

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

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 Van Leer, Margaret and Bird, Broadview Mansion

other names/site number N/A

Name of Multiple Property Listing N/A

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

2. Location

street & number 1301 South Fell Avenue N/A not for publication

city or town Normal N/A vicinity

state Illinois county McLean zip code 61761

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] Date 4-18-16
Signature of certifying official/Title: Deputy State Historic Preservation Officer

Illinois Historic Preservation Agency
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

[Signature] Date of Action 6-7-16
Signature of the Keeper

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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	
1	1	buildings
0	0	site
1	0	structure
1	0	object
3	1	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- RELIGION
- SOCIAL/meeting hall
- DOMESTIC/institutional housing

Current Functions
(Enter categories from instructions.)

- SOCIAL/meeting hall
- RELIGION
- EDUCATION/school

7. Description

Architectural Classification
(Enter categories from instructions.)

- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Prairie School
- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/ Bungalow/Craftsman
- LATE 19TH AND EARLY 20TH CENTURY REVIVALS/ Colonial Revival
- LATE VICTORIAN/ Romanesque (structure)

Materials
(Enter categories from instructions.)

- foundation: BRICK
- walls: BRICK, Limestone
- roof: CERAMIC TILE, ASPHALT
- other: CERAMIC TILE, Iron Copper
- BRICK, Granite, Copper, Iron (structure)

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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 Van Leer's Broadview Mansion is a three-story, American Arts and Crafts Era home at 1301 South Fell Avenue in Normal, Illinois. The home was built in 1906 and designed by the Bloomington architect, Paul O. Moratz, for its only two private owners, Margaret and Bird Van Leer. Designed with a stylistic mix of Prairie School, Bungalow/Craftsman, and Colonial Revival elements, the home's construction was completed in two years and placed the Van Leers alone on an elevated, five-acre plot of land offering a "broad view" of eastern Normal and Bloomington. In 1949, the property was endowed by Margaret Van Leer to the Immanuel Bible Foundation, which has since owned, operated, and maintained the property as an institutional meeting hall. In 2014, this foundation entered into an agreement with the Town of Normal to gain a partner in its efforts to preserve and maintain the property. The entirety of Broadview (including the mansion, its adjoined garage on the western façade, the south lawn's 110-foot-tall campanile, the grounds, and its surrounding brick wall) constitutes a total of 2.9 acres in the heart of Normal and is situated amongst Highland Avenue to the north, Francis Street the south, Prospect Avenue to the west, and Fell Avenue to the east. Even though the interior and exterior of the home have gone through two notable periods of renovation and restoration, including the 1936 renovation characterized as a "significant date," no building or structure on the property has been unthinkingly altered or moved from its original location. Of the historic features of this property, there are 3 resources specifically called out as "contributing": the house (building), the bell tower/campanile (structure), and the brick wall with iron fence (object). The 2-car garage attached to the breezeway on the west side of the house is "noncontributing" because it was built in 1961 in place of the original garage.

Narrative Description

Setting

The property at 1301 South Fell Avenue occupies 2.9 acres in south central Normal just north of Bloomington's Illinois Wesleyan University and one block east of Advocate BroMenn Medical Center. In the early 1900s, the property was a five-acre semi-rural estate; however, today the property is in the heart of Bloomington-Normal's most historically recognized area. Van Leer's Broadview Mansion was the first home built on an elevated section of farmland that now includes the National Register's Cedar Crest Historic District just across Fell Avenue to the east and the Highland Historic District directly north.

The property's landscape has been altered over the past 109 years. Many of the trees on the property are close to or exceeding 100 years old and provide Broadview's yards and walkways with ample shade. Today small shrubs and stone landscaping are present in front of the east façade and front porch. The property also features a long and wide southern lawn running the full length of Francis Street and a well-shaded lawn around the garage and on the western boundary. Approximately 2.3 acres on the east side of the 2.9-acre property are surrounded by a brick wall with decorative iron spike implants featuring a gate to the Fell Avenue sidewalk and paved driveways opening to Highland Avenue. This was built during or shortly after the home's completion and features the same red brick and type of iron used on the main house.

Exterior Description – Main House

Broadview Mansion's three-story exterior and foundation consist of red brick and limestone, and its hipped-roof is covered with green ceramic tile. The home still features all of its original leaded windows, copper gutters, and protective ironwork guarding the ground-level windows.

East Facade

The main façade faces east toward Fell Avenue and features a broad porch the full width of the first floor. Each floor and the façade as a whole are symmetrical and draw one's attention to the horizontal rows of windows and rooflines on each floor. Below the porch are three ground level windows protected by iron grating. The steps and the porch are paved with red tile and its green ceramic-tiled roof is supported by four tapered columns of brick and limestone running to the ground with limestone railings between them. At the top of the front steps and in the center of the porch are two glass, wood-framed doors surrounded by a transom and hand-rounded, protruding sidelights. On either side of the door are sets of three adjacent cottage windows. On the northern end of the porch are a set of steps leading down to a curved driveway and a porte-cochere supported by brick and limestone columns with its roof making no break from the main porch's tiled

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one. On the southern end of the main porch is an uncovered wraparound porch connected to a sunporch on the southern façade. The wraparound porch's limestone base and walls are distinct and contrast with the red brick used for the majority of the home's exterior walls. The wraparound porch, like every other feature of the east façade, is original to the home, but the sunporch it adjoins is part of a renovation made to the home in 1936. The second and third floors feature five and three windows, respectively. The third floor features three shed dormers, while the second floor has five double-hung windows.

North Façade

The north façade of the home includes the brick and limestone columns and green ceramic tile of the porte-cochere as well as a set of casement windows, a recessed side door and stoop, and two additional windows on either side of the door. This façade also features modern ground-level windows installed during the basement's remodel period ranging from 1970 to the late 1990s. Although the north façade's first level is asymmetrical, the second floor appears balanced because of the use of two double-hung windows positioned on either side of a small central second floor window. Additionally, the third floor appears symmetrical with its one curve-topped window centered with the roof's peak and supported on either side by one double-hung window. Lastly, the tops of all but two windows on this façade have segmented arches.

West Façade

The west façade consists of the same red brick and limestone walls that the rest of the home features and is the least symmetrical of the home's four sides. A variety of decorative cottage, casement, and double-hung windows are included on this façade; all are original to the home's 1906 construction. Most noticeably, this façade features the original breezeway and the "noncontributing" two-car garage. The current garage is approximately 23 by 25 feet and was constructed in 1961 with red brick to match the rest of the home. This garage rests on the location of the original six-sided carriage house that the Van Leers built in 1906, and two of the walls on the current garage were part of the original six-sided carriage house. The breezeway connecting the house to the garage is original; however, it has an asphalt roof instead of its original green ceramic-tiled roof. The roof on the 1961 garage has a matching asphalt roof.

South Façade

On the south façade of the home is a relatively equal sharing of red brick and limestone surface. Again, this façade features the 1936 sunporch and an uncovered (no roof) wraparound porch on the first floor. Two ground-level windows with grates are located on the wraparound porch, while the sunporch windows and cornices blend different styles of the American Arts and Crafts Movement into the home's original facade. The second and third floors feature balanced placement of double-hung windows and round and segmented arches.

Interior Description – Main House

The interior of Broadview Mansion is almost entirely of the Craftsman architectural design. Moratz placed much emphasis on the hand-made rather than the mass produced. The interior of the mansion underwent significant renovations under the direction of Mrs. Van Leer in the mid-1930s and early 1940s, and through more superficial renovations and restorations from 1949 to the present under the Immanuel Bible Foundation's supervision. The home boasts most of its original woodwork, hardwood floors, cabinets, built-in furniture, bookcases, and fireplaces. The interior of the home includes a basement, first floor, second floor, and third floor.

