1903 city directory. Later directories have Charles Taylor in 1909, John Nagle in 1929 and 1941, and Mrs. Carolyn Nagle in 1962, 1964 and 1966. The building now houses a title company.

726 S. Pleasant St.

Contributing

Single-family house

Built probably by 1900, no later than 1911

Description: Two-story wood-frame house / Gable-front-and-wing. Front porch is enclosed. A rear two-story wood-frame carriage house from the district's period of significance has been converted to a garage with a modern garage door.

History: The house was first noted as existing in the 1911 Sanborn map. City directories have H.B. Leeper living here in 1903, Stephen J. Colvin in 1910, 1929 and 1941, Mrs. Agnes Colvin in 1948, Mrs. Martha Wenzel in 1962 and Ann Wenzel in 1966.

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8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Period of Significance

1847 - 1967

Significant Dates

1937 (Courthouse)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Architect/Builder

Aldrich & Aldrich

Allen & Holmes

Alpaugh, N.G.

Burch, Edward L.

Faulkner, Charles Draper

Hibbard, Frederick C. (artist)

Kinney, A.O.

Joy, S. Scott

Patton & Miller

Royer & Danely

Swope, J.C.

Areas of Significance

(Enter categories from instructions.)

Commerce

Government

Architecture

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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 Princeton South Main Street-Courthouse Square Historic District in Princeton, Bureau County, Illinois, is locally significant under National Register Criteria A in the areas of Commerce and Government as a physical exemplification of Princeton's evolution over time as a vibrant local commercial and governmental center in Bureau County in the 19th and 20th centuries. The district is one of two historic centers of commercial in Princeton, the other being the commercial district along North Main Street near the city's railroad station. (That area is being nominated separately to the National Register of Historic Places as the Princeton North Main Street District.)

The district developed as Princeton's earliest downtown. It is comprised of the commercial buildings that were built in close proximity to Bureau County government, which is exemplified by the county courthouse in Courthouse Square at the southern end of the district. The district contains those blocks of buildings that include Courthouse Square itself, the buildings that surround the Square, and slightly more than two blocks of South Main Street itself that contains those buildings that were built during this downtown area's historic period of development and that retain good historic integrity.

The district is further eligible under Criteria C in the area of Architecture as an intact collection of commercial, governmental, residential and institutional buildings representing property types and architectural styles from the mid-19th to the mid-20th centuries. The district's buildings exemplify types and styles commonly found in small-town American towns and cities. Two-part commercial block building configurations dominate the district's South Main Street streetscape, while front-gable and front-gable-and-wing configurations can be seen in the houses facing Courthouse Square. Dominant styles include the Italianate and Arts-and-Crafts, but there are examples of the Greek Revival, Queen Anne, Classical Revival, Prairie, Art Moderne, Mid-Century Modern, Vernacular Commercial, and Colonial Revival styles. The district retains good integrity and a sense of visual "density" and place, and it exemplifies dominant architectural expressions of its period of significance.

The period of significance begins in 1847, which marks the estimated date of construction of the earliest extant building in the district, and ends in 1967, the fifty-year cut off for listing on the National Register of Historic Places. The district continues to have active commercial and governmental uses to the present.

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

History of Princeton

The first ethnic-European settlers arrived in the Princeton area in 1831 as part of a religious group that had organized in the East before migrating to the new "West." The Hampshire Colony, as the group was known, were members of the Congregational faith. They formed their group in Northampton, Massachusetts, and it included persons from the neighboring communities of Belchertown, Amherst, Springfield, Conway, and Warwick, as well as Putney, Vermont.²⁸

Princeton was originally called Greenfield, but when the settlement was platted the following year, in 1832,

²⁸Historical Committee, *The Hampshire Colony Congregational Church – Its First Hundred Years, 1831-1931* (Princeton, Illinois: Bureau County Record, 1931), pp. 3-5.

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officials decided to rename it. Legend states that the three town commissioners, John P. Blake, Roland Moseley, and John Musgrove, dropped their suggestions for a name into a hat and a neutral party drew the winner. Musgrove's choice of Princeton was selected; he was originally from Princeton, New Jersey.²⁹ The new community plan included a public square, something the New England emigrants were accustomed to back home.³⁰ The commercial and governmental center of the new community grew up adjacent to this public space, now Courthouse Square, and it today is the area that comprises the Princeton South Main Street-Courthouse Square Historic District.

The rich prairie lands surrounding Princeton made it an agriculture-based community. There were acres of public land that could be purchased at the minimum government price of \$1.25 per acre.³¹ Much early wealth was based in agriculture, and town shopkeepers and businessmen through the years were mindful of farmers' needs.³²

One of the greatest and most lasting influences on Princeton's history was the coming of the railroad. In 1854, the Central Military Tract Co. laid rails into the north end of Princeton, opening up new opportunities for the small community of 2,200 residents.³³ Two years later the Central Military Tract merged with the Chicago, Burlington, and Quincy (C.B. & Q.) Railroad.³⁴ The railroad passing through Princeton, connecting it with the wider world, remained the C. B. & Q. from 1856 until 1970.³⁵ Because of the topography of the land, the railroad tracks were laid no closer than a mile from the heart of town, including Courthouse Square and the adjacent commercial area. Over time, a second business district grew around the depot area that still exists today.³⁶ (It is being proposed separately as the Princeton North Main Street Historic District).

Consequently, Princeton developed through the latter half of the 19th century and the 20th century with two downtown commercial areas separated by a mainly residential area. The original area, anchored by Courthouse Square, was often known as the South End, while the smaller district next to the train depot was the North End. A distance of more than twelve city blocks separates the two commercial areas. This Midtown area is a mix of older residences and newer commercial buildings and city service buildings. The separation of the two commercial areas was most pronounced in the late 1800s through the mid-1900s. Each area maintained its own fire department, post office, and library.³⁷ The visual character of the Midtown area remains largely residential and non-historic commercial in nature and creates a sense of visual separateness between the two historic commercial areas.³⁸

Although both commercial areas developed with similar commercial building types and similar basic kinds of businesses, including grocery stores, clothing and shoe stores, restaurants and bakeries, they developed

²⁹H.C. Bradsby, *The History of Bureau County, Illinois* (Chicago: World Publishing Company, 1885), p. 409.

³⁰ *Bureau County Republican*, July 16, 1936.

³¹ David J. Baxter, "William Cullen Bryant: Illinois Landowner," *Western Illinois Regional Studies* 1 (Spring 1978), p. 4.

³² *Bureau County Record*; July 16, 1902; *Bureau County Record*, April 29, 1914.

³³ Federal Writer's Project, *Princeton Guide* (Princeton, Illinois, 1939), p. 17.

³⁴ *Princeton Post*, July 9, 1856.

³⁵ "Chicago, Burlington and Quincy Railroad." Wikipedia;

http://en.wikipedia.org/wiki/Chicago_Burlington_and_Quincy_Railroad (accessed January 30, 2017).

³⁶ Isaac Smith, *Sketches of the Early Settlement and Present Advantages of Princeton* (Chicago: C. Scott Printer & Binder, 1857), p. 22.

³⁷ *Polk's Princeton (Illinois) City Directory, 1929*, (Chicago: R.L. Polk & Co., 1929) pp. 101, 104, 105. *Smith's Directory of Princeton for 1909-1910*, (Rock Island, Illinois: Edgar Smith, 1909) pp. 106, 113.

³⁸ Bureau County Historical Society - Pamela Lange, Kathleen O'Malley, Carolyn Workman, editors, *Princeton "The City of Homes" Then and Now, 1914-2014* (Princeton, Illinois: Bureau County Republican, 2014), pp. 61, 64.

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somewhat different characters. The South Main Street commercial area next to Courthouse Square was considered during much of the city's history as the area with finer shopping, while the North Main Street area was more utilitarian. In addition, the North Main Street area had agricultural and industrial businesses dependent on a railroad to transport or receive their freight that the original South Main Street area did not have.³⁹ Because of this, the North Main Street area was considered less socially desirable than South Main Street.⁴⁰ That notion was reinforced in conversation; early residents spoke of traveling to the South End as going uptown and to the North End as going downtown.⁴¹

Ethnically, many immigrants from Sweden and Germany came to Princeton in the mid-1800s. They brought their customs and skills to this new home and many started commercial and retail businesses.⁴² They were admired for their work ethic. An 1857 history of Princeton deemed that Swedes and Germans were a very good class of citizens. "Not only are they enterprising, industrious and intelligent, but also exhibit a high degree of refinement," stated the author.⁴³ By 1875, a quarter of the businessmen in Princeton were Swedish or German immigrants.⁴⁴

A number of Princeton's pioneers were college educated. They worked to establish an excellent school system and sound government along with prosperous businesses.⁴⁵ Princeton is home to Illinois' first township high school, a handsome five-story building that opened to students in 1867. American poet William Cullen Bryant delivered the commencement address there in 1871.⁴⁶

Over the years, Princeton became recognized for its culture and fine architecture. Churches flourished, literary and musical groups were organized, and successful residents built large, stately homes.⁴⁷ The town was also known for hosting a variety of reformers, politicians, lecturers, and preachers. Among the noted visitors were Abraham Lincoln, Ralph Waldo Emerson, Frederick Douglass, Susan B. Anthony, Mark Twain, and Billy Sunday.⁴⁸ In those early years, Princeton was often referred to as the "Boston of the Middle West" because of its New England-influenced style of culture.⁴⁹

The wealth that Princeton displayed in its homes and cultural institutions also manifested itself in commerce. The city became a locally important center of retail and business for Bureau County. Early shops tended to cluster near the public square (now Courthouse Square) after the town was officially laid out. The first business in Princeton was said to be a blacksmith shop, opened in 1833 by S.D. Cartwright. It was located a couple of blocks east of South Main Street near the present site of the Hampshire Colony Church, now at E. Columbus

³⁹ Smith, *Sketches of the Early Settlement and Present Advantages of Princeton*, p. 27.

⁴⁰ Federal Writer's Project, p. 6.

⁴¹ Jane Gronwald interview, February 9, 2017.

⁴² Smith, *Sketches of the Early Settlement and Present Advantages of Princeton*, p. 22.

⁴³ Smith, *Sketches of the Early Settlement and Present Advantages of Princeton*, p. 39.

⁴⁴ *Atlas of Bureau County and the State of Illinois*. (Chicago: Warner & Beers, 1875), p. 8.

⁴⁵ Bureau County Architectural Preservation Society, *Princeton's Architectural Heritage, A Self-Guided Tour of Princeton's Historic Homes and Buildings* (Princeton, Illinois: Republican Printing Company, 1983), p. 2.

⁴⁶ Richard Alston Metcalf, *Souvenir Echoes of the Princeton Township High School, 1867-1892* (Princeton, Illinois: T.P. Streeter, printer & Republican Job Department, 1892), pp. 10, 30, 86.

⁴⁷ *Bureau County Republican*, June 11, 1925.

⁴⁸ Doris Parr Leonard, *Big Bureau and Bright Prairies, A History of Bureau County, Illinois* (Moline, Illinois: Desaulniers & Co., 1968), p. 247; William and Jane Ann Moore, *Owen Lovejoy - His Brother's Blood* (Urbana, Illinois: University of Illinois Press, 2004), p. 80.

