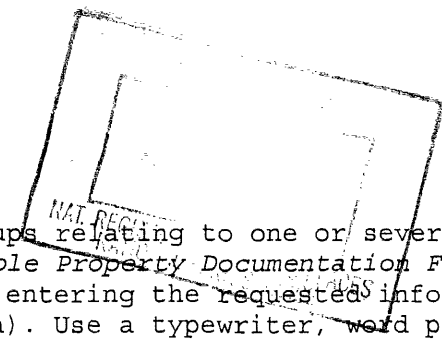


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United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

 X New Submission Amended Submission

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A. Name of Multiple Property Listing

=====

Multiple Family Dwellings in Springfield, Illinois

=====

B. Associated Historic Contexts

=====

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Multiple Family Dwellings in Springfield, Illinois 1896 - 1958

=====

C. Form Prepared by

=====

name/title Jeff Schukai

street & number 117 South Grand Avenue West, #3W telephone 217/553-3041

city or town Springfield state IL zip code 62704

=====

D. Certification

=====

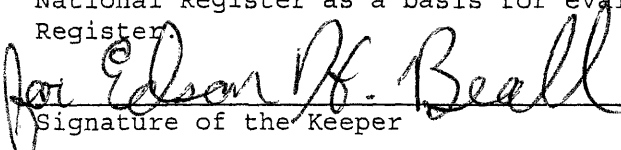
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

 William L. Lohman 154P3
Signature and title of certifying official

 7-29-04
Date

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.


Signature of the Keeper

9.15.04
Date of Action

=====

Table of Contents for Written Narrative

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

Page Numbers

E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order.)

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F. Associated Property Types (Provide description, significance, and registration requirements.)

21 - 25

G. Geographical Data

26

H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)

26

I. Major Bibliographical References (List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

27

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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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 120 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Section E: Statement of Historic Context

Apartment life has become an accepted part of today's society. Multiple family dwellings have provided many Americans with a low cost alternative to purchasing a home. Many cities and suburban areas nationwide are experiencing rapid growth; as a result new apartment buildings are being constructed everyday across the country to keep up with the demand for housing. While multiple family dwellings are prevalent today, historically, they were not popular in the United States until the late nineteenth to early twentieth century. By looking at the history of the apartment building and the patterns of their development in Springfield, Illinois, much can be ascertained about the patterns and trends of our growth as a society. This multiple property submission is intended to provide a context for evaluating those multiple-family dwellings, often referred to here as apartments, as they pertain to Criterion A for Community Planning and Development and Criterion C for Architecture.

This document only covers those buildings that were constructed as multiple-family dwellings. While the city of Springfield contains an untold number of single dwellings that have been converted to multiple-family use, their historical significance lies in their single-family function. For this reason, only those properties that were built to function as multiple family dwellings will be discussed.

Multiple Family Dwellings in the United States

The first multiple-family dwellings were a direct result of the population explosion that took place in the United States during the nineteenth century. From about 1830 to 1900 the country experienced a growth in population that resulted in an increase of roughly 1000%. In 1830 the population was roughly 12.8 million. Driven by mass migrations from overcrowded cities and underdeveloped rural areas of Europe the population would more than double by 1850 to 23 million. Over the next thirty years the population would double yet again to roughly 50 million people and by the end of the century the population would stand at 76 million with nearly 9 million more arriving every year.¹

¹ Tess, John M and Mawson, Robert L. Middle Class Apartment Buildings in East Portland. National Register of Historic Places Multiple Property Documentation Form, July 7, 1996, Section E, p. 3.

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While the arrival of such an enormous workforce was great for the economy, the major eastern cities in which the vast majority of these people settled lacked the building stock to accommodate them. At that time the single-family home was the most popular style of living but was far beyond the means of the newly arrived immigrants. The question of where to house the ever-growing working class had to be addressed; the answer would come in the form of the multiple-family dwelling.

Multiple-family housing had existed in Europe for more than a generation before they were constructed in the United States. The first multiple family dwellings in the United States were tenement buildings that were constructed to meet the needs of laborers working in large cities. These buildings were almost always overcrowded and lacked proper lighting and ventilation, thus "apartment living" became synonymous with the lower classes.

First appearing during the 1830s the tenement was built to meet the needs of the working class, who required living quarters within a reasonable distance of their place of work and could not afford the traditional single-family housing. To accommodate these people landlords began to construct tenements that would come to typify low income housing in cities such as New York and Chicago. The tenement would evolve throughout the nineteenth century and eventually become the more modern and traditional multiple-family housing that is seen today.²

The first type of tenement housing in the United States was built during the 1830s and was known as the "double tenement." These buildings were typically 3-4 stories high with two families on each floor. A second building was then constructed to the rear and would usually be of the same height, but only housing one family per floor. The average "double tenement" would house sixty-five people. During the 1850s the "railroad tenement" was introduced. This type was usually larger and more crowded and offered tenants little to no privacy. Built as a 90 foot rectangle only the outer rooms had direct light or air, making the inner rooms nothing more than windowless boxes. The third type of tenement housing was a response to the unhealthy conditions caused by the close proximity quarters of the "railroad tenement." First appearing during the 1870s this type was commonly called the "dumbbell tenement" for its shape resembled a dumbbell. These buildings provided light and air shafts, toilets on every floor, and slightly more privacy. Even though the tenement would evolve and become more habitable for its occupants it would never

² Ibid P. 3-4

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lose its association with poor living conditions.³

At the end of the nineteenth century changes taking place in the American household greatly impacted the development of the multiple family dwelling. Families were shrinking in size creating a shift from the extended to the nuclear family. This was attributed largely to the rise in marriage and birth rates as well as the ability, through higher wages, of Americans to support their own families without assistance from extended family members. The reduction of the size of the American family coupled with the increase in the population rate resulted in the ever growing need for more housing. This need would manifest itself in the form of more and more apartments springing up in the larger cities around the country.⁴

Another great change began to take place during this time as well: wealthier classes residing in the cities began to choose to live in apartments. This living arrangement was popular in France where it was very common for wealthier individuals to live in apartments, or flats. With the introduction of the elevator, hot and cold running water, and the lavish surroundings of public spaces, the apartment became quite a novel home for the well-to-do of the city centers. In the United States, this concept began in New York City but spread quickly across the country. In Chicago, for instance some 1,142 apartment buildings were constructed in one year following the fire of 1871.⁵ Another factor impacting the development of apartment buildings was cost. As the cities continued to grow the price of land increased. It was less expensive to build upwards instead of outwards.

The increase in the number of Americans living in apartments continued through the end of the nineteenth century in nearly every major city across the country. While still not completely accepted everywhere, the apartment had made its mark in American home life and its roots were set deep. By the turn of the twentieth century apartment buildings were constructed to cater to the middle class. Finally the apartment became an accepted living space. The nineteen teens and early twenties would show the greatest growth in middle-class apartments to that date. Based on the idea of a scaled down luxury flat these buildings were a response to the economic boom that resulted from World War I.

³ Ibid P. 4

⁴ Shafer, Robert. 1974. *The Suburbanization of Multifamily Housing*. Lexington, MA: Lexington Books. P. 2-4

⁵ Tess, P. 5

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After the building boom of the 1920s the number of apartments being built around the country began to decline as a result of the Great Depression. With less capital from which to draw many developers began to cut back on apartment construction. In addition, new governmental regulations were introduced specifying the amount and kind of material that could be used for construction of certain building types on the home front. This caused a serious decline in all forms of construction around the country. Both of these factors contributed to the decrease in the construction of multiple family housing. Following the end of World War II a sharp rise in apartment building construction occurred all around the country. Many servicemen were returning to wives and families and needed housing that was not only affordable, but also modern and respectable.⁶

During the late 1940s and early 1950s high-rise apartment buildings associated with the upper-classes of America's larger cities became more attractive to developers because of their ability to house more people in the same relative space. Many of these buildings were constructed through Federal Housing Authority (FHA) loans which were so liberal that they allowed the developers to "mortgage out," or essentially to develop the property with no personal investment. This resulted in financial windfalls for the owners and made high-rise building even more lucrative.⁷ The high-rise became more a niche market than other multiple family dwellings. Smaller towns still had the availability of land that large cities were lacking. It is for this reason that the majority of these buildings are only found in larger cities.