Basement

The basement can be accessed by a flight of stairs at the western side of the home just inside the door that leads out under the breezeway to the garage. Once downstairs, there are two office spaces to the north, a long conference table and room running most of the width of the home to the east, and a kitchen, maintenance room, and storage space to the south and west. The walls are painted white and adorned with paintings, sketches, and photos of the Van Leers and their home, the ceiling is a drop ceiling with modern lighting, and the floor is made of terrazzo tile. Excluding the terrazzo flooring, very little of the basement is in its original state. Beginning in the 1970s, the basement of the home was converted into office space for the Immanuel Bible Foundation. A small elevated stage in the basement was walled off and made into an office in February of 1995. Also, in 1996 work was done to modernize the basement's kitchen. During Margaret Van Leer's 1936 renovations, the fireplace that once sat on the north wall of the first floor dining room was moved to the basement where it is still located. Additionally, carpet and interior walls have been installed.

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First Floor

The first floor includes a dining room in the northeast corner, a kitchen and maid's room in the northwest corner, a narrow stairway and rear entrance leading to the breezeway and garage on the west wall, a library and bathroom in the southwest corner, a sunporch off the south wall, a living room in the southeast corner, and an entrance and grand staircase just inside the front door off the east façade and porch. The Van Leer's dining room, living room, and main staircase landing are all open and connected just inside the main entrance. Morantz used dark woods like walnut and mahogany throughout the home, but on the first floor especially. The living room's white woodwork and drop ceiling contrasts with the dining room's exposed wooden ceiling beams and unpainted cabinets and moldings – this was not always the case. As part of her 1936 renovations, Margaret Van Leer had both the living and dining rooms painted white, fitted with drop ceilings, and had their entrances widened; in the 1970s the Immanuel Bible Foundation restored the dining room to its original 1906 state. Also during the 1936 renovation, Mrs. Van Leer remodeled the sunporch and the ornately tiled bathroom, replaced the original wood bannister with a decorative iron railing on the main staircase, and relocated the dining room's fireplace to the basement. These renovations remain today. The most noticeably modernized part of the first floor is the kitchen. In the 1970s, the kitchen was remodeled to feature a modern sink and fixtures, and some of its original hardwood cabinets were moved to the third floor ballroom to be used for storage.

Second Floor

The second floor of the home consists of a master bedroom and bathroom, two additional bedchambers with a bathroom between them, a walk-through closet, a maid's chamber and bathroom, a central corridor, and staircases leading to the first and third floors.

The second floor includes all of its original windows and wooden frames, hardwood floors, and wood trim. The master bedroom features the Van Leer's original horse hair mattress and bed, fireplace, wooden cabinets and drawers, table, and dressers. In 1936, Mrs. Van Leer renovated the master bathroom to include new floor and wall tiles and replaced its original 1906 standing Jacuzzi shower with the current shower/bathtub fixture. Adjacent to the master bedroom's north wall is the first of two additional bedchambers. This southernmost guest chamber has been coined the "Bird's Eye Maple Room" for the use of this exotic wood for the floors, window frames, doors, cabinets, and remaining furniture. Between this room and the second additional bedchamber is a bathroom that Mrs. Van Leer also had retiled as part of her late 1930s renovation. The second bedchamber to the north of the Bird's Eye Maple Room includes all of its original hardwood flooring and woodwork. From this room, one can walk west through a walk-through closet to reach the maid's chamber. The Van Leer's beloved maid and friend, Elizabeth Spicer, slept in this room and was able to come and go freely from her room to her own bathroom and to the kitchen below by traversing her own separate corridor and staircase. Her bedroom is now a study/library, but still boasts all of its originally constructed features.

Third Floor

The third floor of the Van Leer's Broadview Mansion is a ballroom with all twelve of its original windows and its hardwood floor along with four storage areas located in the four corners of the room. The original wooden cabinets that were removed from the kitchen by the Immanuel Bible Foundation in the 1970s are mounted on the west wall on the north end of the ballroom and are used for storage.

Bell Tower (Campanile)

The most impressive feature on the grounds and perhaps of the whole estate is the Van Leer Memorial Chime Tower located in the center of the south lawn. The tower stands 110 feet tall and is 23 feet square at the base and 21 feet square at the top. The exterior of the tower includes tapestry brick trimmed with Cold Springs granite, two red-stained wooden doors on the east facade, copper gutters, decorative ironwork over the windows, and a copper cupola on top. The interior of the tower includes a spiral staircase and the remnants of the original hand-ringing bell console. All remaining features of this contributing structure are original and have been exceptionally well-maintained. The tower was completed and dedicated in 1939 and was to be Mrs. Van Leer's first stage for a chapel and adjoining amphitheater on the south lawn of her property. The original set of 10 bells was removed in 1979 by the Immanuel Bible Foundation based on concerns that the heavy bells could collapse without expensive maintenance and repair. The bells were replaced with an electronic sound system.

Property Description

The current 2.9 acres at Van Leer's Mansion are a part of what was a five-acre semi-rural estate in early 1900s. Although just over half of its original size, the property remains one of the largest historic residential properties in the community.

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Grounds

The landscape at Van Leer's Mansion has been altered over the past 109 years. Many of the trees on the property are close to or exceeding 100 years old and provide Broadview's yards and walkways with ample shade. Today small shrubs and stone landscaping are present in front of the east façade and front porch. The property also features a long and wide southern lawn running the full length of Francis Street and a well-shaded lawn around the garage and on the western boundary.

According to primary sources provided by the Immanuel Bible Foundation, the grounds once featured wells, a pool, fountain and grape arbor on the west lawn, lattice fencing, and a garden area. None of these features are present at the site today, having been removed over time by the foundation. Additionally, the driveways passing under the porte-cochere and leading to the garage off of Highland Avenue have been repaved in concrete and asphalt. The driveway was originally paved with the same type of brick that Highland Avenue still features.

Brick Wall

Approximately 2.3 acres on the east side of the 2.9-acre property are surrounded by a brick wall with decorative iron spike implants featuring a gate to the Fell Avenue sidewalk and paved driveways opening to Highland Avenue. This was built during or shortly after the home's completion and features the same red brick and type of iron used on the main house.

The portion of the wall along the north property line (adjacent to Highland) is approximately 2.5 feet tall with pillars at 3.5 feet tall, capped with stone. The iron implants atop the wall are 10 inches in height. There are brick quoins approximately every 22 feet. The brick at the top and bottom of the wall is turned sideways. (See image 7 of 23.) The wall along the east property line (adjacent to Fell) is similar although with the pillars closer to 4 feet in height. Because Fell Avenue is on a hill, the wall steps down in elevation with each segment between pillars.

The wall along the west property line is limited to approximately 80 feet in length from the north property line headed south, with the wall segmented by brick quoins every 20 feet. This section of the wall also has the iron implants. Where the 80-foot length of wall ends, a fence begins. The 5-foot fence is wrought iron implanted into a brick base of approximately 2 feet in height. Brick pillars approximately 8 feet in height are located at regular intervals of about 20 feet. The pillars have a stone cap. The fence is similar along the south property line (adjacent to Francis) until it turns back into a brick wall (approximately 3.5 feet in height) with iron implants to match the wall adjacent to Fell and Highland. The brick wall portion on the south property line is approximately 20 feet in length.

Historic Integrity

Van Leer's Mansion remains largely unchanged since the original construction of the house, fence/wall, and bell tower. Furthermore, the property owners have maintained all aspects of the property in excellent condition to the present day, including original building materials on the house, fence/wall and bell tower. The only significant exterior change was the replacement of the original garage with a more modern, but architecturally appropriate, garage in 1961. Other exterior changes include alterations to the landscaping and the repaving of the driveway from brick to a combination of concrete and asphalt. In the year 1936 the property owner remodeled the first floor in a manner appropriate for that time period. In addition, the rest of the interior of the home still features all of its original hardwood floors, built-in furniture, fireplaces, leaded windows, and woodwork.

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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.

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.

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Period of Significance

1904 – 1939

Architect/Builder

Moratz, Paul O. (building and object)

Schaeffer, Archie (structure)

Hooton, Phillip (structure)

Significant Dates

1936

1939

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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).