⁴⁹ Bureau County Craft Guild, *Princeton, The City of Elms and Beautiful Homes, Princeton Pilgrimage, 1951* (Princeton, Illinois: Republican Printing Company, 1951), p. 10.

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and S. Church streets, east of the district in what is today an adjacent residential neighborhood. After that, a few businesses began to appear on the 500- and 600-blocks of South Main Street, the heart of the Princeton South Main Street-Courthouse Square District.⁵⁰ In 1845, a courthouse was built in the town square, securing that area's position as a center of activity.⁵¹ More businesses then set up shop around the square.⁵²

On Main Street, early wood-framed storefronts were replaced in time by brick "business blocks." The construction of these multi-use buildings was applauded in the local newspaper. In 1863, the new three-story Converse building at 646 S. Main St. offered a variety of services to the growing community—three stores at street level, six offices on the second floor, and a concert and lecture hall seating 1000 people on the third floor. "Such an improvement is not simply of advantage to the person who makes it, but is a public good, an enduring advantage to the town," proclaimed an 1863 article in the *Bureau County Republican* that thanked Dr. Converse for his efforts in constructing the new building.⁵³ Building construction continued as the South Main Street business district expanded north.

In October 1867, a large fire destroyed 15 business buildings in the South Main Street area. Three weeks later, a similar fire was even more devastating to North Main Street, destroying 25 business buildings in that newer commercial area.⁵⁴ The town council acted quickly to lessen the possibility of another such disaster taking place, and to make sure wooden buildings would not replace the burnt structures. By November 21, they declared that no wooden structures could be erected for business use south of the railroad.⁵⁵ Today, brick structures from those rebuilding years are still standing on Main Street in both commercial areas, and both are remarkably free of wood-frame buildings built for commerce.

The establishment of the C. B. & Q. Railroad through Princeton strengthened economic ties with Chicago. It was now much easier to conduct business between the two cities. From Chicago, for example, well over two million feet of lumber were received in 1857 for Princeton's growing construction needs.⁵⁶ Along with building materials, the train allowed easier access to Chicago-based architects. They were brought to Princeton to design buildings for Main Street, city services, and residential areas. Sometimes the architects included Princeton's own, as in the case of S. Scott Joy. Joy worked in Chicago, but had been raised in Princeton. He was an architect for the Pershing Road extension of Chicago's Central Manufacturing District when he redesigned the building at 529 South Main St. in 1912.⁵⁷ Princeton's public library, located at 15 Park Avenue West, was also designed by Chicago architects, the firm of Patton & Miller.⁵⁸

In addition to the railroad, other forms of transportation had a significant influence on Princeton and its businesses. The electric railway, or interurban as it was known, served the community from 1907 to 1929, and

⁵⁰ *The Taxpayers and Voters of Bureau County, Illinois*, (Chicago: H.F. Kett & Company, 1877), p. 122.

⁵¹ Nehemiah Matson, *Map of Bureau County, Illinois with Sketches of Its Early Settlement* (Chicago: Tribune Company Book & Job Printers, 1867), p. 96.

⁵² *The Taxpayers and Voters of Bureau County, Illinois*, p. 122.

⁵³ *Bureau County Republican*, July 23, 1863.

⁵⁴ *Bureau County Republican*, October 24 and November 7, 1867.

⁵⁵ *Bureau County Republican*, November 21, 1867.

⁵⁶ *Bureau County Republican*, February 9, 1860; Smith, *Sketches of the Early Settlement and Present Advantages of Princeton*, p. 27.

⁵⁷ "S. Scott Joy." Bhamwiki; http://www.bhamwiki.com/w/S._Scott_Joy (accessed February 1, 2017).

⁵⁸ *Bureau County Republican*, 1 May 1913; Lange, "Bringing Prairie Style Architecture to Bureau County: Parker Noble Berry," pp. 11-13; Doris Parr Leonard, *A Pioneer Tour of Bureau County, Illinois* (Princeton, Illinois: Bureau County Republican, 1954), p. 49.

³⁷ *Bureau County Republican*, December 8, 1910; *Bureau County Tribune*, December 22, 1911.

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it gave people in this part of Illinois more freedom to travel to other towns.⁵⁹ The fare from Princeton to LaSalle was fifty-five cents, with service offered every hour.⁶⁰ “Ladies soon talked casually of shopping in LaSalle, and locals traveled to the neighboring county seat of Ottawa.”⁶¹ Cars stopped for anyone standing along the line, even if they were out in the country. By 1912, the “Illini Trail” from Princeton to Joliet was one of the longest lines in the state.⁶² Eventually, automobiles made the interurban obsolete in rural areas.

The automobile had a major impact on Main Street Princeton, too, both positive and negative. As roads improved in Bureau County, people in the small towns were inclined to drive their vehicles to Princeton and shop, rather than stay in their own communities. But in later years, the construction of Interstate 80 made it easier for both Bureau County and Princeton residents to drive to larger cities for shopping, dining, and entertainment.⁶³

Princeton enjoyed their share of the pre-World War I prosperity and confidence that was sweeping across the country. Several important buildings were added to the community in the years from 1910-1916, including the Hotel Clark at 500 S. Main St. and the Matson Public Library at 15 Park Avenue West.⁶⁴

After World War I, merchants focused on growing their businesses. In the 1920s they banded together to attract as many customers to Princeton as possible. Once a month, the businessmen took out a double page ad in the local newspaper, promoting a “Big Monday” of bargains in all of their stores. “It is obvious,” said Alfred Shoemaker, president of the Retail Merchants’ Association, “that by this common sales day we pull a volume of trade we wouldn’t otherwise. They will drive in from a distance of thirty-five miles for that where they wouldn’t for an individual sale.”⁶⁵

Courthouse Square has been the center of Bureau County government from the time of the construction of the first county courthouse here in 1845. The current courthouse was completed in 1937. Across Park Avenue West from the courthouse, on the southeast corner with South Pleasant Street, has been the location of the Bureau County Jail since at least 1885. (The current jail building was built in 1974 and is non-contributing to the district.) Businesses related to courthouse business, including lawyers and title companies, occupy buildings adjacent to Courthouse Square that originally were single-family houses or purpose-built as offices. These buildings, plus other single-family houses and the former First Church of Christ, Scientist at 24 Park Avenue East, face Courthouse Square and provide a visual “frame” for the Square.

Courthouse Square has also been the location for several institutions of historic note to Princeton in the 20th century. The Matson Public Library, located at 15 Park Avenue West, opened in 1913 in a Prairie-influenced Arts-and-Crafts building designed by Chicago architects Patton & Miller. The building contained the library until 2008. It now is the property of the Bureau County Historical Society, which owns three buildings on the northwest corner of Courthouse Square. The society's earliest acquisition here was the Clark House at 109 Park

⁵⁹ Bureau County Historical Society - Pamela Lange, Kathleen O’Malley, Carolyn Workman, editors, **Princeton** “*The City of Homes*” *Then and Now, 1914-2014*, p. 15.

⁶⁰ *Bureau County Republican*, July 18, 2012.

⁶¹ Duncan Bryant, “The Interurban, A Brief History from the Viewpoint of the People of Princeton, Illinois,” Princeton, Illinois: Princeton Public Library History Room Collection, 1972, p. 4.

⁶² *Bureau County Republican*, July 18, 2012.

⁶³ Dr. Harold Hutchinson interview, 1988.

⁶⁴ Bureau County Historical Society - Pamela Lange, Kathleen O’Malley, Carolyn Workman, editors, *Princeton* “*The City of Homes*” *Then and Now, 1914-2014*, pp. 8, 18, 24, 151, 157.

⁶⁵ *Chicago Tribune*, February 6, 1927.

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Avenue West, built by the owner of the Hotel Clark and acquired by the Historical Society in 1946. The society has since expanded its holdings to also include the Newell/Bryant House at 634 S. Pleasant St.

The relationship between Princeton and surrounding farmland has been described as “a marriage of urban and rural endeavor.”⁶⁶ Farmers who worked the land surrounding the community also supported the Main Street businesses. Merchants realized that and strived to accommodate farmers’ needs. Along with an inventory geared toward the rural customer, some businessmen adjusted their hours during the busy growing season. They stayed open late in the evening so farm families who were in the fields and barns during the day could do their shopping at night.⁶⁷

The golden age of business in Princeton is considered by many to be the 1930s through the 1950s. There were about 138 stores and offices in the South Main Street area during that time. Like medieval guilds, they were known to locals by names such as Hamm the Jeweler, Peterson the Clothier, and Avery the Cleaner.⁶⁸ In the depression years, stores were open from 7:30 in the morning until 9:00 or 10:00 at night.

Princeton was a Saturday night town. People used to park their cars on Main Street early and walk home. Later they would walk back to town, sit in their cars, and watch the people and visit with whomever stopped by. The Matson Public Library was also open on Saturday night. A policeman was stationed in the middle of South Main Street at the crossing between today's Heartland and Centree banks. The car and pedestrian traffic was so heavy that the policeman used his whistle to direct traffic, allowing either cars to continue on their way or groups of people to safely cross Main Street.⁶⁹

As early as 1856, newspapers had encouraged community residents to shop local. At that time, it was door-to-door salesmen who were creating a challenge for local merchants, in addition to the age-old problem of residents buying goods in another city. Charles Faxon, editor of the *Princeton Post*, urged citizens to resist the pressure of a “traveling agent,” and if an item was needed, purchase it from a local business. In his words, it was “the duty of every good citizen to promote the welfare of the community in which he lives by encouraging, and patronizing home, or local interests, and business. Every individual has a direct and tangible interest in the welfare of every other individual in the community. It re-enacts upon himself. In an important sense, the welfare of one is the welfare of all.”⁷⁰

Later, mail order houses like Sears, Roebuck, & Co. were established in the 1880s and quickly became popular with rural Americans. Main Street merchants were concerned about the survival of their businesses. The newspapers in Princeton ran articles encouraging residents to trade in their hometown, while at the same time asking local businessmen to consider why people found the catalogs more appealing.⁷¹

Today there is a different type of mail order house that businesses must compete with – the internet. Once again consumers are finding it easy to shop at home and have goods delivered to the front door. Yet aside from the lure of internet shopping, there is a movement back to Main Street businesses and away from big box stores and malls. Townspeople and visitors alike are re-discovering the charm of Princeton’s historic South Main Street.

⁶⁶ *Princeton, Illinois “Where Tradition Meets Progress”* (Princeton, Illinois: Tribune Printing Company, 1978), p. 5.

⁶⁷ *Bureau County Republican*, April 24, 1913.

⁶⁸ *Polk’s Princeton (Illinois) City Directory, 1929*, pp. 31, 73.

⁶⁹ Jane Gronwald interview, February 9, 2017.

⁷⁰ *Princeton Post*, December 18, 1856.

⁷¹ Newspaper article from Princeton Public Library, newspaper unknown, date possibly 1916.

