AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AUGUST 24, 2016 MINUTES

4. REGULAR BUSINESS
   Deliberations will be held at the end of each case after public comment has been closed. No public comment is allowed during deliberations.

   CASE NO. HPC 16-21 Public Hearing on the request of Allan Lurie to obtain a Certificate of Appropriateness to install a five-foot tall fence, for the property located at 605 and 607 E Armstrong Avenue (Parcel Identification Nos. 18-04-280-007 & 18-04-280-008), Peoria Illinois (Council District 2).

5. CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION

6. NATIONAL REGISTER NOMINATION FOR THE MARQUETTE APARTMENTS

7. DISCUSSION ON HISTORIC PRESERVATION EDUCATIONAL MATERIAL

8. ADJOURNMENT
WELCOME!

If you plan on speaking, please complete a Blue Speaker Form

For each case the following sequence will apply:

1. Chairperson proceeds with swearing in procedures
2. Chairperson announces the case
3. Staff enters case into the record
   a. Staff presents the case
   b. Staff answers questions from the Commission
4. Petitioner presents case and answers questions from the Commission
5. Chairperson opens the meeting to the public
6. Public comments – Chairperson may ask for response/input from staff and petitioner
7. Petitioner presents closing statements
8. Public testimony is closed (No further public comment)
9. Commission deliberates and may consult staff
10. Commission prepares findings, if applicable
11. Commission votes

All comments and questions must be directed to the Commission
A regularly scheduled Historic Preservation Commission Meeting was held on Wednesday, August 24, 2016, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding.

**ROLL CALL**
The following Historic Preservation Commission Commissioners were present: Deborah Dougherty, Timothy Herold, Michael Maloof, Thomas Wester, and Chairperson Robert Powers – 5. Absent: Lesley Matuszak, Geoff Smith – 2.

Staff Present: Nick Mitchell, Shannon Techie, Madeline Wolf

**MINUTES**
Commissioner Herold moved to approve the minutes of the regularly scheduled meeting held on July 27, 2016; seconded by Commissioner Dougherty.

The motion was approved viva voce vote 5 to 0.

**SWEARING IN OF SPEAKERS**
Speakers were sworn in by Staff Member Madeline Wolf.

**REGULAR BUSINESS**
Chairperson Powers announced his abstention from the following case due to financial interest.

Chairperson Powers requested a nomination for a Chairperson pro tem as Vice Chairperson Matuszak was absent.

**Motion:**
Commissioner Maloof nominated Commissioner Herold as Chairperson pro tem; seconded, by Commissioner Wester.

The motion was approved viva voce vote 4 to 0.


**CASE NO. HPC 16-17**
Public Hearing on the request of William and Janice Heaver of Tri County Builders to obtain a Certificate of Appropriateness for a freestanding sign, landscape changes, and paint improvements for the property located at 108 NE Roanoke Avenue (Parcel Identification No. 18-04-329-006), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-17 into the record and presented the case. Ms. Techie noted the requests have been completed; the case presented was the result of a complaint.

Commissioner Maloof requested confirmation the commission review was only the exterior of the building.

Ms. Techie said the commission review was exterior only. Ms. Techie noted that the removal of the evergreen tree and the paint colors could have been approved administratively if more information from the petitioner had been provided upon staff request.

Commissioner Maloof questioned if the paint color of the doors were included in the historic color pallet. Ms. Techie noted that similar colors did appear on historic color pallets; however, documentation was not provided by the applicant as required. Commissioner Maloof discussed a requirement for the reinstatement of the evergreen tree including the tree height.

Commissioner Dougherty questioned commission’s ability to require the reinstatement of the evergreen tree. Ms. Techie indicated that the Commission could require the reinstatement of landscaping, as a condition of approval, if that was the desire of the Commission.
Commissioner Wester inquired the reason for removing the tree.

Ms. Techie said the petitioner noted the inside of the tree was infested with bugs and dying. Ms. Techie noted staff requested documentation from an arborist that documented the condition of the tree; however, that was not provided.

Pro Tem Chairperson Herold opened the Public Hearing.

Janice Heaver, petitioner, said she purchased the building with intentions to offer student housing for nearby hospitals. Ms. Heaver said the proposed paint colors were part of the historic color pallet. Ms. Heaver said the tree was diseased, bug infested, and hollow; Ms. Heaver had a letter from an arborist. Ms. Heaver said the intent was to replace the evergreen tree with a maple tree because the evergreen tree visually obstructed the building. Ms. Heaver requested to install new landscaping and to resurface the concrete.

Ms. Heaver confirmed the paint color for the freestanding sign and the doors were the same, in response to Pro Tem Chairperson Herold’s inquiry.

Ms. Techie read the following two letters into the record supporting the request.

T. Lane, an interested citizen, submitted a letter of support for the request; Ms. Ling said the completed work has made a positive visual impact for the street and neighbors.

Marcella Teplitz, an interested citizen, submitted a letter of support for the request. Ms. Teplitz encouraged the continuation of work to the property as the completed improvements have reinstalled the historic integrity of the property and neighborhood.

With no further interest from the public to provide public testimony, Pro Tem Chairperson Herold closed the Public Hearing at 8:51a.m.

Discussion:
Commissioner Maloof referred to the endorsement by Marcella Teplitz. Commissioner Maloof expressed concern of the removal of and the replacement of the tree.

Motion:
Commissioner Maloof made a motion to approve the Certificate of Appropriateness with the condition to replace the tree with a new tree at least 6’ tall; and administrative approval for the roof replacement. The motion was seconded by Commissioner Wester.

The motion was approved by roll call vote.
Nays: None.

Chairperson Powers presumed the Historic Preservation Commission meeting.

CASE NO. HPC 16-19
Public Hearing on the request of Michael Ihlenfeldt to obtain a Certificate of Appropriateness to replace a front door, and side porch and steps, for the property located at 1012 W Moss Avenue (Parcel Identification No. 18-08-226-006), Peoria, Illinois (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 16-19 into the record and presented the case.

Chairperson Powers opened the Public Hearing at 9:03a.m.
David Tegg, on behalf of petitioner, Michael Ihlenfeldt, said he was present to answer questions and receive recommendations from the commission. Mr. Tegg requested a solid oak front door replacement, which was thought to be original to the home as adjacent homes built in the same era have solid oak front doors. The solid oak door would provide additional security and safety. The porch will be rebuilt with Douglass fir. The porch and steps will be brought up to code. Mr. Tegg said he and the petitioner were systematically restoring the house as a single-family residence and restoring the original aesthetics.

Mr. Tegg said the composite material will be the same color as the plank if painted, in response to Commissioner Herold's inquiry.

Commissioner Dougherty questioned the removal of the side lights and storm door. Commissioner Dougherty questioned the requirement of a hand railing for the side porch and steps. Mr. Tegg said the side lights and frame would not be removed; the replacement door fit the existing dimensions. Mr. Tegg was uncertain of the storm door. Mr. Tegg said a hand rail was not included with the request; however, the new construction will meet building code requirements.

Commissioner Herold expressed concern for losing the glass on the front door and requested evidence of the original door.