Van Leer's Broadview Mansion is significant at the local level under National Register Criteria C as an excellent example of eclectic architecture. Built in 1906 for its only private owners – Bird and Margaret Van Leer – the home is architecturally significant for its Prairie School design and its architect's masterful integration of several other design and construction styles associated with the American Arts and Crafts Movement. The home is one of a small collection of existing buildings designed by Bloomington's renowned designer and builder, Paul O. Moratz, and is now understood as the chief architectural influence of this significant Normal neighborhood. Standing three stories tall, this Prairie, Craftsman, and Colonial Revival-designed home has a base of approximately 61 feet by 48 feet. In the south lawn stands a 110-foot-tall bell tower 23 feet square at the base and 21 feet square at the top. The 2.9-acre property has gone through some mindful alterations since the early 1900s, but still retains its historic integrity. The period of significance for this property – 1904 to 1939 – begins with the year construction of the home began and ends with the year construction of the Van Leer Memorial Chime Tower was completed (with 1939 considered a "significant date"), with another "significant date" of 1936 to mark the year the owner performed significant interior remodeling. The Romanesque chime tower was the last structure built on the property that was personally commissioned by Margaret or Bird Van Leer and is perhaps the property's most distinguishing feature. In 1949, following her husband's death in 1933, Margaret Van Leer passed away and left her home and property to the Immanuel Bible Foundation (IBF). This local Christian outreach and education organization has and continues to diligently care for all of the Van Leer's former property. It is only because of the IBF's wholehearted appreciation for its founder and her home that Broadview Mansion still stands, and after 109 years, is so well preserved.

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

Brief History of Normal

Normal, Illinois is located in the center of Illinois at the intersection of I-55, I-74, and I-39, approximately halfway between Chicago and St. Louis. Much of the land now occupied by Normal was first purchased from the federal government in the mid-1830s during the speculative boom of that decade. Very little settlement occurred at this time, however. Most farmsteads in Normal Township were established in the early 1850s, as the Illinois Central and Chicago & Alton railroads were planned and constructed. By 1858, virtually all of Normal Township was under cultivation.

In 1853, the route of the Chicago & Alton Railroad was surveyed through Bloomington. The newly completed Illinois Central Railroad had been in operation since May along the eastern edge of the city. Local leaders made sure that the Chicago & Alton line was routed far enough east of the center of Bloomington to allow for a relatively spacious area for city growth between the two lines. This decision created the crossing of the Chicago & Alton and Illinois Central railroads at the site of present-day Uptown Normal, well to the north of the city limits of Bloomington at that time. The area of present-day Normal also became a convenient location for freight yards, workshops, and similar railroad work, although a passenger depot was not built in Normal until 1864.

In 1854, a new town called North Bloomington was platted by land speculator Joseph Parkinson. Parkinson's property consisted of the land bounded by North Street to the north, Chicago Street (now Linden Street) to the east, South Street (now Florence Avenue) to the south, and Elm Street (now Fell Avenue) to the west. The new community was also informally called "the Junction," in reference to the intersection of the intersection of the Illinois Central and Chicago & Alton railroads. The newly platted town lay north of the small city of Bloomington, which had been founded in 1830 as the county seat of McLean County. Parkinson, along with Jesse W. Fell and others, began to promote the crossing location as a village or suburb to Bloomington.

The first sale of town lots in Normal occurred in 1854. In 1856, Jesse Fell constructed his home in Normal, becoming only the second permanent resident of the new town. Prior to 1855, the only inhabitant of Normal was on Mr. McCambridge, who lived directly at the crossing of the railroads and worked as an agent for both railroads. Fell developed a 15-acre estate around his home. The property, commonly referred to as Fell Park, had grounds designed by landscape architect William Saunders. Abraham Lincoln, a friend of Fell, was known to have visited the estate. Fell took the lead in planting trees on the generally open, prairie site of Normal, and by the late 1870s, the town site was described as having large stands of mature trees.

Illinois State Normal University was established in 1857. The 160-acre site (today's campus) was northwest of the Chicago & Alton Railroad, relatively distant from the built-area of Bloomington. Construction of new houses and the first businesses in Normal proceeded rapidly during the early 1860s, in spite of the Civil War, and soon the town was large enough to house all students and teachers of the school who wished to reside there. In 1865, Normal was incorporated as a village. The town's population at that time had reached 1,000 persons.

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Due to the presence of the railroads, the new educational institutions, and the nearby city of Bloomington, the prairie lands that today include the Van Leer mansion and the nearby historic districts of Cedar Crest and Highland were already very valuable property in the 1850s. For this reason, the agricultural development of this area did not follow the typical pattern of central Illinois, with large scale grain and livestock farming. Rather, the area was planted as large scale fruit nurseries, as well as specialty crops like strawberries, raspberries, and blackberries.

The early residents of Normal were primarily associated with the educational and state institutions, the two railroads, or the nursery business. Once streetcar lines connected Normal to Bloomington, the town began to develop as a true suburb, with Bloomington businessmen and professionals commuting to homes in Normal. A second Normal to Bloomington line along Fell Avenue, the eastern border of the Van Leer property, was constructed in 1902.

By 1900, Bloomington had a population of around 25,000, while Normal had more than 3,000. Paving of city streets in Normal began in earnest after 1910. Priority was given to paving streets that would connect Bloomington to Normal.

The current population of Normal is just over 52,000, and the major employment centers include the university, Heartland Community College, and two major insurance companies located in the adjacent city of Bloomington – State Farm Insurance and COUNTRY Companies.

Relevant Architecture

In his designing of the home at 1301 South Fell Avenue, Paul O. Moratz incorporated three of the most popular, expensive, and attractive architectural styles of the early 20th century. Joining distinct features and details associated with Prairie School, Craftsman/Bungalow, and Colonial Revival architecture, Moratz helped construct one of Normal's most beautiful homes and inspired a flurry of nearby construction of some of the early and mid-20th century's most celebrated forms of home design. Below are brief summaries of the three architectural styles used in the construction of the Moratz-designed Van Leer home and of the Van Leer Memorial Chime Tower, designed by the architectural firm of Schaeffer and Hooton.

Prairie School

The Prairie style originated in Chicago, and landmark examples are concentrated in the city's early 20th century suburbs, particularly Oak Park and River Forest, and in other large Midwestern cities. Identifying features for this style include low-pitched roofs, usually hipped, with widely overhanging eaves that are typically boxed; two stories, with one-story wings, porches, and porte-cocheres; eaves, cornices, and façade detailing emphasizing horizontal lines; and massive, square porch supports. Most homes of this style were built between 1905 and 1915; the style quickly faded from fashion after World War I. There are four subtypes of this design, but "Hipped Roof, Symmetrical, With Front Entry" is the only one applicable to this property.

Craftsman/Bungalow

Craftsman was the predominant style for smaller houses built across the U.S. from about 1905 to the early 1920s. The style originated in southern California, and most landmark examples are concentrated there. Identifying features of this style include low-pitched, gable roofs (occasionally hipped) with wide, unenclosed eave overhangs; exposed roof rafters; decorative beams or braces commonly added under gables; full- or partial-width porches with the roof supported by tapered square columns; and one- to two-story construction. Like the Prairie style, Craftsman quickly spread across the country thanks to pattern books and popular magazines. The style rapidly faded after the mid-1920s. There are four subtypes of this style, but "Hipped Roof" is the most applicable to this property.

Colonial Revival

This was the predominant style for houses throughout the country during the first half of the 20th century. From 1910-1930 about 40 percent of all homes built in the U.S. were in the Colonial Revival style. The identifying features for this style include an accentuated front door, commonly with overhead fanlights or sidelights; symmetrically balanced windows and centered door; and windows in adjacent pairs. Unlike a majority of designs, this style was not totally eclipsed by World War II and is today used for many New Traditional homes, albeit in less elaborate forms than in decades past. There are nine principal subtypes of this style, but "Hipped Roof With Full-Width Porch" is the most applicable to this property.