Multiple Family Dwellings in Springfield

The City of Springfield has experienced three major trends in apartment construction during its history. The first period of this construction took place approximately between 1885 and 1900 with the development of the "downtown apartment building." This type was characterized by a lower level commercial structure, store or office, and an upper level living space and was generally hard to distinguish from other commercial buildings around them. The second period occurred roughly between 1900 and 1920. It was at this time that the fully

⁶ Shafer, P. 5-6

⁷ Ibid P.8-12

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developed, free-standing apartment building would appear. These are generally what has come to be considered the apartment building of the modern era. The third period would take place after 1920 and would be characterized by more architecturally sophisticated facades with more lavish common spaces and smaller room sizes. It would also see the development of the high-rise apartment in Springfield.⁸ Apartment construction would also take place in three distinct clusters in the city of Springfield up to the late 1930s, the smallest of which was the Enos Park area, located to the north of the downtown business district.

The second area was centered west of Second Street around Washington and Monroe Streets in what is today the Historic Westside Capitol neighborhood. This area contained more apartments than did Enos Park, but only moderately so. The largest area of development took place to the south of the downtown business district and was bound on the west by Second Street and on the east by Eighth Street. Today this area is referred to as the Aristocracy Hill Neighborhood.

The majority of construction that occurred in the third area led out of the downtown area along the streetcar lines of South Grand Avenue toward the very popular Washington Park area.⁹ For nearly the first fifty years of this trend nearly all apartments were constructed within 1 mile of the city center (see map). Originally the majority of Springfield's apartment tenants were of middle-class standing, educated, and worked in some form of professional field. The reason for this being that many young urban professionals were transients in the sense that they never planned to make the city their home. Apartments appealed to the growing number of people who had no desire, or means, to buy a house that they would then have to sell in a matter of a year or two. It became more profitable for land owners to simply rent a space to someone rather than to sell one. As this trend continued it led to the development of the many styles and designs of apartments seen around the city today.

Multiple Family Dwellings in Springfield up until 1900

The first free-standing apartments in Springfield would actually appear prior to 1900 but little information is available regarding the apartments of pre 1910 Springfield; the first mention of them occur in the 1898 publication *The Illinois Capital Illustrated*, which listed one apartment building

⁸ Pearson, Thomas Y. 1987. *McGowan Apartments*. National Register of Historic Places Inventory – Nomination Form. P. 3

⁹ *The Lubbe Apartments*. On file at Fever River Research, Springfield, IL. P. 7-8.

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at 407-411 East Capital Street. In the following years a few more apartments would be constructed in the same vicinity; unfortunately none of them are still standing.¹⁰

The majority of the apartments being constructed at this time were located above the downtown commercial structures. [In some instances the upper floors of these buildings served a residential purpose.] In the Sanborn Maps, as well as the city directories, however, these buildings were identified only as commercial space. It is not known whether these living areas above the stores were rented out or used by the property owner as private living quarters. It is most likely that the commercial properties that had living quarters on the upper floors were primarily occupied by the shop owners themselves. Based on this information one can assume that if most of the residents in these building were store owners, they were probably middle class. Today these spaces are almost exclusively, with a few exceptions, used as income-producing properties and rented for a fee.

Springfield seemed to lack tenements at this time as well. The majority of rental space was available either in a hotel or a boarding house. While apartment construction did begin during the mid 1880s there is little mention of this in the city directories or on the Sanborn Fire Insurance Maps. The Enos Flats, located at 716-724 North Fifth Street, are the first known flats and first were identified in the 1896 Sanborn map. These flats in the Enos Park neighborhood are the oldest extant example of a multiple family dwelling in the city today. The Enos Flats also possess one other noteworthy point in the city as well. Consisting of five, two-story, units these flats are Springfield's only historic example of the rowhouse.¹¹ This is unusual for rowhouses were the most common type of early apartments found in the larger cities across the country. While this building was an anomaly in Springfield, it marked the beginning of the multiple family dwelling as a growing segment of the city core. It is interesting to note that, sixty years after the Enos Flats were built, another type of apartment considered unique to Springfield, the Town House, marked the end of the construction of multiple family dwellings in the city's older neighborhoods.

Multiple Family Dwellings in Springfield from 1900-1920

¹⁰ Mansberger, Floyd, and Stratton, Christopher. 2003. *The Architectural Resources of The Aristocracy Hill Neighborhood Springfield, Illinois*. Prepared by Fever River Research for the Historic Sites Commission, City of Springfield, Springfield, Illinois. P.109.

¹¹ Mansberger, Floyd, Stratton, Christopher, and Rothman, Robert. *The Architectural Resources of the Enos Park Neighborhood, Springfield, Illinois*. Springfield, IL: Fever River Research, 1997. Survey ID 233.

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While apartment living in Springfield had been established by the end of the nineteenth century it had not yet gained acceptance over the single-family home. Many still believed that the construction of new multiple-family dwellings would lead to a moral and social decline in the city. It was for this reason that landlords began to look to new styles of construction that would embody the virtues of the single-family home. This new era of construction in the realm of middle class apartments would be typified by five characteristics:

1. Location in a respectable "refined" neighborhood.
2. Access to convenient, inexpensive public transportation.
3. A stylish exterior and a modern, efficiency-oriented interior.
4. Private entrances.
5. Room arrangements that resembled a single-story, single-family home.

The success of an apartment building in Springfield was directly related to its ability to meet these five characteristics. It was for this reason that these characteristics can be found in nearly all of the city's apartments from the era.¹²

In 1900 the Springfield Pleasure Driveway and Park District (SPDPD) formed a committee to find a location for a new and larger park in Springfield. The area purchased by the committee became known as Washington Park and lay at the western end of the city's streetcar line. The land was purchased from the streetcar company and the adjacent groves at a cost of \$24, 717. The streetcar now made it possible for the city to expand to the west, while the city of Springfield had been growing to the north and east. The patterns of development up to the turn of the century had been very representative of that growth. With the addition of the Washington Park area to the city many residents now felt the urge to move closer to the park and to experience the relaxation of the country. This would forever change the way in which the city of Springfield would develop.¹³

¹² Pearson, P. 1

¹³ Holt, Priscilla. 1986. *Illinois Record of Landscape Architecture: Resource Survey and Evaluation Washington Park, Springfield*. P. 4-5

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After the turn of the century the population of Springfield began to expand exponentially. Most of the new residents to Springfield were the young urban professionals of the day -- people without large families who had no ties to the community and often no plans to stay for a great length of time. Between 1909 and 1915 the population of Springfield increased more than 51 % and the city limits expanded several square miles. With the introduction of streetcar lines to the newer segments of the city property values continued to increase. Because of this property owners found it more profitable to build and rent multiple-family dwellings. It was important for tenants that apartments provide a low-cost, low-maintenance alternative to single-family housing, while at the same time embodying the virtues of the single-family home.¹⁴

The majority of apartment buildings built during this time were either two, four, or six flats, and were built near the downtown area. Starting to the north these apartments would eventually proliferate to the point where they were being constructed all around the city proper. Mainly consisting of these three main types, the apartment would become an accepted mainstay of the cityscape and would lose the stigma of being bad for the family and society as a whole.

It was at this time that the double house came into existence in the city. The double house is exactly as it sounds, a single structure resembling a house that is divided in half to accommodate a family on either side. The roots of the double-house lie in the early stigma of apartment life when many believed that it was not appropriate to raise a family in an apartment. The double house became a very popular way for tenants to rent an apartment and still have all the accommodations of the traditional home. Found throughout the city the double house is not always easy to identify. Because of its appearance as a single residence it often blends into surrounding neighborhoods. It is often not until closer inspection that one notices the attributes that signify it as a double house. Without entering the structure the only real clue to its identity is its two front and rear doors. An example of this is found at 817-819 East Miller Street.¹⁵ Another example is located at 604-606 South Seventh Street. Both of these examples are typical of double house construction.

The two-flat apartment building was very prevalent at the beginning of this expansion because it did not resemble a typical apartment building. The two-flat blended well into residential neighborhoods; only two stories high it resembled some of the larger homes in the city and therefore did not project the appearance of a multiple family dwelling. Many examples of the two-

¹⁴ Pearson, P. 2

¹⁵ Mansberger, et al. Survey ID 515

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flat still exist all around the city today. Nearly every neighborhood that comprised Springfield's older neighborhoods contains an example of this type. The Lubbe Flats located at 718-720 East Cook Street is a great example of the two-flat design. Built in 1908 this Classical Revival dwelling is two-stories high and has an individual apartment on each floor. It was constructed of brick and stone, materials which were commonly found in the city's early apartments.¹⁶ Two more examples can be found in the Enos Park neighborhood, one at 640 North Fourth Street and the other at 717 North Fifth Street. These examples were both built in the Craftsman style and differ from the Lubbe Flats for they have second story porches for the occupants of the upstairs apartments.¹⁷ The two-flats with second story porch are more typical; but aside from this variation, the basic layout and design of the two-flats are practically all the same.