Mr. Tegg said adjacent property owners said solid oak doors were original to the homes. Mr. Tegg said the other doors on the home are solid oak.

Commissioner Maloof questioned the replacement of the existing vertical wood panels on the porch. Commissioner Maloof questioned if the vertical wood panels were original to the home.

Mr. Tegg said the original vertical wood panels intend to be replicated. Mr. Tegg said the only change in replicating the wood structure with vertical beams would be the differences in the number of vertical pieces in order to be in compliance with code.

Commissioner Wester expressed concern the proposed front door would not replicate the original quality.

Mr. Tegg referred to a previous comment regarding the original oak door. Mr. Tegg added the proposed door was high quality, custom fabricated, solid oak door.

Chairperson Powers said he was cautious to approve the request without confirmation the building plans for the porch and stairs are compliant with the building code. Chairperson Powers asked if the petitioner was amendable to the re-direction of the steps.

Ms. Techie said the side porch and steps required a deck repair permit and must meet code. Ms. Techie said Building Safety would review the plans as part of the building permit process.

Chairperson Powers proposed a deferral to consult with Building Safety prior to commission approval.

Commissioner Herold was in support of the deferral. Commissioner Herold was not in support of the reorientation of the steps.

Mr. Tegg said the contractor indicated the number of stairs were complaint with code.

Commissioner Dougherty did not support a deferral; Dougherty suggested the commission approve the plan contingent upon administrative approval of the porch and steps after Building Safety reviewed the plans.

Commissioner Herold supported approval of the porch and steps without a railing to maintain the historic aesthetic.
Ms. Techie said the commission may approve without the railing but the petitioner must adhere to the code if the railing was a building code requirement.

Charles Bobbit, adjacent neighbor to the subject property, supported the project and his Mr. Ihlenfeldt’s commitment to historic preservation for the subject property. Mr Bobbit said he has a solid oak front door.

With no further interest from the public to provide public testimony, Chairperson Powers closed the Public Hearing at 9:30 a.m.

**Discussion:**
Commissioner Herold supported the improvements and bringing the home up to code. Commissioner Herold was not in support of the removal of the glass front door or the solid oak door replacement.

Commissioner Maloof said the petitioner noted the motivation for the solid oak door replacement was to increase security and safety. Commissioner Maloof expressed concern for the petitioner’s safety.

Commissioner Herold expressed concern the solid oak door would have a negative aesthetic impact. Commissioner Herold said the side lights may be broken into with the oak door in place; therefore, he did not feel as though security was an issue.

Commissioner Wester expressed concern for the construction of the solid oak door. Commissioner Wester was in support of the request if the replacement door was built in the same manner as a solid oak door would be built 100 years ago. Commissioner Wester applauded the petitioner for the completed and continued improvements.

Chairperson Powers noted the solid oak doors of neighboring properties may not have been approved by the commission. Chairperson Powers was inclined to vote in favor due to the support provided during the Public Hearing. Chairperson Powers said he was hesitant to require the petitioner to match exactly what was there 100 years ago.

Commissioner Herold expressed concern with the approval of the door replacement. Commissioner Herold was in support to approve porch replacement with the denial or deferral of the front door request to allow the petitioner to propose a more historically appropriate design.

**Motion:**
Commissioner Herold made a motion to approve the application as presented, with the condition if the building code required a handrail, the handrail may be approved administratively; and to deny the request for the replacement of the front door. The motion was seconded by Commissioner Wester.

The motion was approved by roll call vote.

Nays: None.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE HISTORIC PRESERVATION COMMISSION**
There were no citizens who wished to address the Historic Preservation Commission at 9:53 a.m.

**UNFINISHED BUSINESS**

**REORT BACK ON SECTION 106 PUBLIC PROCESS**
Senior Urban Planner, Shannon Techie, Community Development Department, said at the July 27, 2016 Historic Preservation Commission meeting the Commission required an advisement summary from Director Black, in response to the following request made by Karrie Alms:

1. HPC review and comment on all current and future city projects involving federal monies (i.e.) Section 106 process as utilized at the March 23, 2016 HPC meeting for the MacArthur Highway Bridge.
2. HPC be involved in the effort to engage neighborhood associations, citizens, and any of all interested parties to develop the public involvement process for the Section 106 process through engagement, consultation, and planning of projects.

3. Lack of design standards for all heritage neighborhoods.

Grants Coordinator, Nick Mitchell, Community Development Department, provided the following report:

Section 106 Requirements with Regard to Public Participation

1. The City shall seek and consider the views of the public in a manner that reflects the nature and complexity of the undertaking, its effects on historic properties and the likely interest of the public.

2. The City shall provide the public with information about an undertaking and its effects on historic properties and seek public comment and input.

3. The City shall identify the appropriate points for seeking public input and for notifying the public of proposed actions.

4. If the result of an assessment is that no adverse effect is found, then the city shall maintain a record of the finding and provide information on the finding to the public on request.

5. If the result of an assessment is that an adverse effect has been found, the city shall provide an opportunity for the public to express views on resolving adverse effects.

The City’s Process for Conducting Section 106 Review with Regard to Public Participation

1. Conduct a yearly ‘Tier 1’ City-wide environmental review covering all grant activities, which includes the section 106 process as a subpart.

2. For the Tier 1 review a public notice is issued and 15-day public comment period is held.

3. The Tier 1 review lays out the City’s standard process to carry through compliance with section 106, namely, to clear individual project sites with the Illinois Historic Preservation Agency (IHPA) (IHPA is the State Historic Preservation Officer (SHPO); the SHPO is recognized by HUD as the primary consulting party of the section 106 process).

4. Before conducting an individual project the City sends project details to IHPA for review.

5. Should IHPA find no adverse effect with an individual project, they send an official letter to the City evidencing compliance with section 106 and the City maintains a record of the finding and provides information on the finding to the public on request.

6. Should IHPA find an adverse effect, the City consults with IHPA in order to decide how the process should unfold from that point and to decide when and how to further involve the public.

Commissioner Herold requested additional information pertaining to the Section 106 Requirements with Regard to Public Participation, Item No. 4.

Mr. Mitchell outlined the criteria for what constitutes an adverse effect. Mr. Mitchell noted IHPA is currently developing design standards.

Commissioner Herold expressed concern the lack of design standards would conclude no adverse effect; therefore, it would be an incomplete review. Commissioner Herold referred to the issues in the North Valley when the IHPA determined there were no adverse effects while the neighborhood disagreed.

Mr. Mitchell said the details of the project are sent to the IHPA for review. The city does not provide recommendations with the project details. Mr. Mitchell said the IHPA may visit the site to make the appropriate determination, as the IHPA did in the case Commissioner Herold referenced.

Commissioner Herold discussed the North Valley. Commissioner Herold supported HPC involvement when Federal funds were dispersed in National Historic Districts (i.e.) Section 106 process as utilized at the March 23, 2016 HPC meeting for the MacArthur Highway Bridge.