Romanesque

This style has its roots in the 1860s, but it became popular for domestic building in the 1890s. The identifying features of this style include round-topped arches occurring over windows, porch supports and entrances; masonry walls, usually with rough-faced, squared stonework; towers with conical roofs; and asymmetrical facades. Because they were always of

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solid masonry construction, Romanesque homes were much more expensive to build than were the Late Victorian styles, which could use wood in their construction. For this reason, they are mostly architect-designed landmarks in the northeastern states and were never common. There are three subtypes of this style, but since this design was used to construct a bell tower and not a home, the design features of all three are worth noting.

Comparative Properties

Aside from the Broadview Mansion, the Town of Normal has very few grand old houses, and none with enough land to be considered an “estate.” In Normal, the most architecturally significant large houses are at 607 N. Main Street (Italianate, local landmark), 206 W. Lincoln (Italianate, local landmark), 5 Broadway Place (Queen Anne, within the Cedar Crest Historic District), and 705 S. Broadway (Queen Anne, local landmark). Of those, the largest lot (206 W. Lincoln) is just under an acre in size.

In 1990 an architectural survey was performed on the Cedar Crest Historic District, which is adjacent to Broadview Mansion’s east property line. Of the 50 contributing structures in Cedar Crest, 21 houses are described as Craftsman, 11 as Prairie, and 2 as a combination of both. The largest of these lots are .25 acres in size, and the largest house is approximately 2,500 square feet.

Another architectural survey was completed in 2005 on the “South Side” of Normal, which encompassed 496 structures from the south border of Normal to Uptown Normal, including the Broadview Mansion property. This survey revealed that 22% of the structures within the study area were the Craftsman style of architectural, and none were Prairie style.

Significance and Historical Integrity

The Van Leer’s Broadview Mansion is an important local historic site in Normal for a number of interesting reasons, but it is worthy of the National Register of Historic Place’s consideration for its embodiment of the qualities of significance listed under Criteria C. The mansion and the other prominent structures on the grounds are architecturally unique to the early 1900s and related to several of Normal’s most famous architects and building companies. The mansion, its original six-sided carriage house, and the brick wall with iron implants that surrounds 2.3 acres of the property were all designed by the locally renowned, Bloomington-based architect, Paul O. Moratz. Paul and his younger brother, Arthur, were the leading designers for many businesses and homes throughout Normal and its sister city Bloomington in the late 19th and early 20th centuries. Other Moratz structures that still stand and/or are recognized as historically significant include the Normal Theater at 209 North Street in Normal (placed on the National Register in 1997) and the original 1896 part of the Deaconess Hospital, which no longer exists. The property’s early 20th Century construction features four of the most prominent and costly architectural styles of the time. Moreover, nearly 110 years after Paul O. Moratz’ vision of the Van Leer’s semi-rural estate became a reality, the property’s grounds and the interior and exterior of its structures have retained their historic integrity and striking appearance.

Although the interior of the Van Leer’s mansion has been continually, yet mindfully renovated and restored, the exterior of the home is unmistakably characteristic of the Prairie School architectural style. Prairie School features at the Van Leer home include a rectangular plan, a low-pitched and hipped roof, a symmetrical façade emphasizing horizontal lines, overhanging eaves, a full-width, single-story porch with square porch supports, a porte-cochere, cornices, long rows of horizontal windows (double-hung and casements), and the use of red brick and clay tile for the exterior. The home’s porte-cochere is likely the last such structure from the horse-and-carriage age in Normal. Moratz designed this Prairie home in line with the “Hipped Roof, Symmetrical, With Front Entry” subtype, which was the earliest and most common version of the style in the early 1900s.

In addition to boasting Prairie School design elements, Broadview is also architecturally significant for its incorporation of the Craftsman style. Much like Prairie School, Craftsman design features include shed dormers, double-hung and casement windows, full or partial-width porches with square column supports and symmetrical facades; however, homes of this style rarely have hipped roofs. Significantly enough, Moratz chose to use the “Hipped Roof” subtype of the Craftsman style – accounting for only 10 percent of all Craftsman buildings– in his construction of the Van Leer’s home. Additionally, the interior of the home – particularly the first floor – is entirely of the Craftsman design and boasts all the cottage windows, fine woodworking, room entrances, and exposed ceiling beams that are staples of the style.

Amongst the complementary blending of Prairie School and Craftsman architecture, Moratz chose to incorporate a few key elements of the Colonial Revival style into this Fell Avenue home. The eastern, main facade’s inclusion of Greek cornices on the porch roof and of sidelights and a transom around the front door illustrate the Colonial Revival traits that Moratz was able to join with the principle Prairie School design of the home’s exterior. Additionally, almost every window has a segmented or round arch built into its brick or limestone frame. The image of a symmetrical façade that all of these styles work to illustrate is achieved by the Colonial Revival style’s emphasis on balancing adjacent window pairs on either side of a center door. Colonial Revival features were also added to the home in the 1936 renovations that Margaret Van

Van Leer, Margaret and Bird, Broadview
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Leer commissioned for the interior and exterior of her home. The renovations were tastefully done and retain their historic integrity showcasing the hybrid design of an originally Craftsman interior remodeled with Colonial Revival features. Also, the connection of the home's existing wraparound porch to a new sunporch on the south façade at that time enabled an even greater blending of Colonial Revival, Prairie School, and Craftsman designs.

This home's original state and the alterations made in 1936 are all evident today because of the great care taken to preserve Broadview Mansion's historic integrity. For all the alterations over the decades, the interior of the home still features all of its original hardwood floors, built-in furniture, fireplaces, leaded windows, and woodwork. Additionally, the exterior boasts its original bricks, limestone, clay tiles, copper gutters, and iron window guards.

Perhaps the most impressive feature on the grounds of the property is the Van Leer Memorial Chime Tower built in 1939. Designed by Schaeffer and Hooton of Bloomington, the campanile accurately captures the Italian Romanesque style of architecture and still possesses all of its original building materials. The exterior of the tower features tapestry brick trimmed with Cold Springs Granite, round-topped arches above the tower's windows and door, decorative etchings and shaping of stone, and a copper cupola on top – all key elements of Romanesque construction. The tower was completed and dedicated in 1939 and was to be Mrs. Van Leer's first stage for a chapel and adjoining amphitheater on the south lawn of her property. The bell tower is the only such structure in all of Normal and perhaps Bloomington.

The 2.9 acres that now constitute the Van Leer's Broadview Mansion are located in the heart of Bloomington-Normal's most historically recognized areas. On the east side of Fell Avenue, just across the street from Broadview, is the Cedar Crest Historic District. Being Normal's first comprehensively planned subdivision, this neighborhood of closely situated homes and narrow brick streets was the first historic district designated by the Town of Normal's Historic Preservation Commission and is the only neighborhood in Normal that is on the National Register. Cedar Crest includes Craftsman style homes built between 1914 and 1930 and gives one the impression of being in a rural, English village of the same time period. Also, directly north of the Van Leer mansion is the Highland Historic District. The homes and structures of historic significance in this district were all built in the second and third decades of the 20th century. The architectural styles evident in the Highland neighborhood include 19th Century Farmhouse, Prairie School, American Four Square, Craftsman and Bungalow. The close proximity of such diverse and similar architectural design elements found in Moratz' construction of the Van Leer Mansion is no accident. The Van Leers were the earliest residents to use these designs and to build a home in these few blocks of Normal; moreover, the great influence that Broadview's design and location had on subsequent residents and homebuilders is clear and convincing throughout this whole area of south Normal.

Van Leer, Margaret and Bird, Broadview
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Prince, Ezra M. and John H. Burnham, History of McLean County (Chicago: Munsell Publishing Company, 1908).

Spicer, Elizabeth. "Some Facts about the B.C. Van Leers." Letter made available by the Town of Normal's Town Planning Office at 11 Uptown Circle P.O. Box 589 Normal, IL 61761.

Tyler, Norman, Ted J. Ligibel, and Ilene R. Tyler. Historic Preservation: An Introduction to Its History, Principles, and Practice. New York: W.W. Norton & Company, 2009.