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**Commerce, Government and Institutions in the Princeton South Main Street-Courthouse Square
Historic District**

The Princeton South Main Street-Courthouse Historic District exemplifies the town's history as a significant commercial, governmental and institutional center for Bureau County. As such, the district is the center of county government and has been the location for important Princeton institutions such as the public library and county historical society. It also has been the location over time for many commercial and retail establishments of the sort typical and characteristic of such Illinois towns. Retail and other types of commerce continued to be a strong component of this commercial area into the late 20th century, with new construction for businesses taking place after 1967, the fifty-year cut off for National Register listing.

The following is a sampling of downtown businesses, institutions and other building tenants and functions based on available city directories, Sanborn fire insurance maps, newspaper articles, and other documents. More information about specific buildings and their functions can be found in the building catalog in Section 7.

Courthouse Square, the landscaped park bounded by Park Avenue East and West, has been a focus for the Princeton community since the town's founding in 1832. Originally a town square in the manner common to New England, from which many early Princeton residents came, Courthouse Square became the location for the first purpose-built Bureau County Courthouse in 1845. The square itself is surrounded by store buildings, houses, and institutional and office buildings that reflect its importance as a physical center of Princeton life, including the one-time Justus Stevens grocery store, the Matson Public Library building, houses built by significant town leaders such as hotel owner Samuel Clark, the Knights of Pythias Hall, the former First Church of Christ, Scientist, and a former A & P grocery store.

Due to the location of the original town square and its transformation into Courthouse Square, commercial development began early along South Main Street, extending north from the Square. This became one of Princeton's two main commercial areas over the next century, along with the later and smaller commercial area on North Main Street adjacent to the town's train station. As this South Main Street commercial district developed, it became the location for many retail and commercial establishments, including groceries, shoe and clothing stores, printing shops, meat markets, millinery shops, theaters, banks, fraternal halls, and a hotel.

The Princeton South Main Street-Courthouse Square Historic District has been the location of a plethora of small-scale retail shops and other establishments of the kind that once thickly populated small-town downtown areas. Examples from the 500-block of South Main Street include the Queen Anne-style building at 501 South Main, built in 1895, which housed N.W. Isaacson & Son, a local clothing store, from 1895 until 1957, then the Alma Magnuson dress shop from 1957 to the 1970s. Next door, 507 South Main was the location of J.S. Anderson, a grocer in the early 1900s. Grocery stores under other management continued in this location, as well as a beauty shop and a floor-covering shop, into the 1960s. Across the street, 512 South Main housed drug stores from as early as 1885 into at least the 1940s, along with an Odd Fellows lodge on the third floor.

513 South Main housed a meat market as early as 1885, while a harness maker and "boots and shoes" shop occupied the building in later years. 514 South Main housed Thomas Harris Bakery in the pre-World War I years, then Heck's Rexall Drugstore from at least 1929 to 1948, followed by Ackerson's Shoe Store. 519 South Main had a harness maker in 1911, a 5 & 10 cent store in 1918, and Spurgeons department store as early as 1922, which remained here until 1971. 522 South Main had a dry-goods store on the first floor and a basement-level hat shop in the 1880s and early 1890s. Anderson & Fraser dry goods and its successor store were in the

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building in the early 1900s, while Albert Carlson shoes occupied the building in 1929. An A & P grocery store was in the building in 1941, while Gustafson Hardware occupied the building by 1962 and until at least 1980. 527 South Main was the location of a grocery in the 1880s and 1890s, while Wilkinson & Rawson shoes was in the building by 1903. The 1906 Sanborn also noted a "lodging house" on the building's second floor. Other tenants through the 1900s included Mrs. William C. Ross confectionary (1909, 1914), Peoples Market (1929), and the Harry Swanson electric shop (1941, 1948 and 1962).

The small brick building at 529 South Main started its existence as a one-story building as early as 1885, housing a tailor. Sanborn fire insurance maps from 1892 through 1911 indicate a "public library" in the still one-story building. After its expansion and remodeling in 1912 by Chicago architect S. Scott Joy, the building is listed in the 1918 Sanborn map as a two-story insurance-office building. In 1962, the Victory Shop was in the building, while Fashion Fabrics was a tenant as late as 1980.

532-534 South Main had jewelry and hat stores as early as 1885, plus a basement saloon. By 1919 Anderson-Mosshart clothing occupied the building, where they have remained until the present day. 534 South Main was standing but vacant in 1885. By 1892, it housed a furniture store, which was here until at least 1906. In 1911 a musical-instruments store was on the first floor while an undertaker occupied the second floor. Arthur Norberg musical instruments and undertaking was here in 1929. The Princeton Dry Goods Store was in the building in the 1940s, while Sherwin-Williams paints occupied the building in the 1960s and 1970s. 540 South Main had a clothing store in the 1890s, a hardware store in the early 1900s, and a dry goods store by 1911. A "ladies ware" store occupied space in the building in 1918. City directories list the Gamble Store in the building by 1934 and it was still present as late as 1975. 541 South Main housed W.C. Ross's restaurant in 1903, Charles O. Lenihan cigars in 1929 and Connor's Lunch in 1948, and Lundquist & Lampkin's Lunch Room in 1962 and 1966.

The 600-block of South Main was historically similarly thickly populated with a variety of retail and commercial businesses. 611-615 South Main had a photographer on the second floor and storage and confectioner on the first as early as 1885. By 1897 it housed a shoe shop and piano showroom. A confectionary and restaurant were here in 1918. 618 South Main had a "gentleman's furnishings" store as early as 1885, and the building's function as a clothing store continued into the 20th century. 620 South Main had a millinery shop as early as 1885 and a dry goods store from at least 1892 to 1918. It housed the Johnson Clothing Co. in 1929 and the Miller Jones Shoe Co. in 1941 and 1948. John Naffzinger attorney was in the building through the 1960s and 1970s. 623 South Main had the Phelps Furniture Co. in the early 1900s. It then housed Montgomery Ward from 1937 to 1976.

631 South Main had a shoe store in 1885, 1892 and 1897. By 1909 it housed the Princeton Gas Co., while the Wells Fargo & Co. Express occupied the building in 1914. Modiste Apparel was in the building by 1941, and it has housed a jewelry store owned by the Bruce family since the early 1950s. 640 South Main had a dry goods store and dressmaker as early as 1885. By 1911 a 5 & 10 cent store was in the building according to Sanborn maps. Baylor's 5 & 10 cent store occupied the building in 1948, while the Ben Franklin store was in the building in 1962 and 1966. The Converse Building at 642-648 South Main, dating from 1863, housed many retail and business establishments over time. Thanks to its proximity to the courthouse, it has housed a number of lawyers, real estate agents and title abstract offices over time. It also housed offices for the Princeton Coal Mining Co., the *Kewanee Star-Courier*, and the Singer Sewing Machine Co. A grocery, a millinery shop and picture framers also occupied space in the building, along with physicians and tailors. The top floor was built with a theater that served over time as a legitimate theater and as meeting space for fraternal organizations such as the Knights of Pythias and Masons.

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Although Park Avenue East and West have been predominantly residential streets through time, there have from early days been commercial and office functions along the streets, along with governmental and institutional uses. The Justus Stevens general store building at 101 Park Avenue West was built circa 1847. The former single-family house at 717 S. Main St. has housed offices since at least 1903, when it held the United States Engineer Office. By 1941, it held doctor's offices, while in 1948, the old house housed a dentist, the Bureau County AAA, and the Hollywood Beauty Shop. In 1966, the Midwest Farm Network had offices here. Just west, across Main Street, the building at 2 Park Avenue West was S. Clark's Wagon Factory as early as 1885. By 1892, it housed the Knights of Pythias fraternal organization. In 1929 it was the location of William Ross autos, while the Dr. Pepper Bottling Co. was in the building in 1941. In 1962 and 1966, the House & Garden Shop was here. Although the current Bureau County Jail at 22 Park Avenue West was built in 1974, its site was the location of jail functions as far back as 1885, when the Sanborn map of that year showed a dwelling with an attached jail on the site.

The Matson Public Library at 15 Park Avenue West was Princeton's public library building from its completion in 1913 until 2008. The one-story building at 21 Park Avenue East housed an A & P grocery from 1946 until at least 1971. The Prairie Arts Center at 24 Park Avenue East was built in 1930-1931 as the First Church of Christ, Scientist. The Samuel P. Clark house at 109 Park Avenue West was acquired by the Bureau County Historical Society in 1946. Other houses facing Courthouse Square have been converted to office functions after the period of significance or remain residential in use.

Other buildings in the district stand out due to size, design or use. The four-story Hotel Clark at 500 S. Main was Princeton's main hotel for years. The building dates from 1915-1916. The hotel building was converted to senior housing in 1981. A retail space in the building at 506 S. Main housed a jewelry store in 1918. The Centru Bank Building at 601 South Main was built in 1921-1922 as the First State Bank of Princeton. It has remained a bank ever since, gaining a Post-Modern addition in 2002-2003. Other buildings housing banks include 606 South Main, remodeled during the 1960s through 1980s and the current location of Heartland Bank & Trust, and 636 S. Main, an Italianate-style building from 1867 that housed the First National Bank from 1867 to 1930.

The Apollo Theater at 455 S. Main began life in 1884 as the Apollo Hall, a legitimate theater built by the Princeton Hall Company. It housed musical and theatrical entertainments, including a visit from John Philip Sousa's band and touring companies of musicals and dramas. In 1931, the building was remodeled with a new facade and turned into a movie theater. As the Apollo Theater, it has remained a focus of entertainment for Princeton ever since. The theater building also contained storefronts housing, over time, a meat market, cigar store, billiards room and feed store.

Princeton's South Main Street remained active into the 1960s, with buildings continuing to be built or remodeled. One includes a former pharmacy building at 460 S. Main St., completed in 1966 as a one-story Colonial Revival-style building. It is a greeting-card shop today. Other buildings from the 1950s and 1960s include the Prouty-Searing community building at 435 S. Main St., built in 1959, and the law office building at 10 Park Avenue West, across from Courthouse Square, built in 1967-1968.

Throughout its history, the South Main Street commercial area associated with Courthouse Square was seen by residents and visitors as Princeton's older commercial district with higher quality and varied stores and businesses. Financial enterprises such as banks tended to be located here. It also was, due to its physical closeness to the Bureau County Courthouse, the favored location for professionals and businesses that typically

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gather close to such government centers, including lawyers, title offices, and insurance companies. It was also the area historically associated with important institutions such as the Matson Public Library and the Bureau County Historical Society.

Building types and architectural styles in the Princeton South Main-Courthouse Square Historic District

The Princeton South Main Street-Courthouse Square Historic District is a cohesive collection of commercial, residential, governmental and institutional buildings representing architectural styles from the 19th and 20th centuries. It contains local examples of building types exemplary of building construction in small towns and cities during the district's period of development. These types include commercial building types such as two-part commercial blocks and temple-front buildings, vernacular residential building types such as gable-front, gable-front and wing, and bungalows, and institutional and government buildings, including the current county courthouse, former city library and former Christian Science church.