Ms. Techie requested clarification from Commissioner Herold as to whether the request was specific to commission input on design in National Historic Districts or whether the commission wanted to have control of the design.
Commissioner Herold suggested to modify regulations to state any Section 106 in National Historic Districts must involve HPC review.

Discussion ensued regarding the North Valley and recent determinations by the IHPA.

Mr. Mitchell said although there were no design standards set by the IHPA, there were standards reviewed to determine adverse effects which may provide if the change, improvement, or development was appropriate.

Commissioner Maloof requested confirmation the IHPA standards pertained to the Warehouse District.

Ms. Techie confirmed Commissioner Maloof’s inquiry and provided a map of the National Historic Districts.

Commissioner Herold referred to the recent demolition at 506 E Frye. Commissioner Herold suggested if a property was non-owner occupied and bank owned, the subject property would not have to consent to be landmarked in an effort to reduce the number of demolished historic (without legal historic designation) homes.

Commissioner Dougherty supported aligning the local Historic Districts with the National Historic Districts.

Discussion ensued regarding the designation process for local historic landmarks.

Commissioner Maloof noted the difficulty of communication with bank owned properties.

Commissioner Herold questioned the process of creating a neighborhood overlay district.

Ms. Techie said the Land Development Code was separate from the Historic Preservation Ordinance.

Commissioner Maloof expressed concern with the developments in the Warehouse District without HPC approval.

Ms. Techie noted the Warehouse District was a National Historic District.

Commissioner Herold expressed concern for the lack of HPC input with Federal funds provided to developers to rehabilitate the Warehouse District.

Ms. Techie requested clarification the commission strictly requested input rather than HPC approval in National Historic Districts.

Commissioner Herold referred to the HPC input for the reconstruction of the MacArthur Highway Bridge and supported that process. Commissioner Herold inquired the formation of Form Districts.

Commissioner Maloof echoed Commissioner Herold’s recommendations.

Chairperson Powers noted City Staff was providing great responses to the commission’s discussion and inquiries. Chairperson Powers suggested an expansion of existing historic districts rather than new designations. Chairperson Powers suggested the commission revisit the designation process but noted that discussion was separate from Agenda Item No. 6, Report Back on Section 106 Public Process. Chairperson Powers suggested the discussion on landmark designation be included on a future agenda.

**Motion:**
Commissioner Herold made a motion to receive and file; seconded by Commissioner Dougherty.

The motion was approved viva voce vote 5 to 0.
DISCUSSION ON HISTORIC PRESERVATION EDUCATIONAL MATERIAL
An update was not provided to the commission; an update will be provided at the next commission meeting.

ADJOURNMENT
Commissioner Herold moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Wester.

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 10:21 a.m.

Shannon Techie, Senior Urban Planner

Madeline Wolf, Development Technician
TO: Historic Preservation Commission
FROM: Shannon Techie, Senior Urban Planner
DATE: September 28, 2016
CASE NO: HPC 16-21

SUBJECT: Public Hearing on the request of Allan Lurie to obtain a Certificate of Appropriateness to install a five-foot tall fence, for the property located at 605 and 607 E Armstrong Avenue (Parcel Identification Nos. 18-04-280-007 & 18-04-280-008), Peoria IL. (Council District 2).

NOTIFICATION:
Mailed notification was provided to surrounding property owners within 250 radial feet of the subject site and no less than 15 days prior to the review.

REQUEST SUMMARY:
The petitioner is requesting a Certificate of Appropriateness to install a 5 foot tall, chain link fence, in the side and rear yards at 605 – 607 E Armstrong Avenue.

Please refer to the attached application for more detailed information.

DISCUSSION:
The Commission should consider the criteria in Historic Preservation Ordinance Section 16-64 when determining if the proposed work is compatible and appropriate.

OPTIONS:
- Approve the application as requested.
- Modify and grant the application.
- Deny the application.

If denied, the petitioner will not be able to submit an application for the same improvements until it is modified to fit the Commission’s requests, or a period of 1 year has elapsed.
Certificate of Appropriateness Application

Historic Preservation Commission

Property Information: (The property the work will be performed on)

Address: 607 E. ARMSTRONG AVE Zip Code 61603
Tax ID Number: - - - - - Architectural Style: 

Applicant: (The person/organization applying)

Name: ALLAN H. LURIE
Company/Neighborhood Association: GLEN OAK HISTORIC DISTRICT
Address: 605 EAST ARMSTRONG AVE
City: PEORIA State: IL ZIP: 61603
Daytime Phone: (309) 682-1674 Email: NO COMPUTER
Applicant Signature: Allan H. Lurie Date:

Owner: (Skip this section if the applicant and owner information is the same)

Name: 
Company/Neighborhood Association: 
Address: 
City: State: ZIP: 
Daytime Phone: Email: 
Owner Signature: Date:

Contractor Information: (If available, not required)

Name: 
Company/Neighborhood Association: 
Address: 
City: State: ZIP: 
Daytime Phone: Email: 

1 of 3
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature ________________________________ Date ____________

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. The homeowner is responsible for obtaining all necessary permits. We do not assume any responsibility concerning property lines or in any other way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. We assume the responsibility for having underground public utilities located and marked. However, we assume no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by allowing us to dig in the immediate vicinity of know utilities. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workman's Compensation insurance. If collection is required, owner shall be liable for all costs of collection, including, but not limited to attorney's fees.
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<td>$46.00</td>
</tr>
<tr>
<td>14</td>
<td>concrete</td>
<td>$6.00</td>
<td>$84.00</td>
</tr>
</tbody>
</table>

**Total Material**: $1,823.45  
**Tax**: $150.43  
**Total Labor**: $1,500.00  
**Total**: $3,473.88
PLAT OF SURVEY

BY

THE HORTON ENGINEERING CO.

515 FAYETTE ST. - PEORIA, ILL.

HARDIN'S SUB'D.

N.E. 4 Sec. 4 Township 8 North, Range 8E of the 4TH P.M.

For A.H. LURIE, J.E. PETERS & R.E. DAVIS

T 57-05

STATE OF ILLINOIS, COUNTY OF PEORIA

We, The Horton Engineering Co., Civil Engineers and Surveyors, do hereby certify that on November 19, 1903 we surveyed and marked off lots 7, 8, 9 and 10 of Hardin's Sub'd, in the N.E. 4 of Sec. 4, T8N, R8E of the 4TH P.M. in accordance with the above plat, which correctly represents our survey drawn to a scale of one inch equals 40' feet.

Witness our signature at Peoria, Ill., November 26, 1903.

THE HORTON ENGINEERING CO.

By

C.E.

ILLINOIS REGISTERED LAND SURVEYOR 1381
STATE OF ILLINOIS, COUNTY OF PEORIA

We, The Horton Engineering Co., Civil Engineers and Surveyors, do hereby certify that on November 19, 1963, we surveyed and marked off lots 7, 8, 9, and 10 of Hardin's Sub'd, in the N.E. 1/4 of Sec. 4, T8N, R8E of the 4th P.M. in accordance with the above plat, which correctly represents our survey drawn to a scale of one inch equals 40' feet.


THE HORTON ENGINEERING CO.

By: C. E.