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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: Immanuel Bible Foundation

Historic Resources Survey Number (if assigned): N/A

Van Leer, Margaret and Bird, Broadview
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10. Geographical Data

Acreage of Property 2.9 acres

(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>40.496648</u>	<u>-88.987473</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

1301 South Fell Avenue occupies 2.9 acres and is situated amongst Highland Avenue to the north, Fell Avenue to the east, Francis Street to the south, and Prospect Avenue to the west. The property is legally described as Lots 1 through 11 in Block 1 in Baller Place and East 250' Lot 1 and East 250' & West 7' Lot 1 in Block 2 in Broadview Subdivision in the Warner & Carter's Highland Addition to the Town of Normal, in McLean County, Illinois. The eastern 2.3 acres surrounded by the 1906 brick and iron wall is approximately 301 feet north to south and 334 feet east to west. The .6 acres outside the wall and on the corner of Francis Street and Prospect Avenue is approximately 130 feet north to south and 208 feet east to west.

Boundary Justification (Explain why the boundaries were selected.)

The Van Leers originally owned approximately 5 acres, and at the time of the home's construction in 1904 they still owned the entire block bordered by Highland Avenue, Fell Avenue, Francis Street, and Prospect Avenue. The Van Leers transferred ownership of Lots 2 and 3 – the lots at the northwest corner of the block – in approximately 1915 to one of Mrs. Van Leer's closest friends, who built a house on Lot 2 later that same year. At some point in more recent years, the owner of Lots 2 and 3 sold off Lot 3, which was developed as a single family home in 1962. For this reason, the boundaries of the proposed Van Leer's Broadview Mansion include all of the block with the exception of Lots 2 and 3.

11. Form Prepared By

name/title	<u>Mercy Davison / Town Planner</u>	date	<u>1/11/2016</u>
organization	<u>Town of Normal</u>	telephone	<u>(309) 454-9590</u>
street & number	<u>100 East Phoenix Avenue</u>	email	<u>mdavison@normal.org</u>
city or town	<u>Normal</u>	state	<u>Illinois</u> zip code <u>61761</u>

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**

Van Leer, Margaret and Bird, Broadview
Mansion

Name of Property

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- **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).

Van Leer, Margaret and Bird, Broadview
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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: Van Leer's Broadview Mansion
City or Vicinity: Normal
County: McLean County **State:** Illinois
Photographer: Alif Portee
Date Photographed: 2015

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

- Photo 1 of 23:** Looking west at east façade
- 2 of 23:** Looking south at north façade and porte-cochere
- 3 of 23:** Looking southeast at west façade, garage, and breezeway
- 4 of 23:** Looking north at south façade, wraparound porch, and sunporch
- 5 of 23:** Looking south on front porch
- 6 of 23:** Looking west at surrounding brick and iron wall
- 7 of 23:** Looking west at north section of brick and iron wall
- 8 of 23:** Looking south at southern section of brick and iron wall
- 9 of 23:** Looking north on south lawn
- 10 of 23:** Looking southwest at east elevation of campanile
- 11 of 23:** Looking west at staircase landing, living room to the south, dining room to the north
- 12 of 23:** Looking northwest in living room
- 13 of 23:** Looking southeast at the interior of the sunporch
- 14 of 23:** Looking north into dining room
- 15 of 23:** Looking northwest in kitchen
- 16 of 23:** Looking west from second floor hallway
- 17 of 23:** Looking southeast in master bedroom
- 18 of 23:** Looking west in master bedroom
- 19 of 23:** Looking east in "Bird's Eye Maple Room"
- 20 of 23:** Looking northwest at maid's quarters
- 21 of 23:** Looking south in third-story ballroom
- 22 of 23:** Looking south in basement
- 23 of 23:** Looking west at basement fireplace

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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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 Home, carriage house, and grounds prior to wall's construction (1906)
- Figure 2 Ford Model T parked on original driveway to six-sided carriage house
- Figure 3 First floor landing and dining room prior to 1936 renovation
- Figure 4 Kitchen prior to 1970s renovation
- Figure 5 Second floor master bathroom prior to 1936 renovation
- Figure 6 Bell tower's 1939 dedication
- Figure 7 Bell tower's original bell ringing system (Removed in 1979)
- Figure 8 East façade of the home with past landscaping
- Figure 9 Margaret Van Leer and some of her students

Figure 1 Home, carriage house, and grounds prior to wall's construction (1906)



United States Department of the Interior
National Park Service

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Figure 2 1910-12 Baker Electric car parked on original driveway to six-sided carriage house

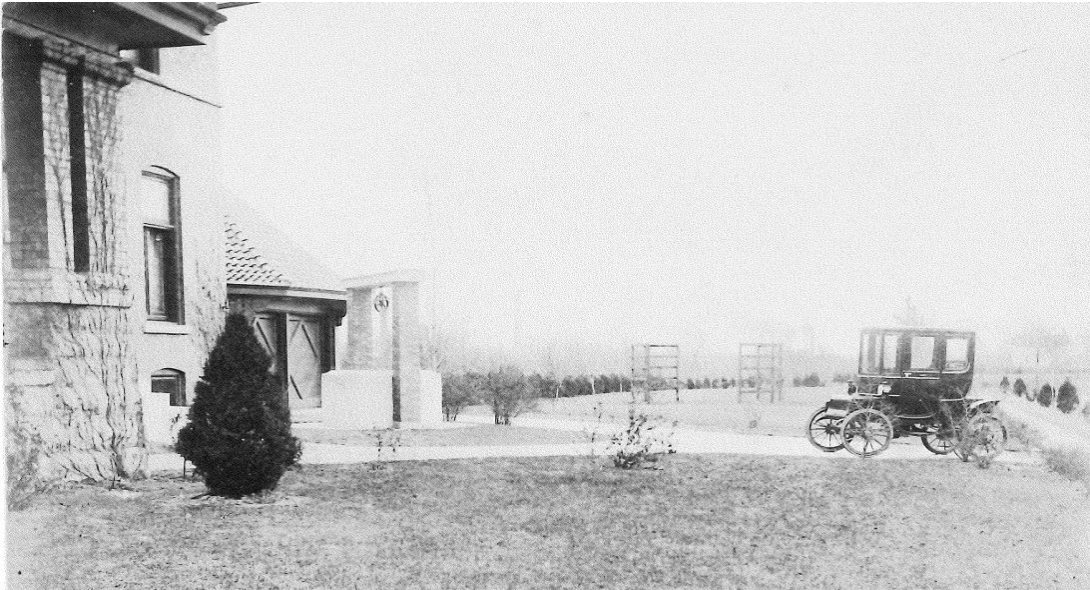


Figure 3 First floor landing and dining room prior to 1936



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National Park Service

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Figure 4 Kitchen prior to 1970s renovation



Figure 5 Second floor master bathroom prior to 1936 renovation



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National Park Service

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Figure 6 Bell tower's 1939 dedication



Figure 7 Bell tower's original bell ringing system (Removed in 1979)

United States Department of the Interior
National Park Service

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Figure 8 East façade of the home with past landscaping



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Section number Additional Documentation