From the two-flat the natural progression of development led to the construction of four and six-flats throughout the city. As apartment life became more acceptable the need to hide, or mask, multiple units became less of a concern. Developers and landlords began to construct larger buildings that contained more units and thus increased the income gained from that property. The four-flat had the basic design and structure of the two-flat, but had two apartments per floor. The Lindsay Flats at 416-422 East Edwards are a great example of the four-flat. Built between 1900 and 1910 this two story structure is laid out in a basic two-over-two design with a central entrance on the first floor that would allow access to the four apartments located within.¹⁸ The biggest exterior difference was the two-flat often had the entrances to both apartments located on the exterior of the building, while four-flats and larger apartment buildings had one exterior entrance and individual entrances to each unit on the interior, accessible by stairways and central halls. The Lindsay Flats have porches that appear to have been enclosed after the date of original construction. While these porches are a common feature they are not found on all the city's four-flats. Another example of the four-flat is located at 609 North Fifth Street. Possessing many of the same qualities found in the Lindsay Flats, these apartments project a more historically accurate picture as the front porches have not been enclosed.¹⁹

The six-flat was the culmination of this era of expansion and of early apartment construction. At three stories these were the largest and most impressive of the city's early flats. Built in nearly

¹⁶ Mansberger, Survey ID 94

¹⁷ Mansberger, Survey ID 116 and 181.

¹⁸ Mansberger, Survey ID 229.

¹⁹ Mansberger, Survey ID 167.

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every section of the city the six-flat became synonymous with apartments in Springfield. Typically built in either a Revival or Craftsman style these structures not only projected themselves outwardly, but inwardly as well. The McGowan Apartments, 401 West Monroe, are an excellent example of this style. Built in 1913 this Classical Revival structure is common to those flats being built to cater to the city's growing professional middle class. Three stories tall with paired front turrets and a three story porch it is almost one-of-a-kind in the city. Built of brick and stone it has the common construction materials of the day. The second and third floors also include bay windows and the sides of the building.²⁰ The city's six-flats use the bay window more often than the front porch; this structure contains both. Another example of this style is the Taylor Apartments located at 117 South Grand Avenue West. Built in 1916 by Dr. Percy Taylor the flats are representative of the time and typify the construction methods and beliefs of the day. While the exterior is lacking any formal architectural style, interior features are representative of the Arts and Crafts movement. What sets it apart from the other examples are the three story paired porches on either side of the front façade. The porches have had windows added post construction but still maintain their original configuration on the front façade.

Apartment Construction in Springfield after 1920

Much of the construction methods and trends that had characterized the early development of apartments would continue up to the late 1940s and early 1950s. The two, four, and six-flats would not cease being built, but they would however no longer typify the times. Most of the multiple family dwellings built after 1920 were larger and characterized by a greater number of apartments in one building. Commonly referred to as multiple flats these structures were characterized by more elaborately decorated facades, lavish common spaces and smaller room sizes. By decreasing the size of living space more units could be included, thus raising the amount of income a property generated. By spending more on the outward appearance and creating the lavish common spaces the landlords could provide their tenants with a feeling of exclusivity while at the same time compensate for the shrinking amount of living space.

The multiple flat would come into its own after 1920 and become the standard for the new era of apartment development. While nearly all of the multiple flats in the city were constructed after 1920 there are some exceptions. One of these is the Embassy Apartments, constructed around

²⁰Mansberger, Floyd and Stratton, Christopher. *The Architectural Resources of the West Side Capitol Neighborhood*. Springfield, IL: Fever River Research 1998. Survey ID 255.

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1910, which had 20 rental units. This is believed to be the first of the large multiple flats in the city. Located at 1002-1008 South Second Street it was constructed in the Craftsman style typical of the time. The next large multiple flats would not begin to appear for another ten to fifteen years.²¹ The best known example of the multiple flat in the city of Springfield is the Hickox Apartments constructed between 1928 and 1929. The Hickox Apartments, located mainly on Fourth Street, consists of multiple buildings, all of which have multiple flats. When completed the structures housed more than 100 rental units. The principle property of the complex is the largest building which is located at 631 Fourth Street. The Hickox Apartments not only typify the multiple flat of post 1920 construction, they are also a precursor to Springfield's larger apartment complexes that exist in the city today. The Hickox Apartments were listed on the National Register of Historic Places on November 13, 1984.²²

A variation of the multiple flat is the courtyard apartment which began to appear during this time. The basic premise was that of a multiple flat constructed around a central courtyard. This courtyard served several functions, mostly it was open space for the enjoyment of the tenants, but it was also a way in which to open the entire complex up and allow more access to fresh air and natural light from both sides of an apartment. The Plaza, constructed in 1923, is an example of the courtyard design. Its simple Craftsman style wraps around a sparse courtyard that leads back to the main central entrance of the building. Located at 1008-1018 South Seventh Street it is one the earliest large examples of the courtyard apartment in the city. The evolution of the design would lead to structures such as that located at 908-912 South Fifth Street. This courtyard apartment is beautifully constructed in brick and is an example of Colonial Revival architecture. The barren courtyard has been done away with and what replaces it is one that contains private walkways and porches, creating a neighborhood unto itself that promotes a sense of community among the tenants.²³

During the 1930s and 1940s there was an overall decline in apartment construction throughout the city. As was the case elsewhere, new construction during the Great Depression took place but at a much slower pace than in previous years. The construction of large multiple flats began to wane and the construction of two, four, and six-flats were more common. This is not say that construction of multiple flats ended, but rather that, at the time, it was more economical to build

²¹ Mansberger, Survey ID 433.

²² Ibid, Survey ID 295.

²³ Ibid, Survey ID 110 and 190.

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on a smaller scale.

Following the end of the Second World War the trends in apartment construction began to change yet again. There was a revival in multiple flat construction and this opened the door for construction of Springfield's first high-rise apartment building. Built between 1954 and 1958 the Town House apartment building was the pet project of then Franklin Life Insurance Company president Charles Becker. Located catercorner from the Franklin Life Building at 718-720 South Seventh Street the Town House was initially constructed to house officers and employees of Franklin Life. The building immediately became an address of importance as it represented a life-style new to the city. Designed by the architectural firm of Shaw, Metz, and Dolio of Chicago this new addition to the Springfield skyline seemed to be a premonition of things to come. Its clean lines and modern style make it one the city's finer apartment buildings.²⁴

High-rise apartments, however, did not make a big impact on the city of Springfield. In the years following the completion of the Town House many plans were made to build similar high-rises in the city. Some of these apartments were eventually constructed to little acclaim while most were canceled prior to breaking ground. The high-rises that were completed most often became retirement and low-income housing rather than the refined living spaces of the Town House.

Architectural Styles Represented in Springfield's Multiple Family Dwellings, 1896 – 1958

The following architectural descriptions were taken from The Architectural Resources of the Aristocracy Hill Neighborhood, Springfield, Illinois, prepared by Fever River Research.

The architecture of the historic multiple-family dwellings in Springfield can be defined by specific building types or by certain architectural styles. There are also examples of building types that while not possessing enough features to be identified as a particular style, may still have features that are commonly found on high-style buildings. The dates 1896 – 1958 represent the period of significance for multiple family dwellings in Springfield, beginning with the date of the oldest extant example, Enos Flats, and ending with the completion date of the Town House, the last example of large-scale apartment construction in the city's older neighborhoods.

Queen Anne

²⁴ Rubin, Howard. National Register of Historic Places Preliminary Evaluation. Springfield, IL: Town House Home Owners Association, 2004. On file at the Illinois Historic Preservation Agency, Springfield, IL.

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Queen Anne was the dominant architectural style in the United States between 1880 and 1900 and persisted until ca. 1910. The primary emphasis of the style was the breaking up of the smooth wall surfaces, which was accomplished through the use of asymmetrical floor plans, steeply-pitched, multi-planed roofs, bay windows (projecting and cutaway), towers or turrets, wall texture variations (cut shingles placed in patterns on gable end walls), and ornately decorated porches. A group of English architects led by Richard Norman Shaw was responsible for initially developing and popularizing the style. Contrary to what is suggested by the style's name, most of the architectural elements used by Shaw and his followers were borrowed from medieval models from the Elizabethan and Jacobean periods, rather than from the reign of Queen Anne (1702-14). American architects provided their own interpretation of Queen Anne, accepting the half-timbering and patterned masonry utilized by their English colleagues, but adding elements such as spindlework and classical detailing. Spindlework detailing was popular initially, but by ca. 1895 had given way to Classical (McAlester and McAlester 1990:262-87).