ILLINOIS REGISTERED LAND SURVEYOR #1381
CERTIFICATE OF APPROPRIATENESS  
Findings of Fact Worksheet

The commission shall consider, where applicable, the following criteria in determining whether or not proposed work is compatible and appropriate:

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.</td>
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<tr>
<td>2.</td>
<td>The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.</td>
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<tr>
<td>3.</td>
<td>All buildings, structures and sites shall be recognized as products of their own time.</td>
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<td>4.</td>
<td>Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.</td>
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<tr>
<td>5.</td>
<td>Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.</td>
<td></td>
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<tr>
<td>6.</td>
<td>Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.</td>
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<tr>
<td>7.</td>
<td>Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather on conjectural design or the availability of different architectural elements from other buildings or structures.</td>
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<td>8.</td>
<td>The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.</td>
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<td>9.</td>
<td>Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.</td>
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<tr>
<td>10.</td>
<td>Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.</td>
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<tr>
<td>11.</td>
<td>Whenever possible, new additions or alterations shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
11. The proposed work conforms to the following design criteria as well as any specific guidelines:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Height. The height of the proposed structure or additions or alterations should be compatible with surrounding structures.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Proportions of structure's front facade. The proportion between the width and height of the proposed structure should be compatible with nearby structures.</td>
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<tr>
<td>c. Proportions of openings into the facility. The proportions and relationships between doors and windows should be compatible with existing structures.</td>
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<tr>
<td>d. Relationship of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.</td>
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<td>e. Roof shapes. The design of the roof should be compatible with adjoining structures.</td>
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<tr>
<td>f. Landscape and appurtenances. Landscaping and the use of appurtenances should be sensitive to the individual structures, its occupants and their needs. Further, the landscape treatment should be compatible with surrounding structures and landscapes.</td>
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<tr>
<td>g. Scale of structure. The scale of the structure should be compatible with surrounding structures.</td>
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<tr>
<td>h. Directional expression from elevation. Street facades should blend with other structures with regard to directional expression. When adjacent structures have a dominant horizontal or vertical expression, this should be carried over and reflected.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>i. Architectural details. Architectural details and materials should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of that area.</td>
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</tr>
</tbody>
</table>

**MOTION:**

**INITIATED BY:**

**SECOND:**

**SIGNATURES**

<table>
<thead>
<tr>
<th>Name</th>
<th>Yea</th>
<th>Nay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairperson Robert Powers</td>
<td></td>
<td></td>
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<tr>
<td>Commissioner Deborah Dougherty</td>
<td></td>
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<td>Commissioner Tim Herold</td>
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<td>Commissioner Michael Maloof</td>
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<td>Commissioner Lesley Matuszak</td>
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<tr>
<td>Commissioner Geoffrey Smith</td>
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<tr>
<td>Commissioner Thomas Wester</td>
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</tr>
</tbody>
</table>

**VOTE:**

Approved _________ Denied _________ _______ to _______
TO: Historic Preservation Commission
FROM: Site Plan Review Board (prepared by Kimberly Smith)
DATE: September 28, 2016
REQUEST: Request for review and comment on National Register Nomination for the Marquette Apartments

The Illinois Historic Preservation Agency has received a request to nominate the property located at 701 Main Street, known as Marquette Apartments, for designation on the National Register. Although this is not a local designation, the Historic Preservation Commission is authorized to make suggestions and recommendations relative to the nomination of designated property and improvements to state and national registers (Article 16-37 of the City Code). Therefore the application is submitted to the Commission to give an opportunity to provide input or comment. Staff will prepare and submit a summary of the Commission’s comments to the Illinois Historic Preservation Agency.

Attachments:
Cover letter
Application
August 19, 2016

Name of Place: Marquette Apartments
701 Main Street
Peoria – Peoria County

Shannon Techie
419 Fulton, Room 300
Peoria, IL 61602

Dear Ms. Techie:

The aforementioned nomination has satisfied the National Register standards for documentation by the State Historic Preservation Office. Before the nomination is presented to the Illinois Historic Sites Advisory Council (IHSAC), however, you as a Certified Local Government have an opportunity to review, comment, and solicit public remarks on the nomination as provided by 36 CFR, Part 61.

By these same regulations, the historic preservation commission has the opportunity to advise why the subject place does or does not satisfy the National Register criteria and explain the reasons for the advice. This written recommendation and that of the chief elected official must be received in this office before the **October 28, 2016** IHSAC meeting in Springfield. Your comments are welcome and a copy of your written remarks will be furnished to the IHSAC with the nomination.

Of course, let me know if you have any questions. We look forward to your continued cooperation in this matter.

Sincerely yours,

Andrew Heckenkamp
National Register Coordinator
217.785.4324

Enclosures
Certified Local Gov. HPC-CLG
1. Name of Property

   historic name  Marquette Apartments
   other names/site number  701 Main Street

Name of Multiple Property Listing  NA
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

   street & number  701 Main Street  
   city or town  Peoria  
   state  Illinois  
   county  Peoria  
   zip code  61602

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

   Illinois Historic Preservation Agency
   State or Federal agency/bureau or Tribal Government

   Signature of certifying official/Title: Deputy State Historic Preservation Officer                      Date

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

   Signature of commenting official                      Date

   Title  
   State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

   I hereby certify that this property is:
   ___ entered in the National Register  ___ determined eligible for the National Register
   ___ determined not eligible for the National Register  ___ removed from the National Register
   ___ other (explain:)

   Signature of the Keeper                      Date of Action
Marquette Apartments
Peoria Co., Illinois

Name of Property                                           County and State

5. Classification

Ownership of Property (Check as many boxes as apply.)

- X private
- public - Local
- public - State
- public - Federal

Category of Property (Check only one box.)

- X building(s)
- district
- site
- structure
- object

Number of Resources within Property (Do not include previously listed resources in the count.)

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>site</td>
</tr>
<tr>
<td></td>
<td>structure</td>
</tr>
<tr>
<td></td>
<td>object</td>
</tr>
<tr>
<td>1 Total</td>
<td></td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions (Enter categories from instructions.)

- DOMESTIC-multiple dwelling (apartments)
- COMMERCE/TRADE-specialty stores

Current Functions (Enter categories from instructions.)

- DOMESTIC-multiple dwelling (apartments)
- COMMERCE/TRADE-specialty stores

7. Description

Architectural Classification (Enter categories from instructions.)

- EARLY 20TH CENTURY AMERICAN-
  Commercial style

Materials (Enter categories from instructions.)

- foundation: Concrete
- walls: Brick
- roof: Built-up/rubber/tar
- other:
Marquette Apartments
Name of Property

Peoria Co., Illinois
County and State

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 Marquette Apartments at 701 Main in Peoria, on the northwest corner of Perry Avenue and Main Street is a three-story, mixed-use apartment building having seventeen one-bedroom apartments on the two upper floors and dividable commercial space on the ground floor. Constructed in 1924, the two principal façades are red brick and have modified Chicago windows with ornamental brick spandrels. The storefronts are divided display windows beneath a transom. The building is an irregular polygon in plan because of its location at angled streets in converging plats. Its integrity is sufficient, especially in the interior of the two upper floors.