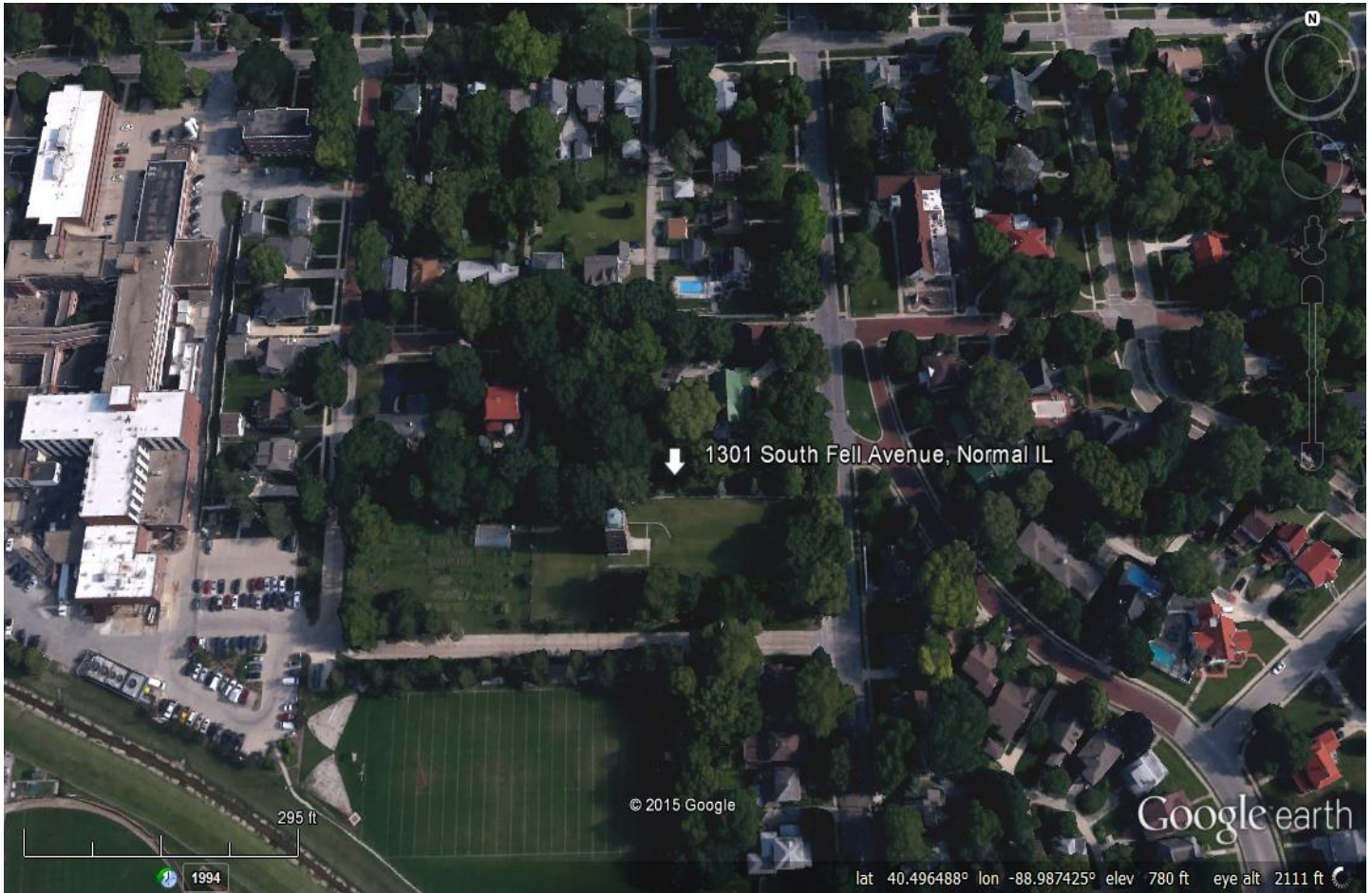
Page 23

Figure 9 Margaret Van Leer and
some of her students

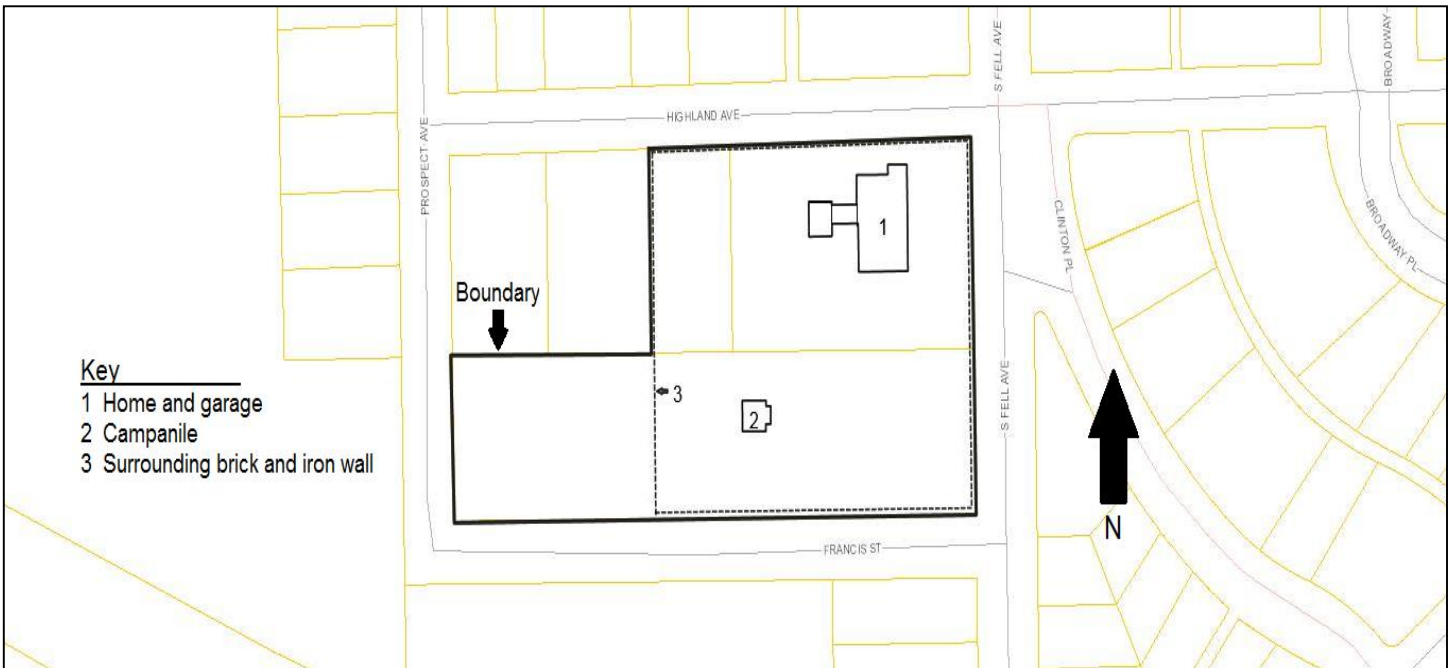


Property name: Van Leer, Margaret and Bird, Broadview Mansion
Illinois, County: McLean

GIS Location Map (Google)