American examples of high-style Queen Anne domestic architecture can be grouped into four general house forms. The most common form has a principal hip roof with lower cross gables. The cross gables are typically lower than the principal roof and are associated with bays and short wings that extend off the main block. The second house form has a cross-gabled roof and usually has an L-shaped plan; a tower, when present, is usually located in the re-entrant angle of the L. Nearly as prevalent as the latter subtype is the front-gable house form, which is found most frequently in detached urban houses. The fourth housing type is the urban townhouse. Townhouses typically have false roofs -- front gable, mansard, or perhaps even gambrel -- on their front facade, with a flat, or low-sloped shed roof to the rear (McAlester and McAlester 1990:262-87).

Bay windows, "cottage" windows, and cantilevered wall extensions are found on all four house types. The majority of Queen Anne houses also have ornately decorated porches. Like the houses themselves, these porches are very eclectic and come in a wide range of forms, ranging between small, entrance porches to elaborate, wrap-around porches with turrets or pediments. Recessed porches are commonly found on the second story (McAlester and McAlester 1990:26).

By the 1880s, examples of Queen Anne houses were being illustrated in a wide range of popular formats, particularly pattern and/or plan books such as those published by George and Charles Palliser (Palliser and Palliser 1878) and R. W. Shoppel (1890). By the early twentieth century, the

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Chicago-based architectural publishing firms such as the Radford Architectural Publishing Company (cf Radford 1903) and the Frederick Drake Company (cf Hodgson 1906) were distributing, by mail, a wide range of house plans including numerous designed in the Queen Anne style. These publishing firms gave easy access to a wide variety of elaborate Queen Anne house plans to local carpenter/builders such as Samuel Hanes and John Hayes. Both Hanes and Hayes were contractor/builders within Springfield who advertised in the Springfield city directory with an illustration of a Queen Anne style house designed and/or constructed by these firms. Not only did many local architects design in this style, several local carpenter/builders constructed houses in this style based on house designs present in period plan books. Local Springfield architect George Heimle is also known to have designed Queen Anne style houses in the Aristocracy Hill neighborhood. Queen Anne assumed the position formerly held by Italianate architecture and became the most popular architectural style in the Aristocracy Hill neighborhood during the late nineteenth century. It was applied to both elite, high-style residences, as well as more modest homes. Many of the properties illustrated in the vanity press publications from the 1890s are Queen Anne.

Neoclassical and/or Classical Revival

According to McAlester and McAlester, the Neoclassical style was born from the World's Columbian Exposition in 1893, and became a dominant style for domestic building throughout the country during the first half of the twentieth century (1990:344). The style drew heavily upon on the country's previous interest in the Early Classical Revival and Greek Revival and utilized such features as hipped roofs, elaborate classical columns, full-height porches, symmetrically balanced windows and center doors, roofline balustrades, and cornices with modillions or dentils. The classical detailing is particularly evident in the porch columns and details, as well as the elaborate door surrounds and doorways. Later Queen Anne buildings have some these same features, but these structures lack the symmetry ubiquitous to the Classical styles. The principal distinction between Neoclassical and Classical Revival is the presence of a large full-height (and often full width) front porch (or portico) on the former. Otherwise, the detailing between the two styles is the same.

The Classical Revival apartments in the Aristocracy Hill neighborhood are flat-roofed, brick structures and generally have more-restrained detailing than the other examples discussed above. The principal decorative element that defines them as Classical Revival are their cornices, which are constructed of pressed metal and emulate a Classical entablature—having dentils and/or

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modillions and occasionally floral reliefs and patterns. Stone belt-coursing also is common, as are projecting bays. The Bungalow Apartments at 713-715 East Cook Street are a good example of Classical Revival applied to the apartment building form. Constructed ca. 1905-1915, the building has three full stories above a raised basement and is divided into four units per floor. A smaller multi-family example of this architectural style is Lubbe Flats a "two-flat" located directly opposite the Bungalow Apartments at 718-720 East Cook Street.

Colonial Revival and Dutch Colonial Revival

Colonial Revival was a popular architectural style in the United States during the period Ca. 1880-1955 and was inspired by the English and Dutch colonial homes found along the Atlantic seaboard. Although Colonial Revival borrowed architectural elements from the earlier Adam, Georgian, and Dutch styles, it offered a reinterpretation of these antecedents and freely combined architectural elements from them and other styles on the same structure. Revival homes were also larger and often more irregularly massed than Colonial homes in order to suit modern tastes (McAlester and McAlester 1990:324; Embury 1919).

Colonial Revival also was a popular architectural style for multi-family construction in Aristocracy Hill during the first half of the twentieth century. Eleven Colonial Revival apartment buildings were documented in the survey area. Common detailing found on these structures includes: the use of quoins on corners and around doorways; pedimented door hoods and/or entranceways; window shutters, and decorative urns along the rooftop. One of the more notable Colonial Revival apartment buildings documented is located at 908-912 South Fifth Street. Constructed Ca. 1925-1930, this apartment is a two-story, C-shaped, brick structure with Georgian ornamentation. The footprint of the building allows for an inner courtyard onto all which the apartments face.

The Dutch colonial subtype, according to McAlester and McAlester, is identified by its gambrel roof form and makes up about 10 percent of Colonial Revival houses (1990:322). Most commonly, the form has a front-facing gambrel roof with a cross-gambrel and full-width porch. There also are side-gambrel examples.

Arts and Crafts (Prairie and Craftsman)

The Arts and Crafts movement in the United States is characterized by two distinct styles:

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Prairie and Craftsman. Prairie architecture was developed by a group of architects led by Floyd Lloyd Wright. Some of the most noted examples of the style are Wright's early domestic designs, a large number of which were located in and around the Chicago suburb of Oak Park, where Wright then had his studio. The Prairie style was most popular ca. 1900-1920 nationally, although its influence in the Springfield area persisted up through Ca. 1930. Key elements of Prairie architecture include: a low-pitched roof that is most commonly hipped, but can be gabled; wide boxed eaves; a two-story height; and a full or partial-width front porch that usually has large square columns. The detailing present tends to emphasize the horizontal lines of the building, utilizing such elements as banding or differential materials to contrast the two floors. Another identifying feature are the windows, which usually have a multi-paned upper sash and a single-light sash below. Casement and leaded-glass windows also are common. Multiple windows often are set closely together, creating a ribbon or banding effect across the elevation. Dormers—usually hip-roofed—are often present. The most common vernacular example of Prairie-influenced housing is the Four-Square House, which is discussed separately below (McAlester and McAlester 1990:10, 438-443; Blumenson 1977:72-73).

The Craftsman Style in the United States dates to the period ca. 1905-1930. The style initially was developed in southern California by architects Charles Sumner Green and Henry Mather Green, two brothers who practiced together between 1893 and 1914 (McAlester and McAlester 1990:54). The houses constructed by the Green brothers reflected the concepts of the English Arts and Crafts movement, with its emphasis on the use of simpler design, natural materials, and fine craftsmanship in home construction; yet, they also were influenced by the earlier Stick style, the writings of furniture maker Gustav Stickley, the Green brothers' prior experience with the manual arts, and oriental architecture (particularly Japanese joinery) (Roth 1979:213-124). The spread of Craftsman architecture from southern California was facilitated through the national exposure the style received in such publications as *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, and *Ladies Home Journal*. The style was actively promoted in the pattern books from the period, some of which even offered pre-cut packages of lumber and detailed plans for assembly (McAlester and McAlester 1990:454).

Craftsman houses are characterized by a rectangular footprint, irregular interior floor plan, side or front-gabled roofs (usually low sloped), wide eaves, exposed rafter ends, front porches that may be either partial or full-width, and exterior brick chimneys. The house may also have ornamental braces or beams under the gables, flared peaks reminiscent of oriental architecture, extra stickwork on the gables or porch, and windows with multi-paned upper sash and a one-light sash below.

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Craftsman porch supports are very distinctive and typically have sloping (battered) sides.

Some apartments are simply identified as Arts and Crafts. These buildings cannot be described as either Prairie or Craftsman, although some of them do incorporate certain elements associated with those styles, such as multi-paned sash or wide boxed eaves. Common traits include their construction dates (1915-1935), their brick construction, and the fact that their construction materials were meant to serve both a structural and decorative function. This use of common building materials as decorative elements was a major emphasis of the Arts and Crafts movement. One such example is the use of rusticated brick on a building's exterior. Lintels and water tables often are formed with bricks that are simply laid in a different bond, rather than being of stone. Windows and doors generally have square openings (at least on the façade) and sometimes are capped by dog-eared "label" lintels. Wall surfaces occasionally are decorated with panels of differential brickwork that have masonry or ceramic blocks in the corners. The most common characteristic of the Arts and Crafts apartment buildings is the paired porches on the façade, flanking a central entrance. These porches tend to distinguish the buildings from other contemporary apartment buildings.