In addition, these buildings collectively are significant local examples of architectural styles that exemplify the period of the district's development. Many buildings are Italianate or Arts-and-Crafts in style or manner of design. Others are fine examples of the Greek Revival, Queen Anne, Classical Revival, Prairie, Art Moderne, Mid-Century Modern, Vernacular Commercial and Colonial Revival styles.

Taken together, these buildings exemplify the historic themes that define this historic area of Princeton. These property types are collectively locally significant Princeton examples of buildings that, in Illinois towns large and small, typically make up their historic downtowns.

Like most buildings from the 19th and early 20th centuries, most buildings within the Princeton South Main Street-Courthouse Square Historic District were constructed using locally-available building materials with specialty products ordered and shipped by rail from across the country. The city's location on a major railroad line made obtaining distant products easier and more affordable.

Very little is known about the architects and builders that designed and constructed most buildings within the district. As was typical in many small towns and cities, many buildings may have been designed by local builders without an architect's direct involvement. Since most commercial buildings had party walls and only one street elevation that needed stylistic embellishment, their design could be readily handled with the assistance of widely available manufacturer catalogs through which building components were sold, including storefront systems and cornices.

Along with these more vernacular buildings, the district is embellished with a number of visually prominent buildings, some by respected Illinois architects. The Matson Public Library was the work of Patton & Miller, a Chicago firm widely recognized for their library designs throughout Illinois. S. Scott Joy, the architect for 529 South Main, is best known today for his significant work designing buildings in Chicago's Central Manufacturing District. Charles Faulkner, the architect for the former First Church of Christ, Scientist building at 24 Park Avenue East, was a well-regarded designer of Christian Science church buildings in the 1920s and 1930s. The Hotel Clark at 500 S. Main was the work of Aldrich & Aldrich, a Galesburg, Illinois, architectural firm. The 1921-1922 First State Bank of Princeton building (now Centru Bank) is a well-crafted Classical Revival-style bank building that was the work of Allen & Holmes. Royer & Danely, the architects of the Bureau County Courthouse, was an Urbana, Illinois, firm who designed a number of public buildings in Illinois

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and other Midwestern states, including courthouses in the Illinois counties of Clay, Platt, and Grundy.⁷² In addition, Frederick C. Hibbard, the sculptor of the Soldiers and Sailors Monument, had a national reputation for Civil War monuments during his lifetime.⁷³

Building types

Using terminology popularized by architectural historian Richard Longstreth in his book, *The Buildings of Main Street*, the most common property type in these proposed Princeton historic districts is the **two-part commercial block**. It is the most common configurations of what popularly are known as “storefront buildings.” Two-part commercial blocks have first floors devoted to retail establishments that historically made themselves known to passersby with large glass storefronts. Above, on upper floors housing apartments, offices or meeting halls, smaller windows often decorated with ornamental lintels pierce walls usually clad with brick, sometimes with stone. Decorative-metal cornices typically topped roof parapets of 19th-century buildings, although many buildings nationwide lost such decoration in the post-World War II era. 20th-century buildings more often had decorative parapets of brick and stone rather than applied cornices. Two-part commercial blocks occasionally had decorative bays projecting from upper floors.

The South Main Street District has 31 buildings classified as two-part commercial blocks, including all of the buildings in the 500-block of South Main and most in the 600-block of South Main. A visually-distinctive one is the building at 529 South Main, which was remodeled in 1912 by S. Scott Joy in a modernist style that combines Prairie and progressive European details.

There are also 3 **one-part commercial blocks**, including 460 South Main, built in 1965-1966 for a pharmacy. One-part commercial blocks are one story high and consist just of storefronts, looking rather like two-part commercial blocks without the upper floors. Another kind of one-story commercial building is the **enframed block**, where wall surfaces surround a large expanse of storefront glass. A local example is the former A & P grocery store building at 21 Park Avenue East, built in 1946.

The district also has other types of properties, The Centru Bank occupies a fine **temple-front building** built for the First State Bank of Princeton in 1921-1922 in the Classical Revival style. The Apollo Theater dates originally from 1884, when it opened as the Apollo Hall, but the building was remodeled in 1931 as an Arts-and-Crafts building with a two-part commercial block front section and rear auditorium when it was converted into a movie theater. Its 1947 Moderne marquee is a visual "landmark" in the community.

The Bureau County Courthouse in Courthouse Square is a **central-block-and-wing** building from 1937 clad with gray limestone. Courthouse Square itself as a public open space dates back to the beginning years of Princeton in the early 1830s. A lozenge-shaped park with rounded ends and outlying landscaped traffic islands, it is landscaped with mature trees, grass and shrubbery, and is embellished with the National Humane Alliance Fountain (1910, located in a traffic island adjacent to the Square) and the Soldiers and Sailors Monument (1912-1913), both exemplifying turn-of-the-last century ideals of civic improvement. The Matson Public Library Building at 15 Park Avenue West, was built in 1912-1913 using a combination of Arts-and-Crafts handling of materials and Prairie-style horizontality.

Also part of the Princeton South Main Street-Courthouse Square Historic District are a number of houses facing Courthouse Square. They range from a Greek Revival-style mansion at 101 Park Avenue East, built circa 1847

⁷² "Joseph Royer," Wikipedia; [https://en.wikipedia.org/wiki/Joseph_Royer_\(architect\)](https://en.wikipedia.org/wiki/Joseph_Royer_(architect)); accessed July 3, 2017.

⁷³ "Frederick Hibbard," Wikipedia; https://en.wikipedia.org/wiki/Frederick_Hibbard; accessed July 3, 2017.

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as a general store by owner Justus Stevens, then repurposed as a house for Stevens' brother-in-law; to the Classical Revival-style house at 634 South Pleasant Street, built originally circa 1853 but substantially remodeled to its current size and with a visually-imposing two-story porch and pediment in 1905-1906; to more modest bungalows and vernacular houses such as 108 Park Avenue West.

While several of the houses can be characterized by their architectural styles, they also can be categorized by overall building form and roof type. These house categories are taken from Virginia Savage McAlester's *A Field Guide to American Houses*. A **Gable-front house**, relatively rectangular with front-facing gable roof, can be found at 708 S. Pleasant Ave. **Gable-front and wing houses**, somewhat more complex with the addition of a side-gable-roofed wing, are at 714 S. Pleasant St., 726 S. Pleasant St., 14 Park Avenue East, 20 Park Avenue East, and 106 Park Avenue East. Houses at 108 Park Avenue West and 720 S. Pleasant are **bungalows**, or 1 1/2-story, horizontally-proportioned houses intended popularized in the early 20th century as suitable for modern, informal life styles.

Architectural styles

The earliest building identified as part of the Princeton South Main Street-Courthouse Square Historic District is a **Greek Revival** building built originally by Justus Stevens, circa 1847, as a general store, then later converted to residential use before returning more recently to professional office function. Also Greek Revival in its front gable roof with returns is the brick house at 708 S. Pleasant St.

The Greek Revival architectural style rose to prominence in the United States in the 1820s as Americans thrilled to the Greek war for independence fought against the Ottoman Turks. The ancient associations connecting Greek culture and the development of the political concept of democracy resonated with Americans only a generation away from their own war of independence. As used in less-elaborate buildings such as the Stevens building, the Greek Revival was exemplified by rectilinear building forms and details, including blocky window lintels. Building entrances often were rectangular with sidelights and transoms. The Stevens building's red brick walls contrast strongly with lighter stone and painted wood. Its roof has cornices with wood brackets.

Many of the buildings in the district are **Italianate** in style. The Italianate was an extremely popular architectural style which began in England as part of the 19th-century Picturesque movement, loosely based on the Renaissance farmhouses of rural northern Italy. The style rose to prominence in the 1840s for high-style houses and commercial buildings in East Coast cities, then was disseminated throughout the United States during the next quarter century. Decorative elements of the style as typically found in buildings—prominent window lintels or hoods, bracketed cornices—lent themselves to prefabrication and sale through catalogs or dealers. As a result, the style could be readily adopted and used by a variety of builders, both sophisticated and naive. The style's popularity began to decline in the 1870s, but vernacular use continued into the 1880s. Characteristics of the style as found in commercial architecture included a symmetrically arranged masonry facade with cast-iron storefront columns and lintel; tall and narrow upper-story windows, often with arched openings and decorative window ornament; and a projecting cornice with brackets and panels, sometimes of wood but later of metal. Such buildings in the context of towns and small cities such as Princeton were typically two or three stories in height, although the style can be seen in taller buildings where such made financial sense.

There are many examples of the Italianate style identified in the district, some more elaborate than others. The Converse building at 646-648 S. Main St. is a large three story brick example with round- and segmental-arched

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windows and wood cornice. Other examples are at 512 S. Main, 518 S. Main, 527 S. Main, 540 S. Main, 618 S. Main, 623 S. Main, and 640 S. Main.

The **Queen Anne** style is used for a number of buildings in the district. Originally based in England on a revival of late 17th and early 18th-century English architecture, the Queen Anne style evolved in America to become the quintessential Victorian-era style in small towns and cities. It is visually elaborate, with typically a plethora of building materials and forms creating building forms of complexity. For commercial buildings, this typically takes the form of projecting bays and turrets and applied ornament, including terra cotta and molded brick details. For residential buildings, projecting bays and turrets can also be seen, along with sweeping porches, multiple dormers, and a plethora of building materials. With wood-frame houses, this can mean clapboarding and various shapes of shingles, while masonry houses can have several kinds of stone and brick, terra-cotta and tile ornament, and even wood elements such as shingles. An example of the style in the district is the White House commercial building at 501 S. Main St.

The Centru Bank building (originally the First State Bank of Princeton) is a locally-significant example of the **Classical Revival** style. Based on more than 2000 years of architecture dating back to Greek and Roman temples, the Classical Revival style gained popularity in the wake of the 1893 World's Columbian Exposition held in Chicago. The style is identified by its use of Greek and Roman architectural elements such as columns, pilasters, heavy entablatures, and moldings. Exteriors were usually symmetrical, or at least balanced, with entrances elaborately detailed with Classical ornament. The style was especially popular in small towns and cities for public buildings and banks, thanks to its historic associations with authority, culture, and security.

A variation of the Classical Revival style was also popular for large mansions built by business leaders. Large columns and pediments used for front porches was one way the style manifested itself with turn-of-the-last century houses. The Newell / Bryant House at 634 S. Pleasant St. is a fine example of the style with its Classical-style, two-story front porch.

Many buildings in the district display the influence of the **Arts and Crafts**. Perhaps more a way of conceptualizing design than an actual style, the Arts and Crafts is based on architectural ideals espoused by a number of 19th-century architectural and art critics, including the English John Ruskin and William Morris. Arts-and-Crafts tenets advocated for the "honest" use of building materials, emphasizing their inherent colors and textures as a significant focus of building ornament. Many buildings in the district have relatively little applied ornament that is based on historic design esthetics such as Classicism or medievalism, but they have beauty and visual appeal from contrasts of building material colors, sometimes creating geometric designs in exterior walls.