Narrative Description

Exterior

The Perry Ave. and Main St. façades meet at a right angle following the two streets. Where they join there is forty-five degree chamfered corner that contains an entry to one of the storefronts. Above that entry there is a glass double door with a Juliet, or shallow, balcony railing. The Perry Ave. wall is the longest at 149 feet and has the entry to the apartment floors. This elevation has eight bays, not counting the apartment entrance. A glass and metal door different from the unknown original fills the entrance. Marks on the floor indicate the plan of the original, but there is neither pictorial evidence nor suggestions of the appearance of the door itself. The vestibule and stair hall are small and unadorned. The ghost of a marquee remains as do the cleats for the chains suspending the marquee. Rough dimensions of the marquee are ascertainable from the ghosts and old photographs, but details are lost.

The façade material is wire-cut red brick mottled to give it texture. Window surrounds utilize the same brick, but are laid in soldier courses around each window for lintels and sills, and stacked along the vertical edges. Spandrel panels are stacked smooth brick that is somewhat larger, less rectangular, and laid without headers.

Brick columns rise from a Bedford limestone plinth on the sidewalk level separating the storefronts and continuing through the transoms to the parapet. Immediately below the second floor apartment windows there is a belt course of limestone approximately one foot high running the entire length of the two street-side façades. Parapet capstones are also limestone, a mere two inches thick yet pick up the horizontality of the belt course below.

There are four types of windows in the principal façades. Large divided sheets of glass with metal frames constitute the storefront fenestration. These are not original windows, but the spaces they occupy between bulkheads and transoms have not been altered. Second are the transoms above each storefront window. There is one transom per bay and each transom is divided into four equal parts except for two bays used as entrances for a total of fifty-six panes of glass. The glass is ribbed horizontally to diffuse light. Six panes are missing and two more have
been damaged. The wood frames are original. Bathroom windows are the third type. Almost all are one-over-one wood sash, but there are also a few that are six-over-one indicating the original appearance. Finally, each apartment has one tri-partite, wood sash, one-over-one. The center window in each is about fifty percent wider that the two flanking windows, but unlike a true Chicago window the center sash is not fixed. Window units occur in rhythmic groupings of two bathroom windows, then two living room windows, presumably so that bathroom plumbing can be back to back in each pair of apartments. There are metal grilles measuring about two feet square in the wall above the third floor windows to ventilate a very shallow attic space.

The Main St. (east) elevation is identical to the Perry Ave. elevation in every detail except that there is no entrance to the apartment floors and that the wall measures only eighty-three feet, sixty-six feet shorter than the Perry Ave. façade. There are five bays on this elevation.

The north elevation commences on Main St. and runs west for eighty feet. There had been a two-story building abutting on the adjacent lot for many decades, but that building is gone and the lot now functions as an alley and parking lot. The legacy of the neighboring building is a party wall that precluded windows or any openings at all in the north wall of the Marquette Apartments.

The fourth wall, the west elevation, faces an original alley. As such it is made of common brick, less expensive than the face brick on the two principal façades. The coping is ordinary clay tile instead of limestone. Fenestration on this side—the back side—is comprised of single one-over-one units, paired yet separated by a one foot wide brick column. Bathroom windows are the same as the bathroom windows in the front. The material and design of this wall aims for nothing more than utility and economy since it is invisible from the public way. Requirements for air and light for the apartments called for a geometry that produced a setback for the second and third floor. The first floor, devoted to maximizing commercial space, had no such requirement so the first floor of the west wall extends back to meet the north wall thereby filling the angle created by the two masses of the apartments. There are five wood doors serving the first floor from the alley. A weighted steel door was added later. The most distinguishing feature of the west elevation is the steel fire escape that is of the type that includes a ladder from the third floor to the roof, balconies connected by slanted stairs, and a swing-drop stair descending to street level.*

Finally, there is an angled wall about fourteen feet long connecting the alley wall to the Perry Ave. wall. This short wall is actually parallel to Seventh St., which begins at Perry Ave. then angles off to the northwest. When constructed this short wall was the terminus for Franklin Ave., but now that portion of Franklin Ave. has been vacated so the wall now looks down upon open space. On the street level there are four large sheets of glass in metal frames in the space, probably intended as a show window. Directly above on the second floor double doors have been removed and filled in with plywood behind an original Juliet balcony railing. A decorative brick spandrel panel in the style of the others on the principal façades connect the second and third floors. The third floor has the typical tripartite window.

*A strict typology for fire escapes has been elusive. Almost all fire escapes are assembled from individual components selected to fit a particular place, hence it is difficult to identify a “type.” Describing a fire escape by its individual components rather than trying to brand any individual fire escape as belonging to a type is more useful. Nomenclature applied here come from Elizabeth M. Andre, “The Fire Escape in America: History and Preservation,” unpublished MA thesis, University of Vermont, 2007, pp. 158-160.
Interiors

The interiors of the second and third floors are identical (Figure 1). The plan provides seventeen dwelling units on a double-loaded corridor on each of the two floors. All units are one-room, or studio, apartments of more or less equal size, with an average of 433 square feet and a ceiling height in excess of eight feet. The floor plans for thirty of the units are in mirrored pairs to accommodate back-to-back plumbing. Units on the Perry Ave./alley end are deviate somewhat from the typical units because of the angled property lies. The two second and third floor units at the Perry Ave. and Main St. corner have an extra set of windows and Juliet balconies, but they have less square footage than the less-well-lighted neighbors.

Entry though the hall door places the visitor in a small foyer with an even smaller coat closet. The foyer is open to the kitchen area. Cabinets, sinks, stove, and refrigerator (or ice box depending on the decade) were placed inside a long recess that could be closed off completely with folding doors. None of the original cabinets or appliances remain. All the recesses and original trim, however, remain intact. The kitchen wall backs up against the hallway, which incidentally provided access for ice deliveries.

The walls separating the individual apartments have openings in them to permit conversion from studio apartments to one-bedroom apartments.

The wall opposite the kitchen has either the tripartite or the two one-over-one windows depending upon whether the overlook is onto Perry Ave., Main St., or the alley. For most of the life of the building the view would have been onto the roof of the adjoining building or the roof of the first floor.

Bath and sleeping areas are along the fourth wall set behind a partition stud wall. The six-over-one windows look out from over the bathtub. Water damage from the tubs ruined most of the flooring in most of the bathrooms. In some units water caused structural damage resulting in sagging floors and deflected walls, but it has since been repaired. The sleeping area has just enough space for built-in drawers and long-gone, pull-down Murphy beds. The beds and hardware have vanished, but the built-in drawers remain in about half of the apartments. Wood trim is intact throughout the apartments and hallways as well. Wood flooring has been repaired or replaced since no apartment floor escaped damage. During rehabilitation in 2016 undamaged wood flooring was consolidated in some apartment units to produce complete floors of original, restored material.