Tudor Revival

Tudor Revival architecture was an influential architectural style in the United States during the period ca. 1890-1940. It attained great popular appeal following World War I, with the development of improved masonry veneering techniques that allowed builders to mimic the brick and stone exteriors of Tudor-era mansions and cottages in England (McAlester and McAlester 1990:358). Most Tudor Revival homes were architect designed, and they were heavily promoted in published pattern books during the 1920s and 1930s. The style particularly was well suited for the new suburbs cropping up around the nation's suburbs during this period (Jones 1987; Roth 1979:232). While primarily influenced by sixteenth-century English architecture, Tudor Revival tended to combine a variety of Tudor, Gothic, and Renaissance architectural elements. Houses typically have the following features: steep side-gable roofs with one or more cross gables present; tall, narrow, multi-paned windows that are often grouped together; and massive chimneys. The exterior wall treatment varies among stucco, brick veneer, stone veneer, wood shingle, decorative half-timbering, or a combination of these. Half-timbering is often present in the gables, as are vergeboards. The roofs also are covered by a variety of materials, including wood shingles, false thatch, slate, or composition shingles (McAlester and McAlester 1990:354-359).

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The Tudor detailing on the building at 1206-1208 South Seventh Street resembles many of the other apartments constructed in the Aristocracy Hill neighborhood between 1915 and 1935, being two-stories tall, brick, and having paired sun porches flanking its front entrance. The primary feature that separates it from these others is the presence of front-gabled roofs with decorative half-timbering over the sun porches. The timbering is set within a field of stucco. Another example of Tudor Revival apartments are the Windmere Apartments (now condominiums) on South Grand Avenue across from Washington Park.

Italian Renaissance and Spanish Eclectic

Italian Renaissance was of the many “revival” styles that were popular in the United States from 1910s into the 1930s. Like the earlier Italianate style, Italian Renaissance architecture drew its inspiration from the villas of Italy, and the two styles understandably share many of the same characteristics and detailing. Most examples have low hip roofs with wide eaves. The roofs often are covered with clay tile, and the eaves decorated with brackets. Some Italian Renaissance buildings have flat roofs. These examples typically have a parapet or balustrade along the roofline and have detailing that emphasizes each floor, giving the impression of the building being stacked, cake-like, an effect achieved through the use of different building materials for first floor (such as rusticated masonry), horizontal banding, and differential windows on each floor. The formal entrances to Italian Renaissance building generally are quite elaborate, often being arched and flanked by columns and sometimes recessed within the building (McAlester and McAlester 1990:398-3 99).

An example of an Italian Renaissance apartment buildings is the Grande Chicago Apartments, a three story tall, brick structure at 1121-1127 South Seventh Street. The most prominent feature of this building is its paired sun porches, which are brick and rise the full height of the building's façade. The porches have wide, arched openings on three sides and are surmounted by a flat roof with brick parapet above and wide eaves below. Decorative brackets are present along the eaves. The apartment building at 1040 South Fourth Street helps illustrate the “stacked” effect provided to some Italian Renaissance buildings. The first floor of this three-story, brick structure is emphasized through the use decorative brick quoins on the corners and a limestone banding—features that are not used on the floors above.

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Art Deco and Art Moderne

Art Deco and Art Moderne were two early modernistic styles that were popular in the United States in the decades preceding World War II. Though contemporaneous styles, Art Deco developed slightly earlier, in the 1920s, whereas Art Moderne came into vogue in the 1930s. Building examples of both styles typically have flat roofs and smooth surfaces. The walls often are stuccoed, though exposed brick, tile, and concrete walls also are common. Art Deco buildings have a vertical emphasis that is accentuated by towers, windows, and other vertical projections. They also commonly have geometric motifs (including chevrons, sunrise and floral patterns, and reeding or fluting) along the cornice, towers, and openings. Art Moderne, in contrast, was more austere and placed an emphasis on a building's horizontal lines and the creation of smooth, streamlined wall surfaces, largely free of ornamentation. Horizontal emphasis was achieved through the use of flat roofs, coping, grooves or lines in wall surfaces, and balustrades. Facades were generally asymmetrical, and one or more corners were curved (McAlester and McAlester 1990:464-467). In Springfield, Art Deco and Art Moderne seem to have had wider application in commercial, rather than residential, construction.

The two-story, brick apartment building at 614 South Fifth Street serves as a good example of the local application of Art Deco. Vertical emphasis is achieved through three fluted pilasters on the building's façade that rise to a point just above the roofline. Similar pilasters frame the front entrance, which is slightly recessed within the building. The recessed entrance is made more pronounced visibly by the stepped brickwork (emulating fluting) framing it. Bedford limestone is used to cap the pilasters and other points on the building. The larger three-story, brick apartment building at 441 East Canedy Street has similar detailing, including the use of pilasters and a recessed front entrance with stepped brickwork. In addition, this structure also has simple brick banding along the cornice.

International and Modern

The International Style originated in Western Europe during the middle-to-late 1920s and its development is particularly associated with German architects Walter Gropius and Ludwig Mies van der Rohe. Other early architects of note were J. J. P. Oud in Holland and Le Corbusier in France. International-style buildings are characterized by smooth wall surfaces, flat roofs, minimal detailing, and they are often asymmetrical in plan. In this sense, there is an obvious connection with Art Moderne, though the International Style usually utilizes sharper lines and corners than the

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latter. Windows commonly are arranged in continuous ribbons and wrap around the corners of the building. Sections of the building occasionally are cantilevered.

Smooth wall finishes effected by using concrete or thin slabs of polished stone. When used, the stone is not structural, instead the structure often provided by a steel frame. Windows and doors have minimal relief, an effect amplified by the use of steel frame. The style continues to be applied to the present day (McAlester and McAlester 1990:469-473; Blumenson 1977:74-75; Poppeliers et al. 1983:92-95).

Certainly the most impressive example of International Style architecture is the Town House, a high-rise condominium built in 1956-1958 at 718-720 South Seventh Street (Building 93). Though not yet fifty years old, the Town House is a good candidate for National Register listing for its International Style architecture and its association with community planning and development. The building possesses exceptional significance within the context of apartment development in Springfield. Examples of apartments categorized as modern due to their relatively simple, non-stylized designs include the properties at 943-945 South Fourth Street and 830 South Eight Street.

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Section F. Associated Property Types

Multiple Family Dwellings in Springfield Between 1896 – 1958

I. Property Type Description

Rowhouse Apartments

As defined in *How to Complete the Ohio Historic Inventory*, "A rowhouse is one of a row of contiguous houses, each sharing at least one common wall with another in the row." Usually these structures are two or three stories in height with a raised basement and stepped entrance or porch. Usually constructed in brick these buildings share common features throughout creating the semblance of continuity. The Enos Flats, located at 716-724 North Fifth Street, are the first known flats and first were identified in the 1896 Sanborn map. These flats in the Enos Park neighborhood are the oldest extant example of a multiple family dwelling in the city today. The Enos Flats also possess one other point of interest in the city as well. Consisting of five, two-story, units these flats are Springfield's only historic example of the rowhouse apartment. Unlike the rowhouse, Springfield's rowhouse apartments were constructed as rental properties and were not originally intended to be owner-occupied.

Characterized by:

- Single entrance to each unit
- Two-story brick construction
- Sharing at least one common wall between units
- Raised basement

Double House

The double house is the more traditional answer to the single-family home. Built to resemble a single dwelling the double house contained two smaller side-by-side living units under a single roof. The double house was more accepted than the stacked apartment in that it embodied more of the typical virtues of the single home. Found throughout the city the double house is not always easy to identify. Because of its appearance as a single residence it often blends into surrounding neighborhoods. It is often not until closer inspection that one notices the attributes that signify it as a double house. Without entering the structure the only real clue to its function is its two front and

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rear doors. An example of this is found at 8 17-819 East Miller Street

Characterized by:

- Two entrances
- One and one-half to two stories high
- Side-by-side living spaces
- Shared front and rear yard spaces

Two-Flat

The two-flat is one of Springfield's older examples of the multiple-family dwelling. It maintains the basic line of a "city house" in that it does not monopolize on the space in which it sits. Being only two stories high it resembled some of the larger homes in the city and therefore did not project the presence of a multiple family dwelling. Many examples of the two-flat still exist all around the city today. Nearly every neighborhood that comprised Springfield's old growth contains an example of this style. The Lubbe Flats located at 718-720 East Cook Street is a good example of the two-flat design. Built in 1908 this Classical Revival structure is two-stories high and contains an individual apartment on each floor. Built in brick and stone it has a quality and presence commonly found in the city's early apartments.