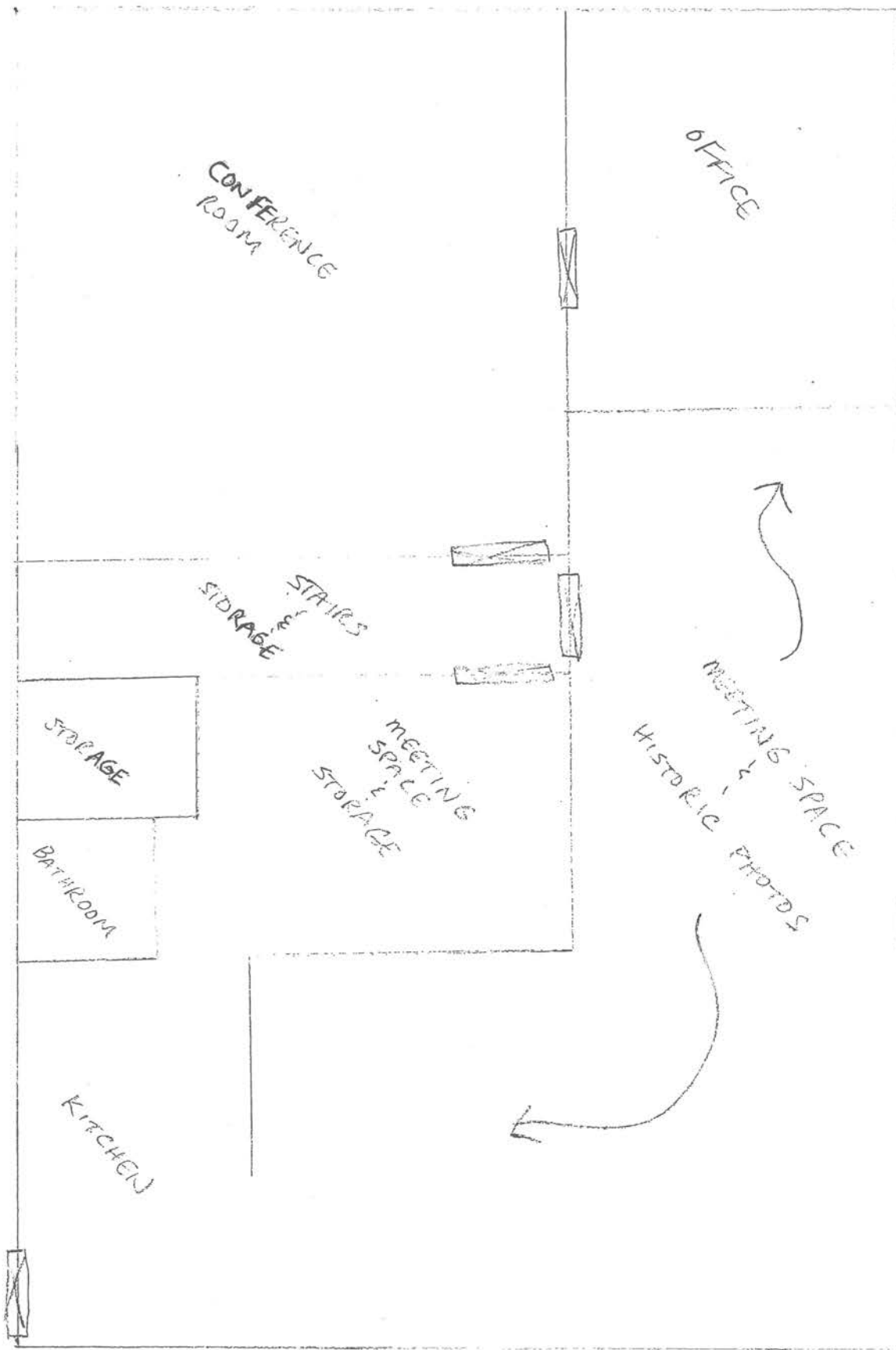
Site Plan



**Property name: Van Leer, Margaret and Bird, Broadview Mansion
Illinois, County: McLean**

Floor Plans (See next 4 pages)