Although many buildings with identifiable styles such as the Italianate can also be said to express the Arts and Crafts, specifically Arts-and-Crafts buildings typically were built between roughly 1890 and the 1930s, with many from the decade and a half before World War I. A number were built new with Arts-and-Crafts designs, while others that were built earlier in the 19th century were rebuilt with new facades using Arts-and-Crafts notions of ornament and design.

Examples of Arts-and-Crafts buildings in the district are many and include the 1931 front addition to the Apollo Theater, 509 S. Main, 513 S. Main, 514 S. Main, 611-615 S. Main, 620 S. Main, 621 S. Main, and 631 S. Main. Although most examples of the style are built with brick, a wood-frame example is the bungalow at 108 Park Avenue West with its distinctive wood cladding.

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The **Commercial Style** was used for the Hotel Clark, which also exhibits aspects of the Arts-and-Crafts. The Commercial Style was used for commercial buildings that featured restrained use of ornament and little applied decoration, but that still employed a sense of classical proportion, including a base, shaft and top. Common from roughly 1900 to 1930, the style can be characterized by a "cellular" approach to facade design, with broad storefronts defining a building's first floor while a grid of windows pierced upper floor walls of brick or terra cotta. Simple piers might define building edges, while inset accents of limestone, terra cotta, tile, herringbone brick or other kind of masonry might provide Arts and Crafts-influenced building ornament for spandrels and parapets.

The **Prairie** architectural style, along with the Arts and Crafts, can be seen in the design of the Matson Public Library. The style originally was based on the personal design innovations of Chicago-area architect Frank Lloyd Wright, then popularized by other architects of varying talents. The Library has horizontal proportions, flanking entrance urns and overhanging eaves that harken to the Prairie style, along with an Arts-and-Crafts appreciation of brick colors and textures. In addition, the S. Scott Joy expansion of 529 S. Main has ornament that suggests the Prairie style or perhaps a progressive European style such as Secessionism or Art Nouveau, although the building's proportions are more vertical than typical in Prairie-style buildings.

The **Art Moderne** style was used for the Bureau County Courthouse, finished in 1937. The style was modern at its roots, but also American, unlike the International Style, which was developed in Europe in the 1920s and 1930s by avant-garde architects such as Le Corbusier, Walter Gropius and Ludwig Mies van der Rohe. The Art Moderne, sometimes simply called Moderne, favors horizontal proportions, the use of stone or concrete for sleek and spare wall surfaces, and geometric ornament. Some Art Moderne buildings utilize restrained, modernized classical ornament in a manner that has been dubbed Modern Classicism. Art Moderne was used for a number of building types in the 1930s, including government buildings and commercial buildings, especially those on city and town edges accessed by automobiles.

Mid-Century Modernism, sometimes known simply as Modernism, can be seen in a number of buildings built or remodeled in the two decades following the end of World War II. The style is wide-ranging, covering both high-style and vernacular buildings. In the context of this district, the style is used for both new buildings and building refronts. It typically is spare in overall design and detail, with large, transparent storefront windows set within large flat walls of brick or other masonry. A building in this style is the former A & P grocery building at 21 Park Avenue East, built circa 1946.

Some buildings in the district are best categorized as built in the **Vernacular Commercial** style. Dating from the early to mid-20th century, they tend to lack any definitive stylistic influences through the use of simplified exteriors without ornamentation. Examples include 535 S. Main and 537-541 S. Main.

A number of post-World War II buildings also use the **Colonial Revival** architectural style. The style is based on colonial American houses and government buildings as reinterpreted in the late 19th and early 20th centuries. The style was especially popularized in the mid-20th century in the wake of great publicity and interest in the restoration and reconstruction of Colonial Williamsburg in the 1920s and 1930s. It really has never gone out of fashion, used for building types as wide-ranging as suburban houses, urban apartment buildings, banks, strip shopping centers, churches and recreation centers. Typical materials are red brick and white painted trim, and popular details include pedimented doorways and multi-pane sash. Examples of the style in the district include the one-story brick Prouty-Searing community building at 435 S. Main St., built in

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1959, the one-story brick building at 460 South Main, built in 1965-1966 as a pharmacy, and the two-story brick law office building at 10 Park Avenue West, across from Courthouse Square, built in 1967-1968.

Conclusion

The Princeton South Main Street-Courthouse Square Historic District is locally significant under National Register Criteria A in the areas of Commerce and Government as a physical exemplification of Princeton's evolution over time as a vibrant local commercial and governmental center in Bureau County in the 19th and 20th centuries. The district is one of two historic centers of commercial in Princeton, the other being the commercial district along North Main Street near the city's railroad station.

The district developed as Princeton's earliest downtown. It is comprised of the commercial buildings that were built in close proximity to Bureau County government, which is exemplified by the county courthouse in Courthouse Square at the southern end of the district. The district contains those blocks of buildings that include Courthouse Square itself, the buildings that surround the Square, and slightly more than two blocks of South Main Street itself that contains those buildings that were built during this downtown area's historic period of development and that retain good historic integrity.

The district is further eligible under Criteria C in the area of Architecture as an intact collection of commercial, governmental, residential and institutional buildings representing property types and architectural styles from the mid-19th to the mid-20th centuries. The district's buildings exemplify types and styles commonly found in small-town American towns and cities. The district retains good integrity and a sense of visual "density" and place, and it exemplifies dominant architectural expressions of its period of significance.

9. Major Bibliographical References

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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
 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: Bureau County Historical Society, Princeton, IL

Historic Resources Survey Number (if assigned):

**Princeton South Main Street-
Courthouse Square Historic District**

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10. Geographical Data

Acreage of Property 18.8

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>41.371164</u> Latitude	<u>-89.464363</u> Longitude	3	<u>41.367150</u> Latitude	<u>-89.466815</u> Longitude
2	<u>41.367164</u> Latitude	<u>-89.463756</u> Longitude	4	<u>41.370562</u> Latitude	<u>-89.465688</u> Longitude

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

The boundaries for the Princeton South Main Street District are as follows: beginning at the center of the intersection of South Main Street and the north property line of 435 S. Main St., then east to rear property line of said property, then south to north property line of 439 S. Main St., then east to rear property line of said property, then south to the center of E. Marion St., then west to the alley east of and parallel to South Main Street, then south along said alley to E. Columbus St., then east to the alley east of and parallel to South Main Street, then south along said alley to the rear property line of 21 Park Avenue East, then east to east property line of said property, then south to rear property line of 101 Park Avenue East, then east to east property line of said property, then south across Park Avenue East to east property line of 106 Park Avenue East, then south to rear property line of said property, then west to Park Lane, then south along said street to the rear property line of 24 Park Avenue East, then west along said property line to west property line of 20 Park Avenue East, then north along said property line to the rear property line of 14 Park Avenue East, then west along said property line to the west property line of said property, then north along said property line to the south property line of 717 S. Main St., then west along said property line to the center of South Main Street, then south along said street to the south property line of 2 Park Avenue West, then west along said property line to the east property line of 22 Park Avenue West, then south along said property line to the south property line of said property, then west along said property line to the center of South Pleasant Street, then north along said street to the south property line of 726 S. Pleasant St., then west along said property line to the rear property line of said property, then north along said property line to the north property line of 714 S. Pleasant St., then east to the rear property line of 708 S. Pleasant St., then north to the center of Park Avenue West, then west along said street to the west property line of 109 Park Avenue West, then north along said property line to the north property line of 634 S. Pleasant St., then east along said property line to the center of South Pleasant Street, then north to the north property line of 15 Park Avenue West, then east along said property line to the alley parallel to and west of South Main Street, then north along said alley to the center of East Marion Street, then east to the alley west of and parallel to South Main Street, then north along said alley to the north property line of 460 S. Main St., then east along said property line to the center of South Main Street, then north along said street to the point of origin.

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries for the Princeton South Main Street-Courthouse Square District include Courthouse Square, the buildings facing it, and the most significant and historically intact concentration of the city's South Main Street historic commercial buildings. District boundaries were drawn to include major historic resources associated with the historic themes of significance to the district, while minimizing the number of non-contributing resources, including structures built outside the period of significance.

11. Form Prepared By

name/title R. Terry Tatum and Pam Lange date September 15, 2017
organization Landmarks Illinois /
Bureau County Historical Society telephone 773-852-9886 (Tatum)
street & number 6434 N. Washtenaw Ave. email rttatum2@att.net
city or town Chicago state IL zip code 60645

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, 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:	Princeton South Main Street-Courthouse Square District		
City or Vicinity:	Princeton		
County:	Bureau	State:	Illinois
Photographer:	Pam Lange		
Date Photographed:	September 5, 2016; January 16, 2017		

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 34:

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0001
Apollo Theater (455 S. Main St.) and east side of 500-block South Main Street, looking southeast

Photo 2 of 34:

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0002
East side of 500-block South Main Street, looking southeast.

Photo 3 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0003
West side of 500-block South Main Street, looking northwest. Hotel Clark (500 S. Main St.) is on the far right.

Photo 4 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0004
East side of 500 block South Main Street, looking northeast.

Photo 5 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0001
East side of 600-block South Main Street, looking southeast; Centru Bank (601 S. Main)
on left.

Photo 6 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0006
East side of 600-block South Main Street, looking northeast.

Photo 7 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0007
West side of 600-block South Main Street, looking northwest.

Photo 8 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0008
Courthouse Square, looking southwest towards Bureau County Courthouse from north side of Square at
roughly Park Avenue West and South Main Street.

Photo 9 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0009
Park Avenue West and South Pleasant Avenue, looking west. The National Humane Alliance Fountain is in
the traffic island in front of the Clark House (109 Park Avenue West, left) and the Newell / Bryant House (634
S. Pleasant St., right).

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Photo 10 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0010
West side of 700-block South Pleasant Street, looking southwest.

Photo 11 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0011
South side of Park Avenue West and East, south side of Courthouse Square, looking east.

Photo 12 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0012
Prouty-Searing Community Building, 435 S. Main St., looking northeast.

Photo 13 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0013
Hotel Clark, 500 S. Main St., looking southwest.

Photo 14 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0014
The White House, 501 S. Main St., looking southeast.

Photo 15 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0015
513 S. Main St., looking east.

Photo 16 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0016
518 S. Main St., looking west.

Photo 17 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0017
522 S. Main St., looking west.

Photo 18 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0018
529 S. Main St., looking east.

Photo 19 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0019
540 S. Main St., looking west.

Photo 20 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0020
Centrue Bank (originally First State Bank of Princeton), looking southeast.

Photo 21 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0021
Heartland Bank & Trust, 606 S. Main St., looking southwest.

Photo 22 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0022
611 S. Main St., looking east.

Photo 23 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0023
629 S. Main St., looking east.

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Photo 24 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0024
Converse Building, 646-648 S. Main St., looking west.

Photo 25 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0025
Bureau County Courthouse, 700 S. Main St. (Courthouse Square), looking west.

Photo 26 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0026
Soldiers & Sailors Monument, Courthouse Square [701 S. Main St.], looking northwest.

Photo 27 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0027
National Humane Alliance Fountain, Courthouse Square [Park Avenue West & South Pleasant Street], looking west.

Photo 28 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0028
Matson Public Library building, 15 Park Avenue West, looking north.