The hallways on the second and third floors are intact. Crown moldings, door trim, and baseboards wear their original finishes. Small doors for ice delivery still exist, as do many of the screen doors on apartment entries. On the north of the Main St. side the corridor simply comes to an end. There is a window on the third floor, but none on the second floor because of the party wall remnant. The fire escape exit is at the Perry Ave. end. There is also a janitor’s closet and an elevator shaft that has been sealed between floors. An elevator would have been an unexpected amenity for such a modest building. The inside of the corner created by the meeting of the Perry Ave. and Main St. sides contains a large utility closet next to which is the stair hall. The stair is closed and unadorned. Flooring material on the second and third floors are terrazzo and suffered no damage over the years. On the first floor the stair hall has terrazzo floors, plaster walls, mail boxes, and single metal balustrade ascending to the second floor.

The first floor commercial space faces both Perry Ave. and Main St. with service entrances from the alley (Figure 2). A high ceiling height accommodates the transoms that provide additional lighting. Although the storefront glass and metal frames have been replaced the openings have not been altered. At present the interior has been built out for six individual
tenants. There are no bearing walls in the first floor; floors are carried by fireproofed steel beams resting on vertical columns placed along the perimeter and in file down the middle of the building, reflecting the footprint of the corridor of the apartment floors. As a result customized space for tenants can be easily achieved.

Setting

The building remains on its original location on the northwest corner of Perry Ave. and Main St. on the edge of the Peoria central business district. Buildings from the period of significance across Main St. to the east have been replaced with buildings from the 1960s and 1970s with surface parking lots. The properties on the southeast corner of Perry Ave. and Main St. also have recent buildings and parking lots. The southwest corner, however, still has a nineteenth century commercial building (now a tavern). The other end of that block has the Hotel Pere Marquette, another indication of the apartment building’s connection to the downtown. The buildings that adjoined the apartment building for most of its existence are gone, given up for parking.

 Alterations

Changes to the building are superficial yet it retains ample integrity. There is no record of changes that could be found, including the city’s building permit file. Judging from the material involved in altering the building, however, it is likely that most if not all changes occurred in the 1960s, except when noted otherwise. The following changes have been made to the building:

1. The one-over-one window sash on the two principal façades are replacements, as evidenced by difference between the original stops and the more narrow, newer sash.
2. A marquee over the Perry Ave. entrance to the apartment floors was removed.
3. Re-pointing and possible replacement of face brick on the Perry Ave./Main St. corner from the parapet down to the third floor windows. Similar work has been done long the parapet on the Main St. side. The color of the mortar and the brick does not match the original exactly.
4. Windows, framing, and doors for the storefronts are replacements.
5. Central heating for the apartments has been replaced with gas-fired heaters for each apartment.
6. All but one alley window have been bricked-in and original doors replaced with more secure modern doors.
7. In regard to setting, where once there were buildings to the north and west this is now open space, although the alley has not been vacated. Two of the corners at Perry Ave. and Main St. include a parking lot and a new building; at the third corner, south of the Marquette Apartments, the nineteenth-century structures on the block remain.
8. Murphy beds and almost all built-in cabinets are gone.
9. The elevator shaft has been closed off between floors and converted to closets.
10. In 2016 about half the individual apartment entries were eliminated in order to convert the original studio apartments into one bedroom units.
11. In 2016 walls between unit had doorways inserted to create one-bedroom units.
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.
- [X] 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.
Marquette Apartments  
Peoria Co., Illinois  
Name of Property  
County and State  

Areas of Significance  
(Enter categories from instructions.)  

Architecture  


Period of Significance  
1924  

Significant Dates  
1924  

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

Cultural Affiliation (if applicable)  
NA  

Architect/Builder  
HEWITT & EMERSON, architects  
V. JOBST & SONS, builder
The Marquette Apartments at 701 Main Street in Peoria meets Criterion C for listing in the National Register of Historic Places in the area of Architecture, as a good local example of a commercial/residential mixed use building in downtown Peoria. This building type represents multiple family dwellings in the pattern of American building traditions. Having a construction date and period of significance of 1924, it is an excellent example of modern multiple family housing built in the between-war period to provide inexpensive housing for workers in the commercial, mercantile, and government buildings that constitute Peoria’s central business district. It is also the only building of its type remaining from its period of construction.

Peoria is named for one of the tribes of the Illinois Confederacy. Although there are different spellings of the word in the literature of the eighteenth and nineteenth centuries there is no certainty as to its meaning. There is even no certainty as to whether it is derived from Algonquin, proto-Algonquin, or some other archaic Native American tongue. Whatever its meaning, the name is now applied to this Illinois’ city with a population close to 119,000 people, the seventh most populous in the state. For over one hundred years, however, it had been the state’s third largest city and the industrial, commercial, and mercantile powerhouse of the Illinois River Valley, growing southward downstream and spilling over the bluffs into the uplands. The floodplain here forms a dry terrace sloping up to the base of eighty-foot-high bluffs. All this plus a generous ravine giving access to the prairie above made it very good place to build a city.

Developing Peoria’s Urban Context

Peoria is arguably the oldest community in Illinois continuously inhabited by European Americans. Henri de Tonti, officer of Robert Cavalier sieur de LaSalle’s expedition constructed Fort Crèvecoeur in 1673 on the left bank of the Illinois River at a location yet to be re-discovered. During the colonial period and the early national period couriers du bois, trappers and woodsmen, built small settlements at this place below the great bend of the river. Here the United States government erected Fort Clark. Here the river could be crossed and goods exchanged. These settlements came and went according to which government—French, British, or American—controlled the territory. After a six-year period of abandonment, a group of nine settlers established the permanent American settlement called at the time Fort Clark in recognition of an earlier US military presence. In 1825 the name was changed (apparently by the US postmaster) to Peoria, the eponymous name of the county that was also created then.

Following the traders and river men the first permanent American settlers established the village of Peoria in April, 1825. Rapid growth occurred with the opening of lead mining in the Galena region lying to the northwest. One of the principal land routes connecting Galena to the rest of the state passed over the ferry and trade center located at Peoria. The Peoria-Galena Trail

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made its way up from central Illinois. In 1833 it became a state route. Most of it remains, whether as US highway, city thoroughfare, or county road. Main Street in Peoria, on which the Marquette Apartments are located, is part of the old Galena Road. The locations of state roads and river crossings determined the place for the original town plat, which would later be taken over by the central business district as the town grew into a city of neighborhoods. The location and type of residence that was the Marquette Apartments was the result of neighborhood differentiation and evolution. The building was designed and built for a particular place for a particular purpose.