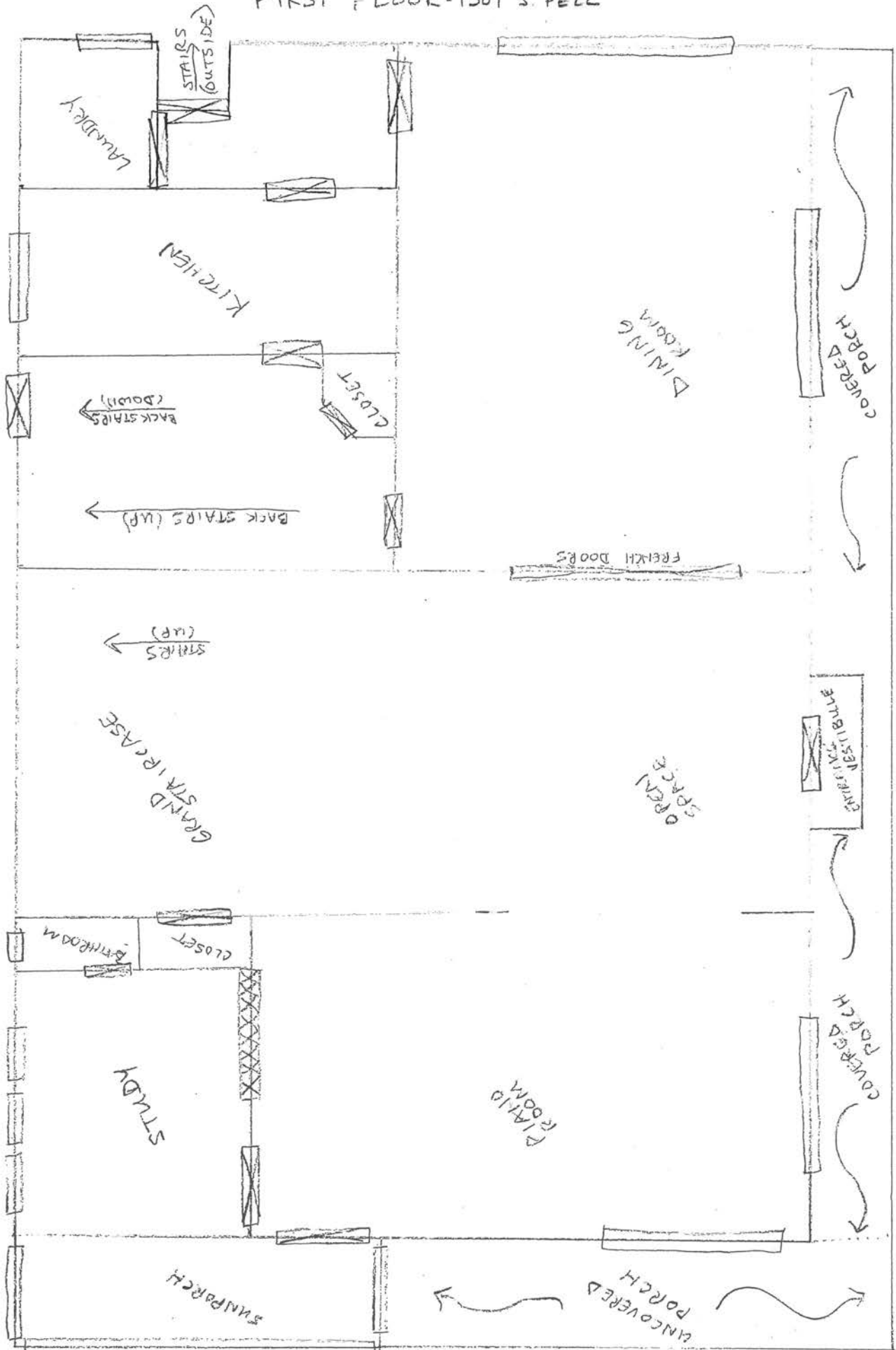
BASEMENT - 1301 S. FELL



* NOT TO SCALE

 = door

FIRST FLOOR - 1301 S. FELL



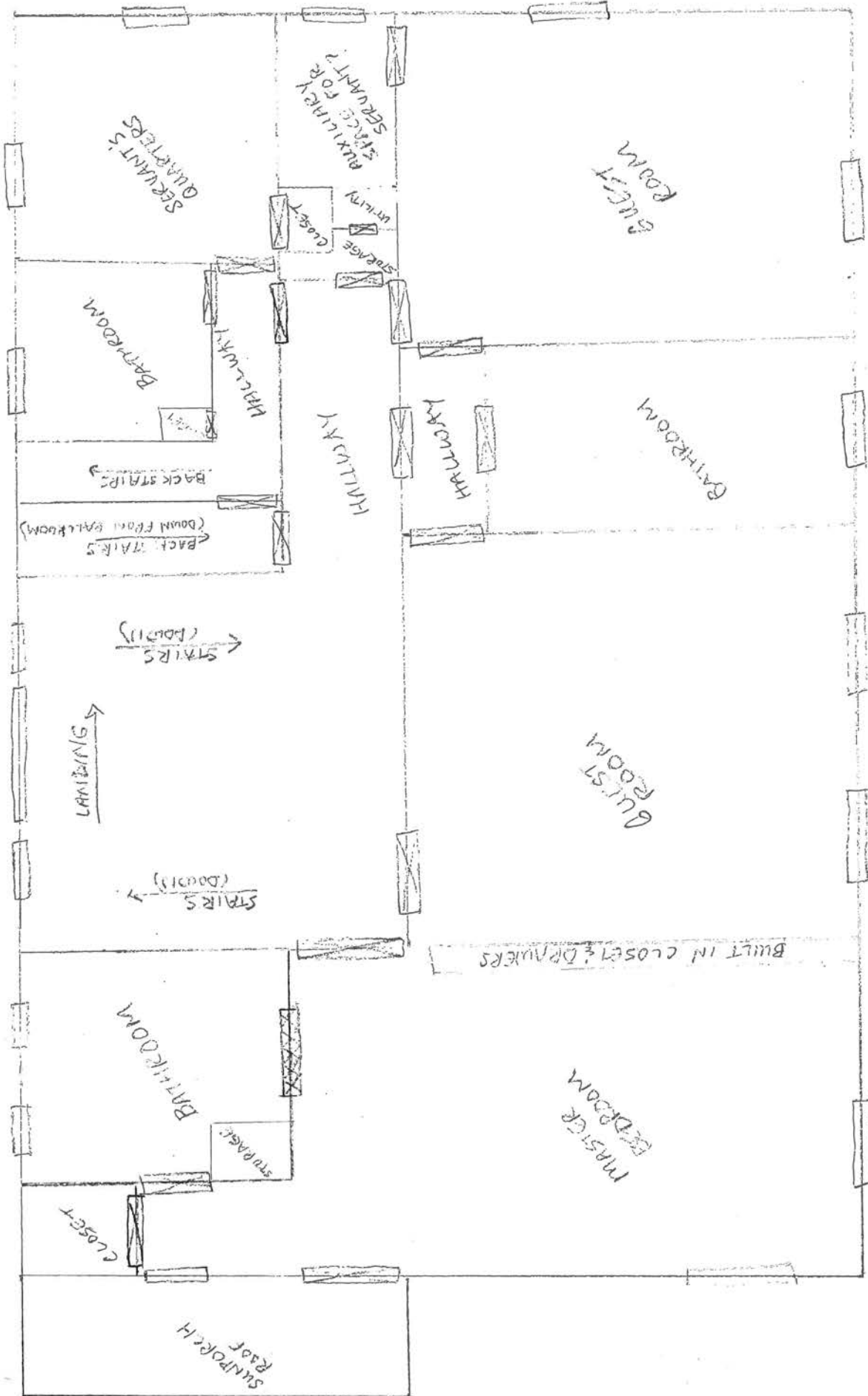
NA

*NOT TO SCALE

= window
 = door
 = fireplace

SECOND FLOOR - 1301 S. FELL

N



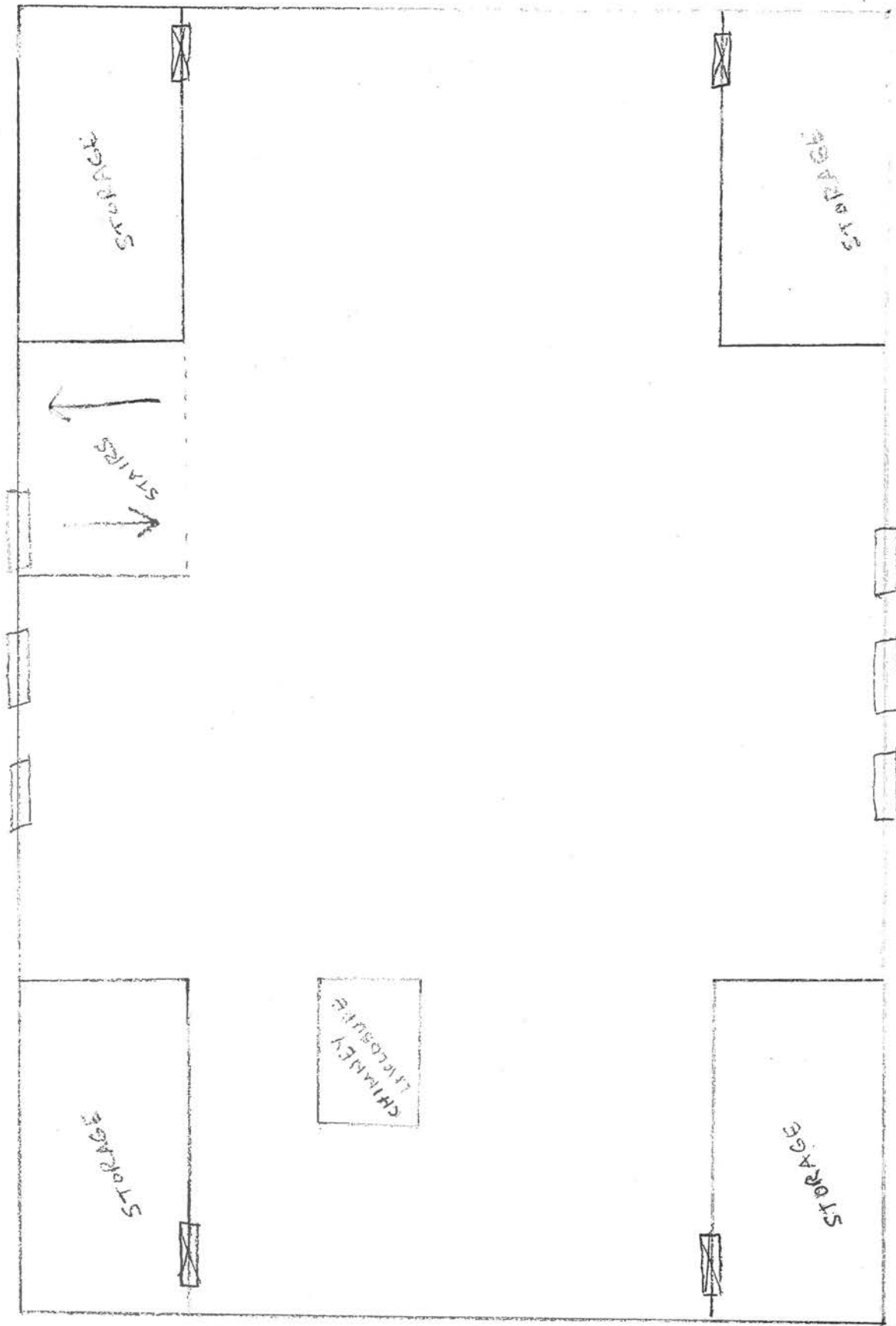
*NOT TO SCALE

▢ = fireplace

▬ = door

▭ = window

TOP FLOOR - BALLROOM



*NOT TO SCALE

[Symbol] = window [Symbol] = door











1301

1301



OFF TO THE STATE
1906
U.S. BUREAU OF POSTS
& TELECOMMUNICATIONS

1301

VAN LEER
CENTER
at
Broadview Mansion



































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Van Leer, Margaret and Bird, Broadview Mansion

MULTIPLE NAME:

STATE & COUNTY: ILLINOIS, McLean

DATE RECEIVED: 4/22/16 DATE OF PENDING LIST: 5/25/16
DATE OF 16TH DAY: 6/09/16 DATE OF 45TH DAY: 6/07/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000327

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-7-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



**Illinois Historic
Preservation Agency**

One Old State Capitol Plaza • Springfield, Illinois 62701 • www.illinois-history.gov • TTY 217.524.7128

RECEIVED 2280

APR 22 2016

Nat. Register of Historic Places
National Park Service

April 18, 2016

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

Dear Ms. Wyatt:

Enclosed for your review are three National Register Nomination Forms. They have been recommended by the Illinois Historic Sites Advisory Council and signed by the Deputy State Historic Preservation Officer. They are being submitted in a digital format on the enclosed disks, and are the true and correct copies.

Freeport City Hall - Freeport, Stephenson County
Downtown Aledo Historic District - Aledo, Mercer County
Margaret and Bird Van Leer Broadview Mansion -- Normal, McLean County

Also being submitted are two additional documentation forms, and one boundary increase.

Colonel Gustavus A. Palmer House (additional doc.)
Garfield Farm and Garfield Tavern (additional doc.) (boundary increase)

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

Sincerely,

Andrew Heckenkamp
National Register Coordinator

Enclosures