Photo 29 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0029
Prairie Arts Center (originally 1st Church of Christ, Scientist), 24 Park Avenue East, looking south.

Photo 30 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0030
Justus Stevens general store, 101 Park Avenue East, looking north.

Photo 31 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0031
708 S. Pleasant St., looking northwest.

Photo 32 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0032
106 Park Avenue East, looking south.

Photo 33 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0033
Clark House / Bureau County Historical Society, 109 Park Avenue West, looking west.

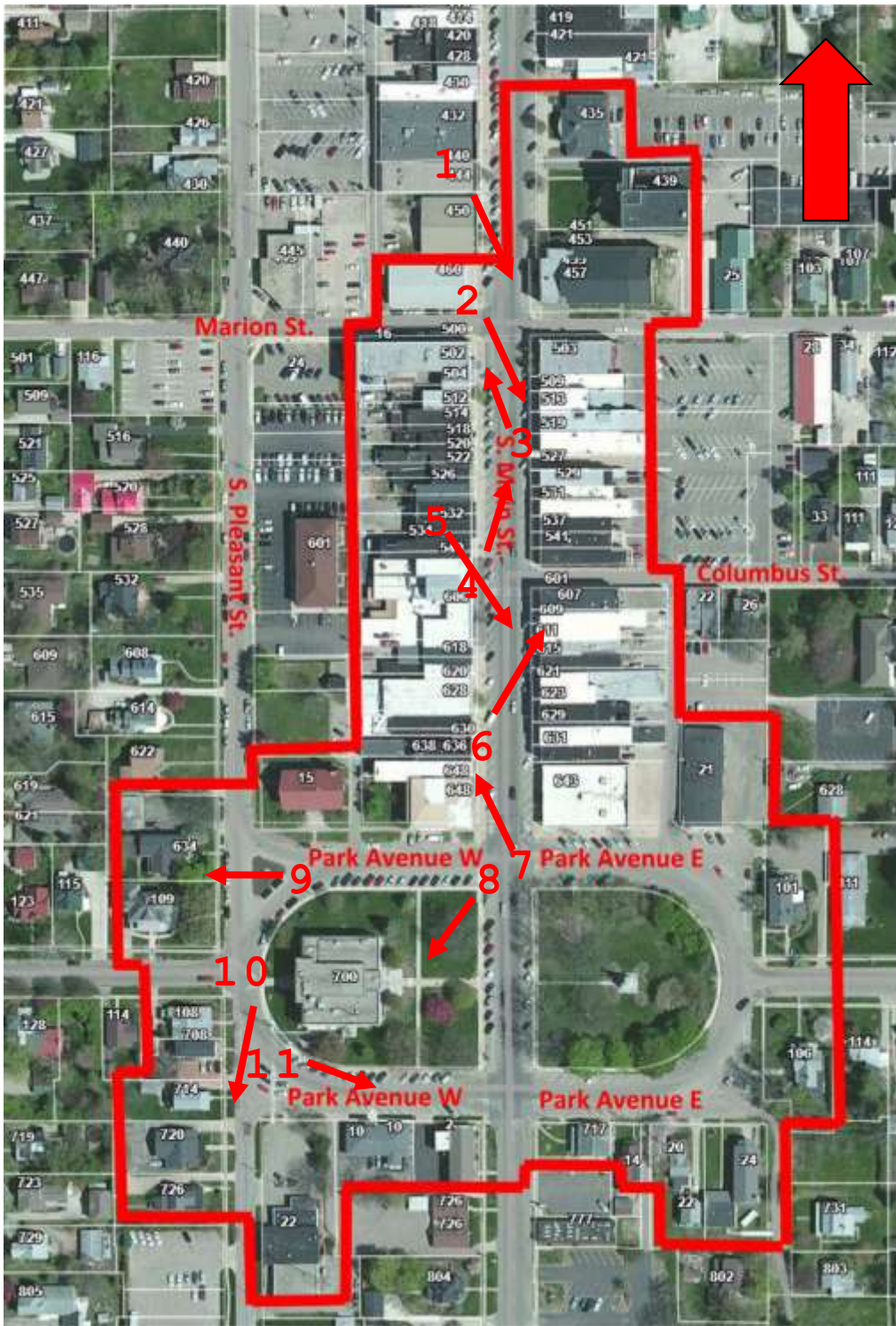
Photo 34 of 34

IL_Bureau County_Princeton South Main Street-Courthouse Square District_0030
720 S. Pleasant St., looking west.

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

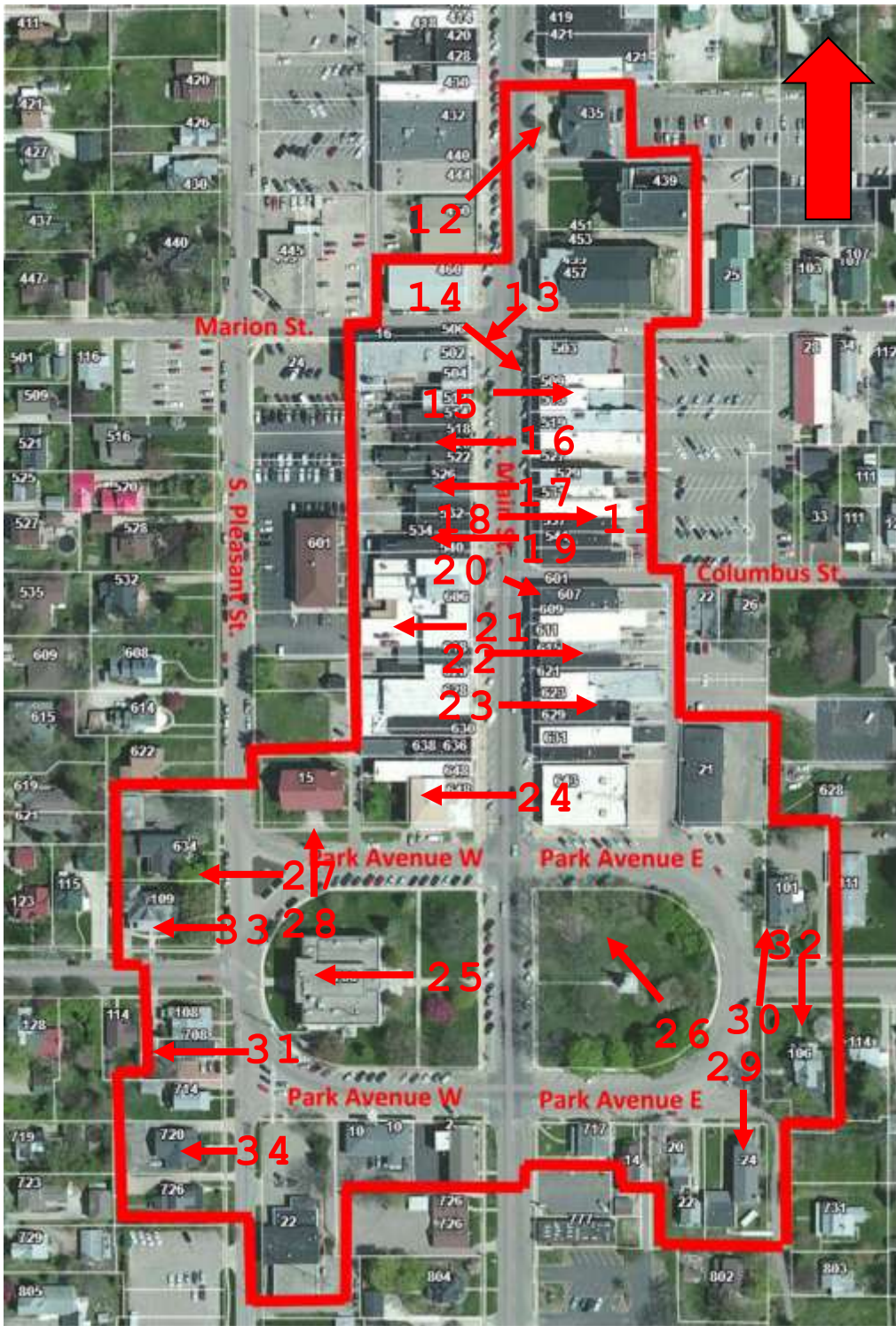
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Property name: Princeton South Main Street-Courthouse Square Historic District
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Photograph key (# 1 - 11) for the Princeton South Main Street-Courthouse Square Historic District.

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau



Photograph key (# 12-34) for the Princeton South Main Street-Courthouse Square Historic District.

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

Figure # 1 - Google Map of Princeton, Illinois, with the Princeton South Main Street-Courthouse Square Historic District marked with a red star.

Figure # 2 – Google Map of the Princeton, showing Princeton North Main Street Historic District and Princeton South Main Street – Courthouse Square Historic District

Figure # 3 - GIS map of the Princeton South Main Street-Courthouse Square Historic District.

Figure # 4 - Aerial map of Princeton South Main Street-Courthouse Square Historic District, including building addresses.

Figure # 5 - District map with non-contributing resources marked.

Figure # 6 - Postcard view of South Main Street, looking north from Park Avenue, probably 1900 (https://images-na.ssl-images-amazon.com/images/I/81C0ByDLAgL._SL1500_.jpg; accessed July 12, 2017).

Figure # 7 - Postcard view of 600-block of South Main Street, looking northwest, 1912 (Doris Parr Leonard, *Big Bureau and Bright Prairies*).

Figure # 8 - The White House building, 501 S. Main Street, circa 1906 photo (George Harrington, *Past & Present of Bureau County*).

Figure # 9 - Postcard view of Hotel Clark, 500 S. Main St., circa 1920s photo (https://images-na.ssl-images-amazon.com/images/I/916zdNEi1nL._SX466_.jpg; accessed July 12, 2017).

Figure # 10 - Parade on September 4, 1919, honoring World War I soldiers returning to Princeton. View shows South Main Street looking northwest towards 518, 514, and 512 S. Main St., and Hotel Clark (Doris Parr Leonard, *Big Bureau and Bright Prairies*).

Figure # 11 - Matson Public Library, 15 Park Avenue West, and National Humane Alliance Fountain, date of photo unknown.

Figure # 12 - Heck's Rexall Store, 514 S. Main St., photo circa 1945.

Figure # 13 - Apollo Hall, 455 S. Main St.; photo before 1931 remodeling and conversion to a movie theater (photo date and photographer unknown).

Figure # 14 - Photograph from 1953 of South Main Street looking south from Apollo Theater, 455 S. Main St.; Hotel Clark is on the far right (<http://photos.cinematreasures.org/production/photos/59573/1351456188/large.JPG?1351456188>; accessed July 12, 2017).

Figure # 15 - 106 Park Avenue East, circa 1906 photo (George Harrington, *Past & Present of Bureau County*).

Figure # 16 - Soldiers & Sailors Monument, Courthouse Square [701 S. Main St.], 1914 photo (*Princeton, City of Homes*).

**Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau**

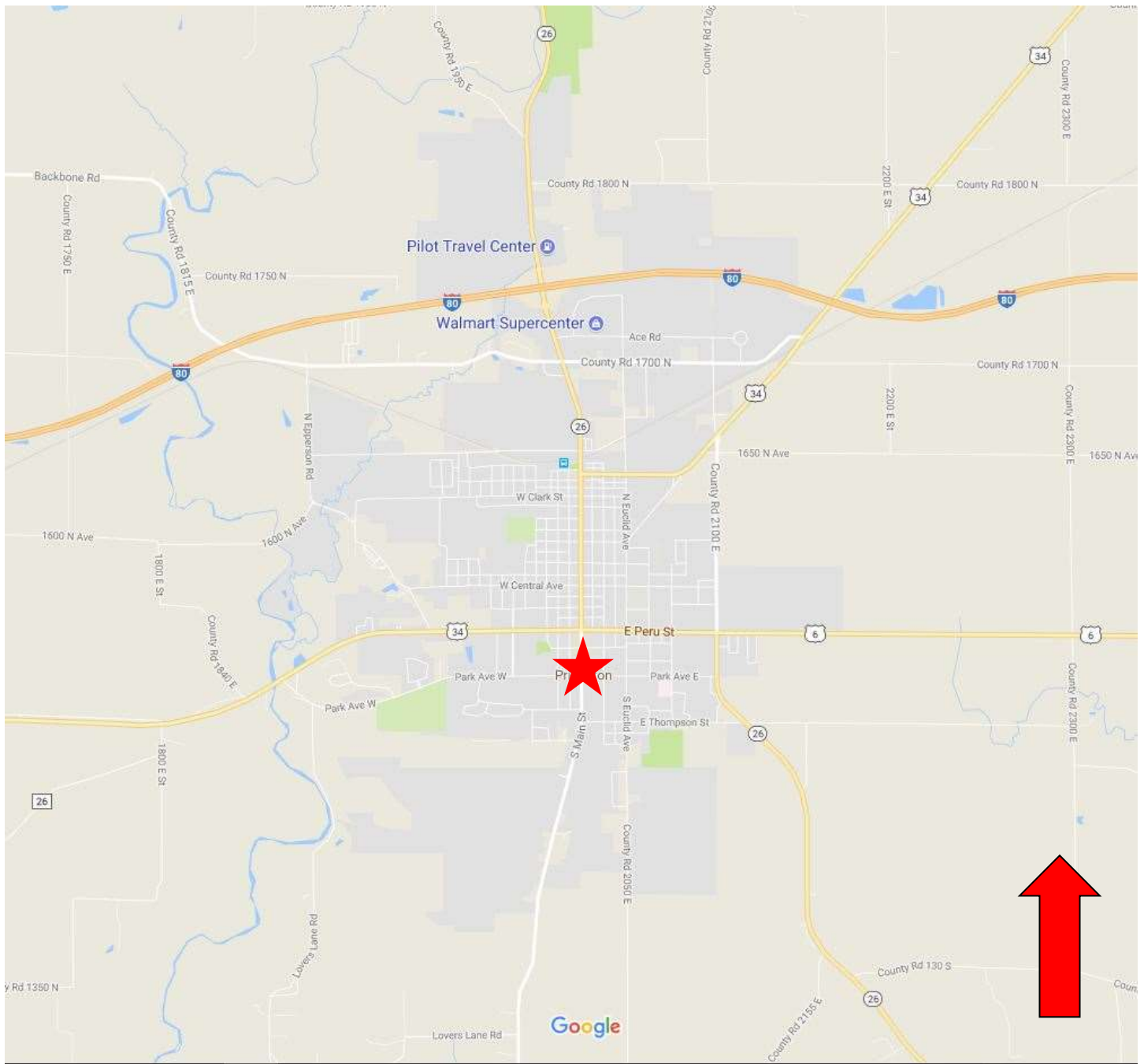


Figure # 1 - Google Map of Princeton, Illinois, with the Princeton South Main Street-Courthouse Square Historic District marked with a red star.

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau

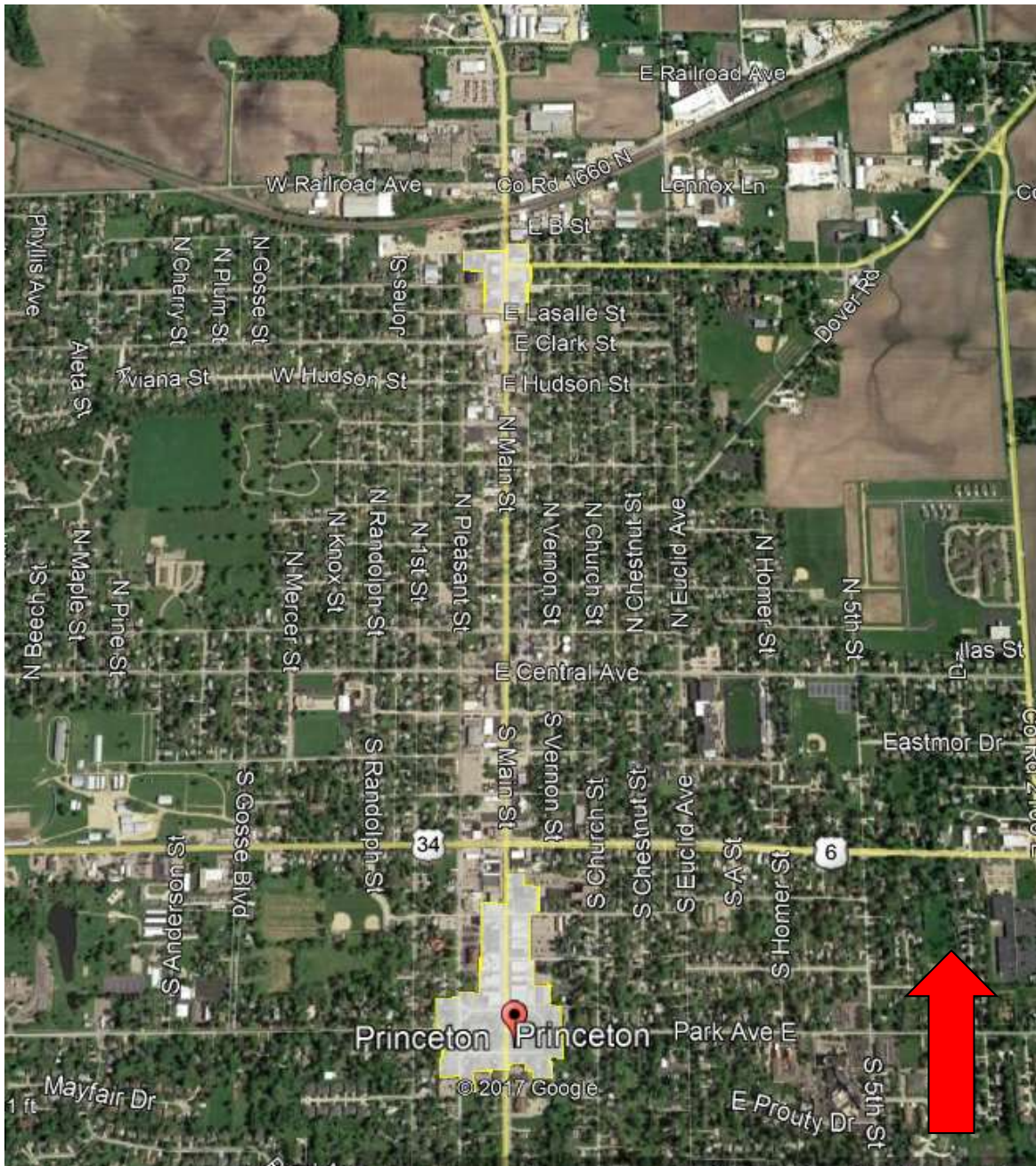


Figure # 2 – Google Map of the Princeton, showing Princeton North Main Street Historic District (shaded polygon at the top of the page) and Princeton South Main Street – Courthouse Square Historic District (shaded polygon at the bottom of the page).

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau

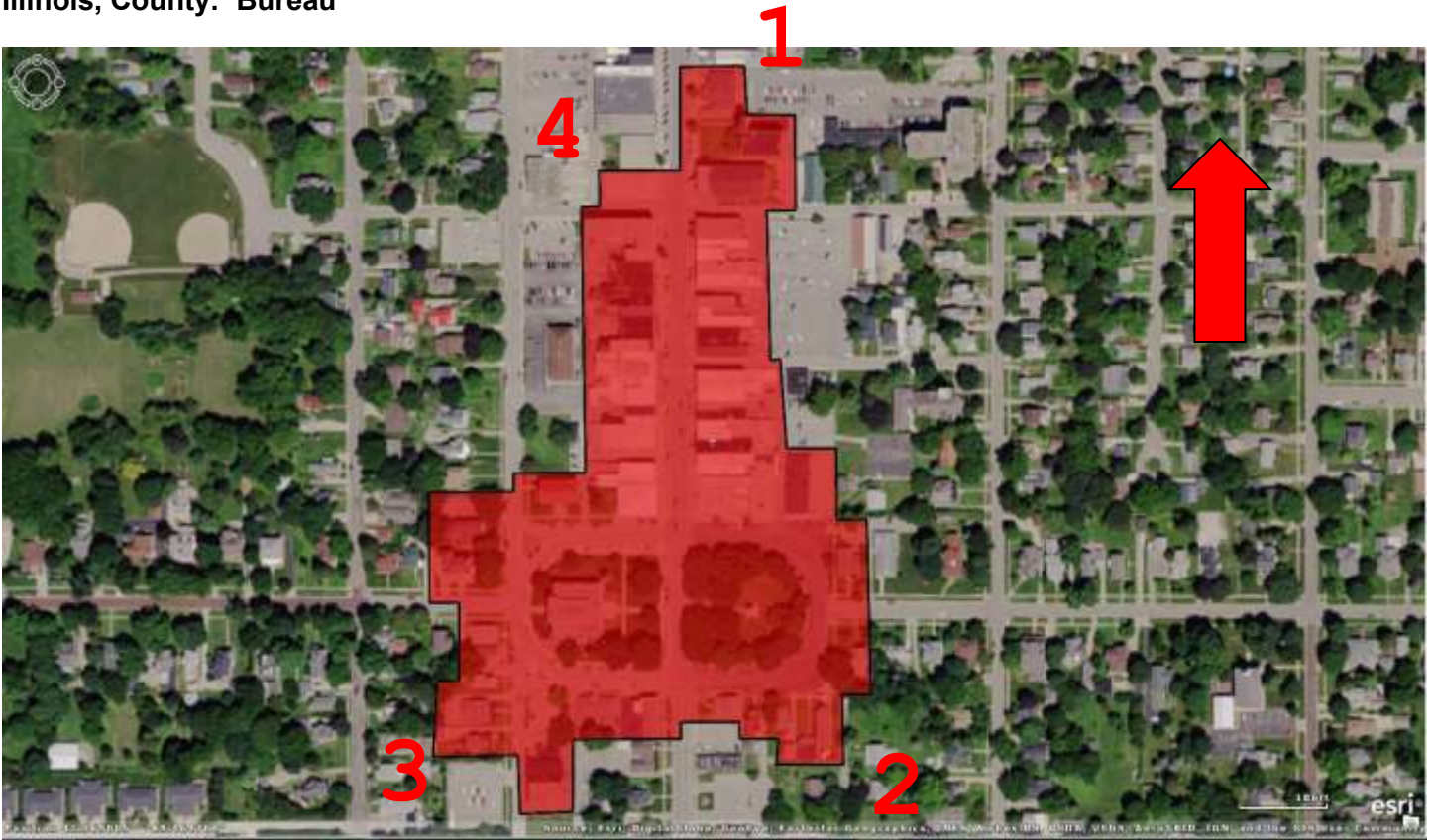


Figure # 3 - GIS map of the Princeton South Main Street-Courthouse Square Historic District.