By the mid-1920s the central business district had squeezed out most single-family housing. Ample numbers of houses remained, but most had been turned into rooming houses or to uses quite different from their builders’ intent. A small number of manufactories remained downtown, especially near the river front, but for the most part the downtown buildings of the 1920s were for businesses, government (federal, state, and local), banking, entertainment, department stores and hotels. As such enterprises grew, the size of the structures that housed them grew as well. By the 1920s there were enough large and tall buildings to make Peoria a true city by any definition: the Central National Bank Building (1914), the Chase Bank Building (1917), City Hall (1899), Commerce Bank Building (1920), Hotel Pere Marquette (1927), Commercial National Bank Building (1926), Jefferson Building (1910). Starting around 1840 and continuing into the twentieth century the land parallel to the river and immediately south (downriver) of the city center began developing as the industrial, warehousing, and transportation zone, a dominance lasting well beyond World War II. In this neighborhood streets had been laid out to accommodate housing, but need for land on the river for transportation and industrial purposes drove out housing. Working class people moved further south and towards the base of the bluff while the middle and upper classes moved to the north side of the city center. The streets there ran parallel to the river, set back from the shoreline industries and railroads. The north side bluffs are closer to the river and leave space for only six streets to accommodate the residential zone. In the later part of the nineteenth century the city’s middle and upper-middle classes built new homes there for themselves. These buildings ranged from plain middle class frame homes to substantial mansions executed in fashionable high styles, as described in documentation for the Peoria North Side Historic District.

One of the more important additions to Peoria’s urban landscape was the establishment in 1877 of St. Francis Medical Center in the broad ravine descending the bluff at the upper end of Main Street. As a major institution the hospital had a significant effect on that portion of the city, then as now. By the first decade of the twentieth century the hospital occupied a large building for patient care plus ancillary buildings for physical plant and administrative support. In those portions of the central business district and the north side nearest the growing hospital many apartment buildings of several types were built to house the growing number of workers for the hospital and downtown stores and offices. There was a high-density cluster of apartment buildings between the downtown, the hospital, and the north side. Marquette Apartments is the

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7 Ibid, Sec 7, p .3.
only surviving apartment building downtown and the only apartment building of its type remaining.

New Buildings for New Needs

Such were the conditions surrounding the corner of Perry Avenue and Main Street in the early 1920s. The purpose of Marquette Apartments was to provide inexpensive housing for downtown workers. It lay on a prominent corner in an odd-shaped lot hemmed in by other two and three story commercial buildings. It was built in 1924 by the construction company V. Jobst & Sons following Hewitt & Emerson’s designs for the Main & Perry Building Corporation, of which Herbert Hewitt was an officer. The building was a response to the need for a new kind of housing for modern life for office and white-collar workers. It provided inexpensive housing for the increasing number of downtown office workers, shop clerks, department store clerks, and other types of white collar employees found in the nearby federal building, county buildings, insurance companies, shops, and banks. Whereas industrial workers tended to reside in neighborhoods adjacent to industrial districts, so white collar workers desired to live near the office buildings in which they worked. The Marquette was planned for just those people. Sampling the occupancy of the Marquette for a few years from local city directories shows that it residents were single women and single men who worked in department stores and offices, a few married couples, and a few windows. In recent years it has served for single resident occupancy, but at present it is completely vacant.

Architect and Contractor

The firm Hewitt & Emerson (later Hewitt, Emerson, & Gregg) designed about 400 buildings between 1907 and 1938. Nine of their buildings are listed in the National Register. The three most imposing of those listed in Peoria include the Hotel Pere Marquette, the Grand Army of the Republic Hall and the Commerce Bank (originally Peoria Life Insurance Company Building). Herbert Hewitt was born in Bloomington, Illinois, and was graduated from high school in Peoria. He attended the University of Illinois, but received his BS degree in architecture from the Massachusetts Institute of Technology in 1897. He worked in Chicago for a year then returned to practice in Peoria where in 1909 he formed a partnership with Frank Emerson. Frank Emerson, the chief design partner, studied architecture at the University of Illinois, MIT, and the École des Beaux-Arts, the results of which were the execution of many classically-influenced designs. The Marquette Apartments, however, are an interesting departure from classicism into modernism. Why this occurred, especially since the firm also did the high-rise New Hope Apartments in Peoria with a decidedly classical appearance, is uncertain; most likely it was an economic decision.

The general contractor V. Jobst & Sons was a Peoria-based business operating from 1859 to 1984 when it was dissolved following bankruptcy. During the course of its history management was always in the hands of the descendants of Valentine Jobst. The firm built buildings in several Midwestern states. Projects included post offices, factories, county

9 Peoria Evening Star, August 10, 1923;“Permits Issued, ledger, Department of Buildings, City of Peoria, at Peoria Public Library. There was no newspaper announcement for the building’s opening, but its first appearance in city directories was 1925. Peoria City Directory, 1925, (Peoria: Leshnick Directory Co., 1925), p. 924.
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courthouses, four buildings on the University of Illinois campus, the Illinois Supreme Court building and the great power plant on the Illinois River at Peoria (since demolished). The firm built many of Hewitt & Emerson’s designs including the National Register listings for the Pere Marquette Hotel, the Pekin Post office, and the Commerce Bank Building. Valentine Jobst, Jr. was the president of the company for the construction of the Marquette Apartments, which was under construction at the same time as the Pere Marquette Hotel.\(^\text{11}\) The contractor’s client for the construction was the Perry and Main Building Corporation, which had Herbert Hewitt and the president.

Apartments in the United States and Peoria

Apartments, commonplace today, were an unusual addition to the nation’s building stock when they first appeared around the 1830s in industrialized areas. They appeared as a result of the increase in population in the nineteenth century and the shift of population from rural to urban places. The population of the United States increased from 23 million in 1850 to 76.2 million in 1900. In 1850 fifteen percent of Americans lived in cities; by 1900 the number reached forty percent. In the decade ending in 1930, taking in the date of the construction of the Marquette Apartments, fifty-six percent of the total population of 123.2 million could be found in urban centers.\(^\text{12}\) A robust natural growth plus thirty-five million immigrants between 1850 and 1930 accounted for the population increase while the creation of a new industrial order promoted centralizing urban centers. Multiple family dwellings were constructed to meet the housing needs of the new industrial society.

Apartment dwelling occurred in Europe at the end of the eighteenth century. The first apartments in the United States appeared in the 1830s and were low-rent multiple family dwellings built to house industrial workers.\(^\text{13}\) These buildings were generally three to four stories high with two families on each floor. There was often a smaller building built on the rear that housed on family on each floor. In the second half of the nineteenth century the tenement was modified into two sub-types, the railroad tenement and the dumbbell tenement, the first so-named because individual rooms in each unit were in a line, like a string of railroad cars. This arrangement provided little air and lights since buildings were quite close together. The latter type included air shafts and window setbacks for light, giving the floor plan a dumbbell shape, and provided a somewhat less insalubrious living arrangement.

Towards the end of the nineteenth century apartment types and types of apartment dwellers changed. Wealthier classes discovered that, as demonstrated in Europe (especially in the great Haussmann boulevards of Paris), apartments and apartment living could be elegant. The invention of the elevator, installation of hot and cold running water, and the cultural benefits of urban living made apartment living desirable. In addition, American families were getting smaller yet the birth rate increased to create pressure on housing needs. As a result apartments were built in increasing numbers in every city in the United States through the 1920s until the Depression brought about a general collapse of the construction industry.\(^\text{14}\)

Once apartment living became acceptable apartment buildings were constructed in different types and styles, for instance, tenements, luxury flats, or apartment hotels, aimed at


\(^{14}\) Ibid., p. 3.
particular renters. There is no documentation for tenements or apartment hotels existing in Peoria; much of Peoria’s lower-end rentals were accommodated in conversions of large single-family homes to multi-unit apartment houses. The heavy classical columns and ornamental iron railings embellishing the extant Woodlawn Apartments could be considered “luxury.” It is from the between-war period, and located at 107-109 NE Roanoke in the opulent West Bluff Historic District, listed in the National Register in 1976 (Fig. 5). It has nine one-bedroom apartments on three floors in the fashion of the modest “Eastern apartment” type (see below).