Characterized by:

- One-over-one construction
- Generally two entrances on front façade, one for first floor and the second to stairs
- Open front porches (some have been enclosed post-construction)
- Mostly Arts & Crafts style architecture (also Prairie and Revival forms seen)
- Typically 1886-1940

Four-Flat

The four-flat is the most prevalent style of construction found in the city, next to the six-flat. First appearing in the 1880s it was the smallest style that incorporated all the attributes of the new middle-class flats. The four-flat was a natural progression from the two-flat in that the basic design and structure remained the same, but instead of each floor containing only one apartment it would now contain two. The Lindsay Flats at 416-422 East Edwards is a good example of the

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four-flat. Built between 1900 and 1910 this two story structure is laid out in a basic two-over-two design with a central entrance on the first floor that would allow access to the four apartments located within.

Characterized by:

- Two story construction
- Two-over-two design
- Mostly single-entrance with central hall (stairs lead up to second floor landing 1885-1940 (majority constructed between 1910 and 1930)
- Evenly split between having and not having front porches
- Bay windows become more prevalent than in two and three-flat construction

Six-Flat

The six-flat is the most common type of construction found in the city. It seems that this design became the most popular throughout the city because of its ability to house more units and its relative short stature. Built in nearly every section of the city the six-flat became synonymous with apartments in Springfield. Examples of this type were typically built in either a Revival or Arts and Crafts style. The McGowan Apartments located at 401 West Monroe is an example of this type. Built in 1913 this Classical Revival structure is typical of those flats being built to cater to the city's growing professional middle class. Three stories tall with half-round bays on either side of the three-story porch, it is almost one-of-a-kind in the city. Built of brick and stone it has the common construction features of the day. The second and third floors also include bay windows on the secondary facades of the building. On most of the city's six-flats, bay windows are more common than the front porch; The McGowan Apartments contains both.

Characterized by:

- Three story construction
- Two-over-two-over-two design
- Single entrance to central hall and stairs
- Projecting bays more common than front porches
- Flat roofs
- 1906-1945
- Arts & Crafts and Revival style architecture are the most common

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Multiple Flat

The multiple flat belongs almost solely to the third phase of apartment construction as discussed earlier. This design is the larger alternative for those landlords with more property on which to build. By decreasing the size of living space more units could be included, thus raising the amount of income a property generated. By spending more on the outward appearance and creating the high society feel of lavish common spaces the landlords could maintain a feeling of exclusivity and compensate for the shrinking amount of living space. The most famous example of the multiple flat in the city of Springfield is the Hickox Apartments constructed between 1928 and 1929. The Hickox consists of multiple buildings, all of which are multiple flats. When completed the structures housed more than 100 rental units. Located mainly on Fourth Street the chief property is addressed as 631 on that street. Another variation on the multiple flat was the courtyard apartment that began to appear during this time. The basic premise was that of a multiple flat constructed around a central courtyard. This courtyard served several functions, mostly it was open space for the enjoyment of the tenants; but it was also a way in which to open the entire complex up and allow more access to fresh air and natural light from both sides of an apartment. The evolution of the design would lead to structures such as that located at 908-9 12 South Fifth Street This courtyard apartment is beautifully constructed in brick in the Colonial Revival style. The barren courtyard is replaced by one that contains private walkways and porches. In essence it creates a neighborhood unto itself and promotes relations among the tenants. The multiple flat has now evolved into either the high-rise or the larger apartment complexes of today.

Characterized by:

- More than six flats
- Often ten or more apartments
- No continuity in design
- Large single buildings in either block or courtyard design

High-Rise Apartment

The high-rise apartment in Springfield is somewhat of a novelty in its appearance. The only real example is the Townhouse Condominiums located on Seventh Street. Built during the 1950s they were luxury apartments for the management of Franklin Life just across the street. No other high-rises exist in the city as most subsequent apartment construction following this was outside

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the older neighborhoods of the city.

Characterized by:

- More than three floors of construction
- More than two units per floor
- Larger design than the multiple flat building

II. Property Type Significance

Springfield's multiple family dwellings are significant for their local significance under Criterion A for their association with events that have contributed to the broad patterns of Springfield's community planning and development history – to keep up with the demand for affordable housing and to provide low-cost alternatives to home ownership. Springfield's multiple family dwellings are also locally significant under Criterion C for embodying the characteristics of distinctive architectural property types or styles commonly found during the period of significance.

III. Property Type Registration Requirements

In order to qualify for individual listing in the National Register of Historic Places, multiple family dwellings in Springfield must exhibit the defining characteristics of the property types described in this section, be located within the geographic boundaries specified within the form (the city's 1958 corporate limits), and be built within the period of significance (1896 – 1958). All individually eligible multiple family dwellings must have sufficient integrity for listing in the National Register. The primary and any visible facades must have their historic architectural features and original materials and maintain historic window openings. Additions, if applicable, must not be visible from the primary elevations, be located in the rear of the properties, and be compatible to the design, massing, and size of the original building. Common areas and corridors should be substantially intact and a majority of the interior spaces, details, and trim, should be intact.

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G. Geographical Data

The corporate limits of Springfield as they were defined in 1958.

H. Summary of Identification and Evaluation Methods

This multiple resource property documentation form is based on information from a number of different sources and surveys. The majority of the information came from the intensive architectural surveys of the West Side Capitol, Enos Park, and Aristocracy Hill neighborhoods completed by Fever River Research for the Springfield Historic Sites Commission and are also on file at the Illinois Historic Preservation Agency. The National Register nomination files and miscellaneous files located at the IHPA also provided additional information. Other repositories visited included the Illinois State Historical Library and the Sangamon Valley Collection at the Lincoln Library, both in Springfield. In addition to working with National Register staff, Ed Russo, Springfield Historian, and Floyd Mansberger, of Fever River Research, were also consulted. Their knowledge of Springfield's historical development and building types was extremely helpful to this project.

The context for the multiple property documentation form was developed to reflect the major trends in multiple family housing in Springfield from the earliest types documented up to 1900, from 1900 – 1920 when the free-standing apartment building would appear, and from 1920 to the late 1950s, when apartments were characterized by more architecturally sophisticated facades with more lavish common spaces and smaller room sizes. The period of significance dates (1896 – 1958) were selected to begin with the date of the oldest extant example, Enos Flats, and end with the completion date of the Town House, the last example of large-scale apartment construction in the city's older neighborhoods.

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**Multiple Family Dwellings Identified in the Enos Park Neighborhood Survey
conducted by Fever River Research, 1997**

Address		Style	Vernacular Type
421 East	Carpenter		Apartments
729 North	Eighth		Apartments
1036 North	Eighth		Apartments
900 -02 North	Eighth		Apartments
609 North	Fifth	Arts and Crafts	Apartments
708 North	Fifth		Apartments
710 North	Fifth	Classical Revival	Apartments
717 North	Fifth	Arts and Crafts	Apartments
1014 North	Fifth		Apartments
1020 North	Fifth		Apartments
704 -06 North	Fifth	Arts and Crafts	Apartments
716 -24 North	Fifth	Queen Anne	Apartments
640 North	Fourth	Arts and Crafts	Apartments
647 North	Fourth	Arts and Crafts	Apartments
900 North	Fourth		Apartments
918 North	Fourth		Apartments
1009 North	Fourth		Apartments
1126 North	Fourth		Apartments
1145 North	Fourth		Apartments
513 -15 East	Miller	Classical Revival	Apartments
831 North	Ninth		Apartments
923 North	Ninth		Apartments
916 North	Seventh	Classical Revival	Apartments
1025 North	Sixth		Apartments
414 -16 East	Union	Arts and Crafts	Apartments
525 -27 East	Bergen		Double House
307 East	Carpenter		Double House
814 -16 East	Enterprise		Double House
621 North	Fifth		Double House
1064 North	Fifth		Double House
1008 -10 North	Fifth		Double House
1137 -39 North	Fifth		Double House
1170 North	Fourth		Double House
817 -19 East	Miller		Double House
1109 North	Seventh		Double House
1108-10 North	Seventh		Double House
642 North	Third		Double House
908 -10 North	Third		Double House

**Multiple Family Dwellings Identified in the West Side Capitol Neighborhood Survey
conducted by Fever River Research 1998**

417	West	Capitol	Colonial Revival	Apartment
422	West	Capitol	Arts and Crafts	Apartment
434	West	Cook	Arts and Crafts	Apartment
440	West	Cook	Arts and Crafts	Apartment
463	West	Cook	Arts and Crafts	Apartment
518	West	Edwards	Art Moderne	Apartment
401	West	Monroe	Classical Revival	Apartment
415-17	South	New	Dutch Colonial Revival	Apartment
632	South	Walnut	Colonial Revival	Apartment
420	West	Edwards	Modern	Apartment
424	West	Edwards	Modern	Apartment
501	West	Lawrence	Modern	Apartment
102-06	North	Parker	Modern	Apartment
621	West	Lawrence		Apartment
639	West	Lawrence		Apartment
423	West	Monroe		Apartment
610	South	New		Apartment
122-26	North	Parker		Apartment
525	West	Washington		Apartment
400	West	Adams		Double House
410	West	Adams		Double House
409-11	West	Lawrence		Double House
523	West	Monroe		Double House
120	South	Walnut		Double House
603-05	West	Washington		Double House
609-11	West	Washington		Double House