Coordinates:

- | | | |
|----|-----------|------------|
| 1. | 41.371164 | -89.464363 |
| 2. | 41.367164 | -89.463756 |
| 3. | 41.367150 | -89.466815 |
| 4. | 41.370562 | -89.465688 |

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau

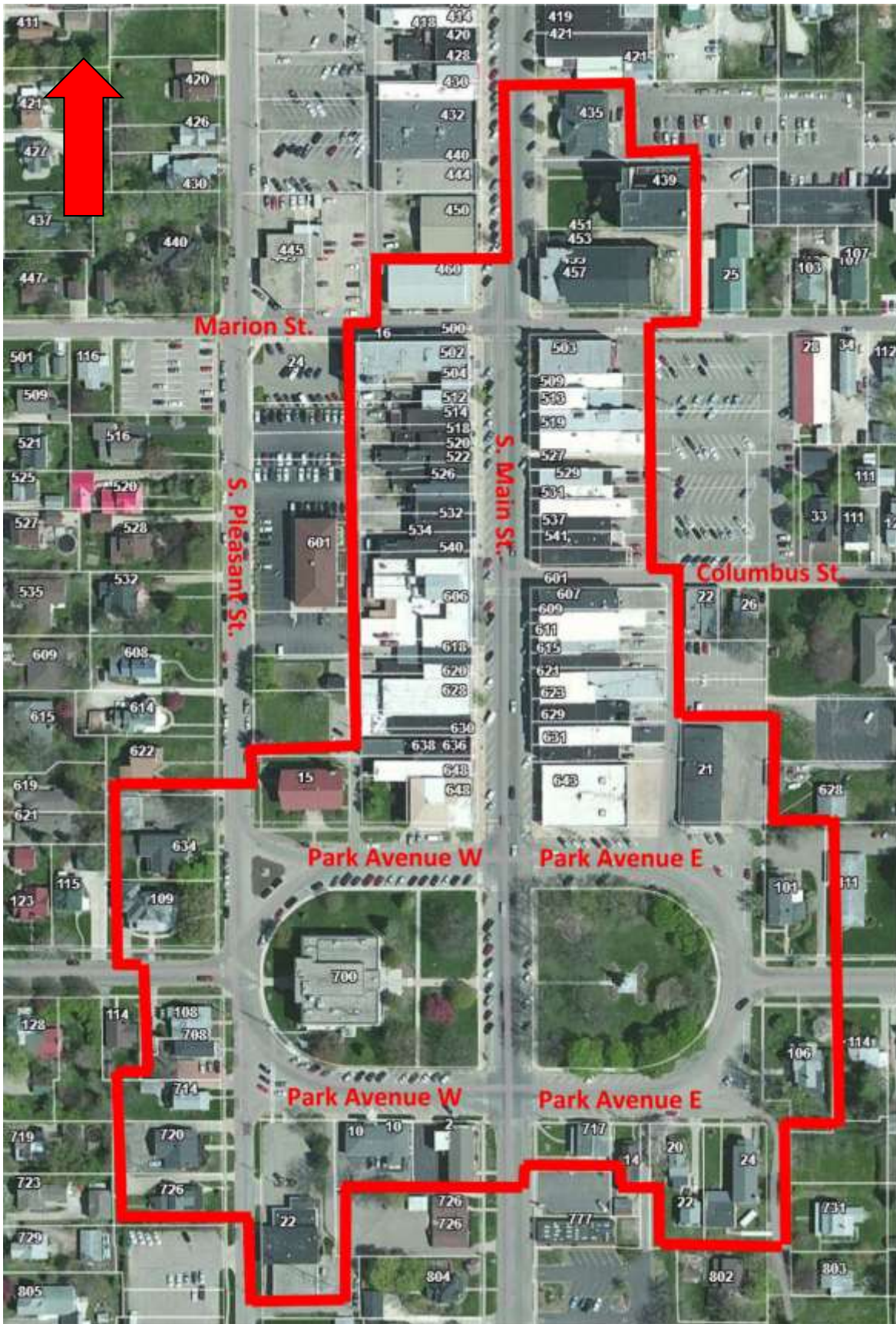


Figure # 4 - Aerial map of Princeton South Main Street-Courthouse Square Historic District, including building addresses.

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau

**Princeton South Main Street-Courthouse Square Historic District
Contributing/ Non-contributing properties**

64 resources – 59 contributing, 5 non-contributing (buildings at 531, 606, and 643 S. Main St. and at 22 Park Avenue West, and a garage at 714 S. Pleasant, marked with X)

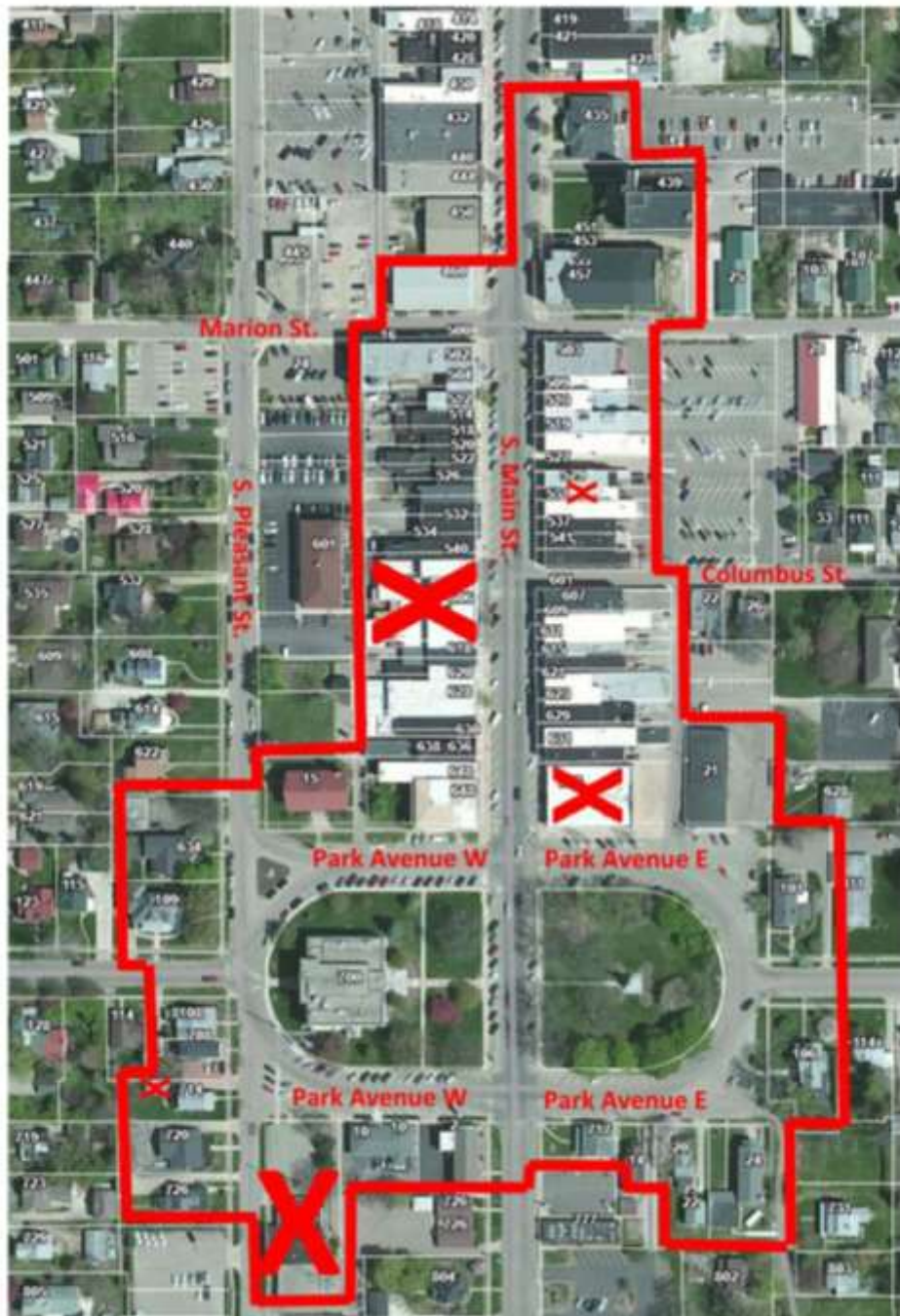


Figure # 5 - District map with non-contributing resources marked with Xs.

Property name: Princeton South Main Street-Courthouse Square Historic District
Illinois, County: Bureau



Figure # 6 - Postcard view of South Main Street, looking north from Park Avenue, probably 1900 (https://images-na.ssl-images-amazon.com/images/I/81C0ByDLAgL._SL1500_.jpg; accessed July 12, 2017).



Figure # 7 - Postcard view of 600-block of South Main Street, looking northwest, 1912 (Doris Parr Leonard, *Big Bureau and Bright Prairies*).

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Figure # 8 - The White House building, 501 S. Main Street, circa 1906 photo (George Harrington, *Past & Present of Bureau County*).



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Figure # 10 - Parade on September 4, 1919, honoring World War I soldiers returning to Princeton. View shows South Main Street looking northwest towards 518, 514, and 512 S. Main St., and Hotel Clark (Doris Parr Leonard, *Big Bureau and Bright Prairies*).



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Figure # 12 - Heck's Rexall Store, 514 S. Main St., photo circa 1945.



Figure # 13 - Apollo Hall, 455 S. Main St.; photo before 1931 remodeling and conversion to movie theater (photo date unknown).

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Figure # 16 - Soldiers & Sailors Monument, Courthouse Square [701 S. Main St.], 1914 photo (*Princeton, City of Homes*).



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/4/2017 Date of Pending List: 1/4/2018 Date of 16th Day: 1/19/2018 Date of 45th Day: 1/18/2018 Date of Weekly List: 1/19/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/18/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

DEC -4 2017

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

November 30, 2017

Ms. Barbara Wyatt
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed are the disks that contain the true and correct copies of the National Register nomination recommended for nomination by the Illinois Historic Sites Advisory Council at its October 27, 2017 meeting and signed by the Deputy State Historic Preservation Officer:

Promontory Point -- Chicago, Cook County
Princeton South Main Street-Courthouse Square Historic District -- Princeton, Bureau County
Princeton North Main Street Historic District -- Princeton, Bureau 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
Illinois State Historic Preservation Office
Illinois Department of Natural Resources

enclosures