**Multiple Family Dwellings Identified in the Aristocracy Neighborhood Survey
conducted by Fever River Research, 2003**

Address			Style	Vernacular Type
824	South	2nd	Arts and Crafts	Apartments
948	South	2nd	Colonial Revival	Apartments
1002-1008	South	2nd	Arts and Crafts	Apartments
600	South	4th	Italian Renaissance	Apartments
604-606	South	4th	Colonial Revival	Apartments
608-614	South	4th	Classical Revival	Apartments
631	South	4th	Colonial Revival	Apartments
725	South	4th	Colonial Revival	Apartments
805-807	South	4th	Neoclassical	Apartments
832	South	4th	Classical Revival	Apartments
836	South	4th	Colonial Revival	Apartments
907	South	4th	Arts and Crafts	Apartments
943-945	South	4th	Modern	Apartments
1040	South	4th	Italian Renaissance	Apartments
614	South	5th	Art Deco	Apartments
619	South	5th	Arts and Crafts	Apartments
821-823	South	5th	Colonial Revival	Apartments
825	South	5th	Neoclassical	Apartments
908-9 12	South	5th	Colonial Revival	Apartments
915	South	5th	Neoclassical	Apartments
928	South	5th	Arts and Crafts	Apartments
1204	South	6th	Arts and Crafts	Apartments
1008-10 18	South	7th	Arts and Crafts	Apartments
1121-1127	South	7th	Italian Renaissance	Apartments
1206-1208	South	7th	Tudor	Apartments
1214-1216	South	7th		Apartments
728	South	8th	Neoclassical	Apartments
823	South	8th	Arts and Crafts	Apartments
830	South	8th	Modern	Apartments
415-416	East	Allen		Apartments
214	East	Canedy	Colonial Revival	Apartments
23 1-233	East	Canedy	Arts and Crafts	Apartments
414	East	Canedy	Art Deco	Apartments
417-419	East	Canedy	Craftsman	Apartments
420	East	Canedy	Colonial Revival	Apartments
440	East	Canedy	Colonial Revival	Apartments
512	East	Cass	Prairie	Apartments
301-3 15	East	Cook	Colonial Revival	Apartments
417	East	Cook		Apartments
713-7 15	East	Cook	Classical Revival	Apartments
718-720	East	Cook	Classical Revival	Apartments
416-422	East	Edwards		Apartments
720-722	East	Edwards	Classical Revival	Apartments

**Multiple Family Dwellings Identified in the Aristocracy Neighborhood Survey
conducted by Fever River Research, 2003**

Address		Style	Vernacular Type
1007-1009	South 4 th		Double House
924-926	South 5 th	Italianate/Queen Anne	Double House
934-936	South 5 th		Double House
604-606	South 7 th	Prairie	Double House
1016-1018	South 8 th		Double House
1024	South 8 th		Double House



Double House
604-606 South 7th Street

Two - Flat

640 N. Fourth St.



Two - Flat

717 N. Fifth St.



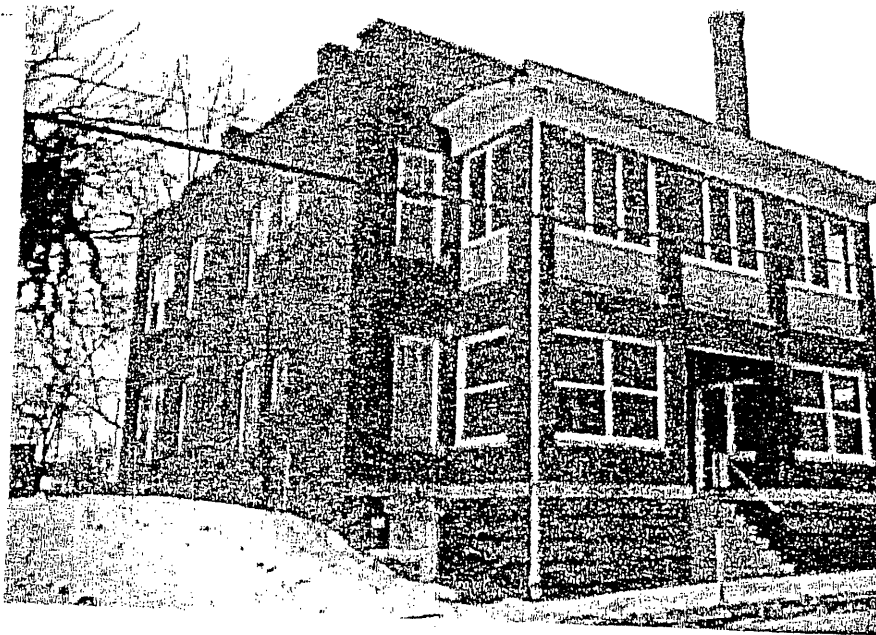
Four - Flat

609 N. Fifth St.

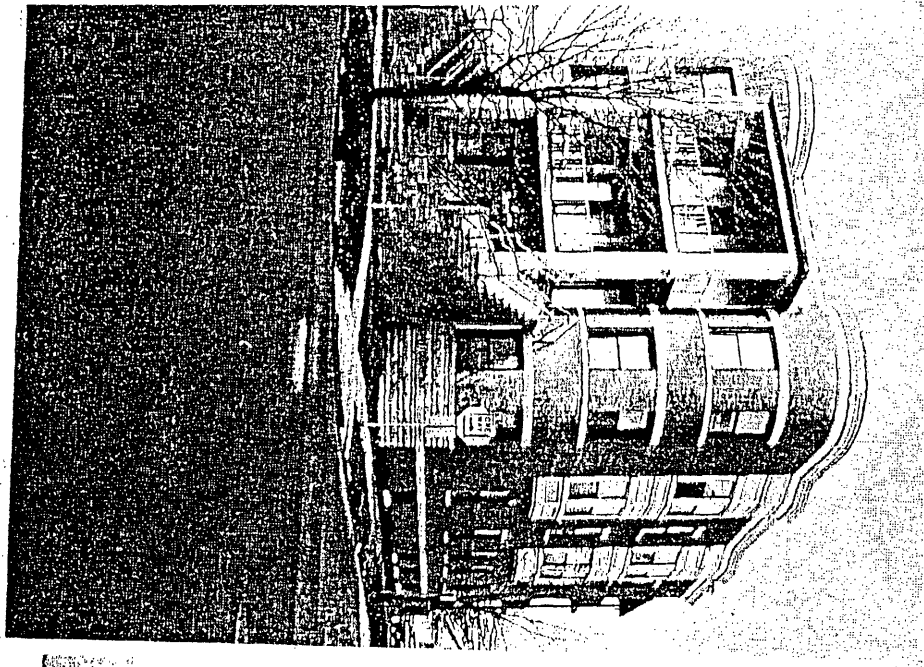


Four - Flat
Lindsay Flats

416-422 E. Edwards



Six - Flat
McGowan Apartments
401 W. Monroe St.

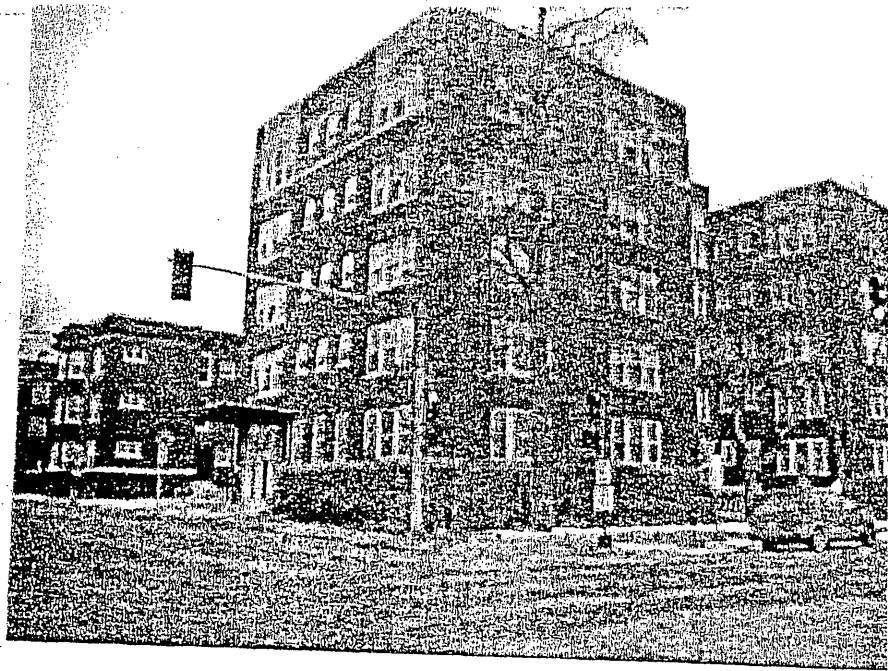


Multiple Flat
Embassy Apartments
1002-1008 S. Second St.



Multiple Flat
Hickox Apartments

631 S. Fourth St.



Courtyard Apartment

The Plaza

1008 - 1018 S. Seventh St.

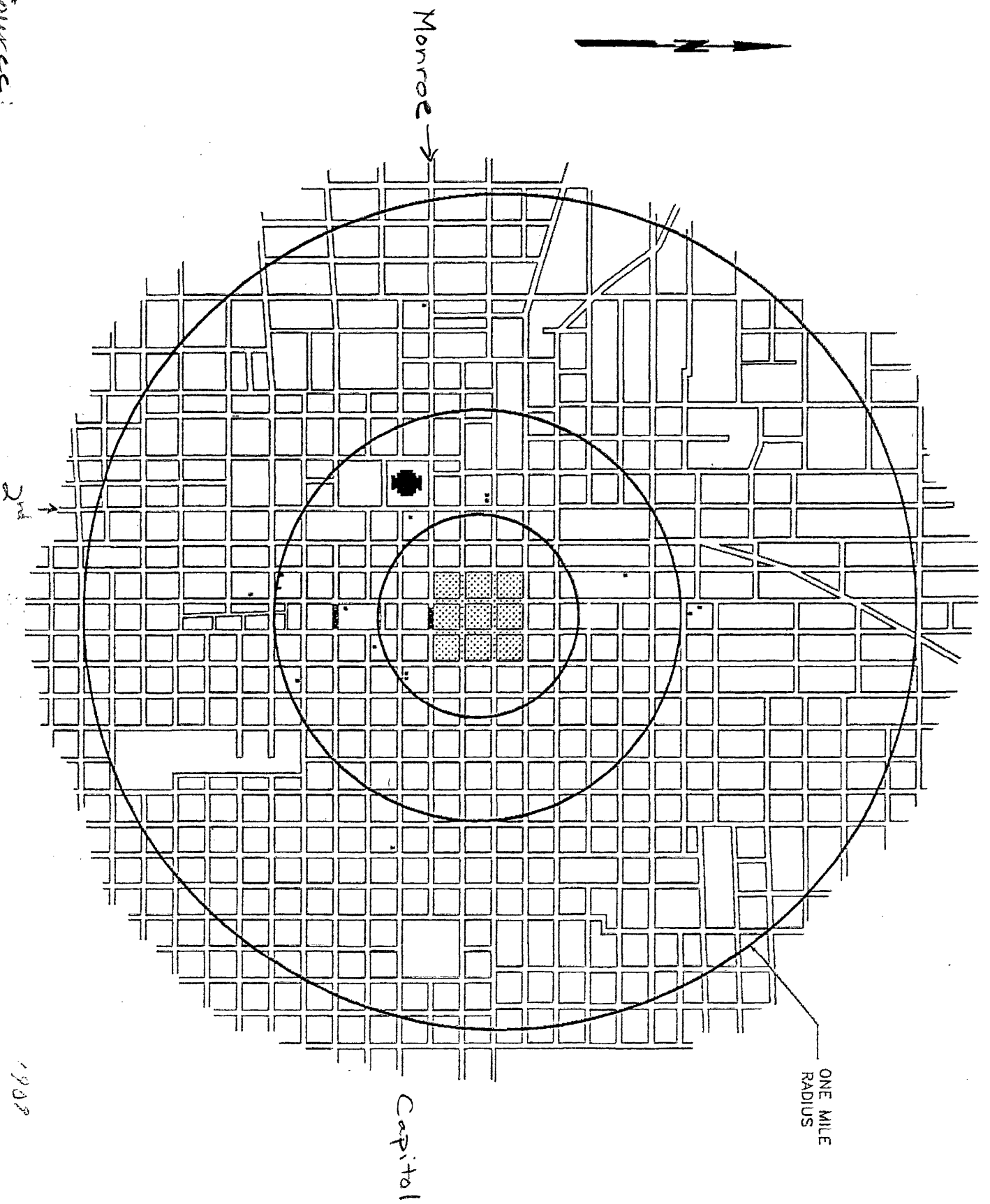


Courtyard Apartment

908 - 912 S. Fifth St.



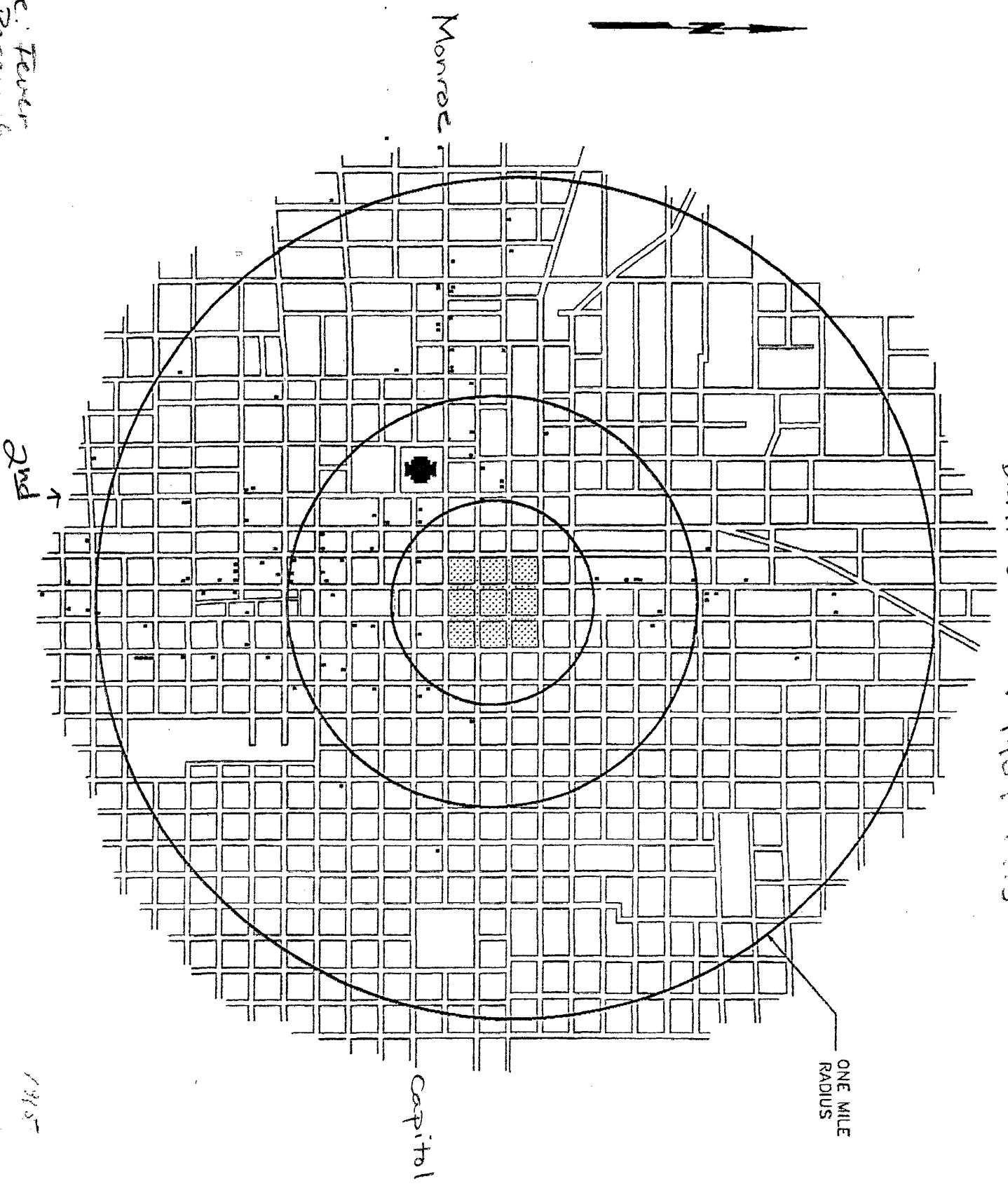
Springfield - location map of multiple family dwellings
up to 1909



Source:
Tanner River Research

1908

Springfield - location map of multiple family dwellings
built between 1909 and 1915



Source: Fern
Riv Research

1915

Springfield - location map of multiple family dwellings built between 1915-1937