By the mid-1920s notions of the City Beautiful movement arrived in Peoria. Although civic leaders did not succeed in promulgating a plan until 1927, modern ideas of apartment housing, traffic flow, and the and development of the central area had already been expressed in brick and mortar. In the central area many large single-family homes remained, principally to the north and east of the downtown. Many would be sub-divided into inexpensive apartments or rooming houses, especially after the onset of the Depression. Traffic management had begun with the installation of Peoria’s first traffic light at Perry Ave. and Main St. in July, 1924, two weeks before construction began on the Marquette Apartments on the same corner. Construction of modern multiple family housing was well under way as well. Within a year either side of the construction period for the Marquette Apartments there were at least six other apartments buildings under construction in the central area, one of which was another Hewitt & Emerson/V. Jobst & Son project.

In evaluating the Marquette Apartments it is important to acknowledge that while there is a wide variety of types of apartment buildings not all are represented in Peoria. The types found in Peoria have taken into account in the survey described below.

Survey and Comparison

An apartment building is a purpose-built structure in which most of not all space is devoted to self-sufficient dwelling units. That is, each unit provides kitchen, bath, and sleeping areas. Apartments may have mixed uses: commercial space on the street level and apartments above.

The earliest type of apartment building in Peoria is the commercial storefront at street level with an additional floor or two above with apartment units. There are seldom more than three or four storefronts, usually fewer. In smaller examples the apartments above were often occupied by the store owner or they may have been sources of additional revenue from unrelated renters. This type typically has façades adorned with Italianate detail reflecting the popular commercial style of the second half of the nineteenth century (Figs. 3 and 4).

The second type has one or two units per floor on several floors. It can be represented by one unit on top the other as a simple two-flat, and they can also be adjoined continuously to

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15 The planning commission hired the prominent St. Louis firm of Harland Bartholomew to draw up a city plan, which was eventually promulgated in 1938. Downtown planning was undertaken in-house in 1960 and 1975. In 2002 the New Urbanism firm of Andreas Duany produced a complete plan for the downtown. Duany’s plan, not implemented, called for relocating Perry Ave to the other side of the Marquette Apartments while specifically retaining the building and connecting it to block south with a green space. Peoria’s history of planning is found in Comprehensive Plan, Peoria, Illinois, (Peoria: City of Peoria, 1975). See also Duany Plater-Zyberk & Company, Heart of Peoria, (Peoria: City of Peoria, 2002).

16 Apartments opening between 1922 and 1925 include the Wakefield Apts. (1922), 1019 Hamilton Blvd.; the Hamilton Boulevard Apts. (1925), 920-928 Hamilton Blvd.; Iben Apts. (1925) 328 Moss Ave.; the Royal Apts. (1922), 400-406 College Ave.; and the Knox Villa Apts. (1925), 508 Knoxville Rd. Hewitt and Emerson’s other building was built in 1923 at Main St. and Glendale Ave. Stringham, notes from 1920-1926.
produce apartment blocks. Since these buildings typically do not have elevators they are not more than three, sometimes four, stories. Because this type was developed in the eastern United States they were called Eastern flats (Figs. 5, 6, and 7).  

The Marquette Apartments represent a third type: mixed-use multi-story building. Such buildings are modernist solutions to housing in burgeoning commercial centers. First-floor commercial space provided services for people in the central business district and housing for workers in the urban economy. It differs from the two others in that it is has a common entry, interior corridors, and a flexible floor plan. The Marquette Apartments is the only one of its type remaining in downtown Peoria. The Kickapoo Building, listed in the National Register, a block away is similar but it was built as a hotel on the upper floor and Anheuser-Busch tasting parlor, at least until Prohibition. The Marquette Apartments was designed for a specific occupant found in the modern city. In addition, making the entire first floor available for commercial use meant that it could find a role or blend in with the commercial downtown of which it was a part.

An examination of Sanborn insurance maps for central Peoria suggests a relatively large number of newly-built apartment buildings in the downtown in the 1920s. There were at least three other apartment buildings dating from the same period as the Marquette within three blocks of it. All those three are gone, demolished for a parking lot and new construction for Peoria’s large hospital district. A dramatic change occurred in Peoria’s central area in the last sixty years. The entire earlier fabric of the downtown south and west of the Marquette Apartments for about twelve blocks lying between the old warehouse district and the base of the bluffs has been removed and replaced with civic buildings, recreational facilities, public housing, and residential complexes. The north side is now separated from the central business district by Interstate 74, which includes two complex interchanges. Construction of the highway in the downtown called for demolition of nine blocks of buildings, including seven apartment buildings. Finally, expanding the medical complex to make room for parking and the University of Illinois-Peoria School of Medicine have taken another twelve blocks. The Marquette Apartments is now the last building contiguous to the traditional, historic central business district. Beyond it in three directions lies a cityscape of the modern age, save for the nearby Kickapoo Building a block to the north. The latter building, however, is an outlier and not connected to the downtown, although it possesses its own significance. The Marquette Apartments is now the only remaining apartment building of its type in Peoria’ central area. While a few apartment buildings from the between-war period exist in Peoria’s north side—which is to say across Interstate 74—they are not the same type. They are generally four-unit or six-unit residential buildings, and they do not have storefronts on the street level.

In order determine the frequency of extant apartment buildings from the period between 1924 (the date of construction) and the onset of World War II, apartment buildings in central Peoria were surveyed in April, 2016. The survey study area included Peoria’s central business district along with the adjoining areas on the north and south along the Illinois River, and from the river to the base of the bluffs. This area includes Peoria’s traditional central business district and industrial corridor as well as the site of the community’s oldest settlement. Sanborn fire insurance maps (1927 edition with corrections to 1955) were compared against satellite imagery and street-view imagery to examine building fronts where possible. There was also a windshield survey of all the streets in the study area. Searching city directories turned up lists of apartment buildings identified by name and address in Peoria and adjacent communities. The local history collection in the Peoria public library held the Sanborn maps, municipal records including

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17 Shukai, p. 6.
18 National Register of Historic Places, “Kickapoo Building,” Peoria, Peoria County, Illinois, Ref. #13001005
planning documents, but few photographs, although in a number of cases local newspapers announced lettings of construction contracts or issuance of building permits.\textsuperscript{19}

The results of the survey together with the list of apartment buildings from city directories revealed 151 apartment buildings in Peoria prior to World War II. This number includes a few—but not all by any means—large houses subdivided into apartments. The directories gave names to each building in the list; in many cases the name was probably the name of the owner rather than a proper name for the building itself. There may be, consequently, omission of apartment buildings from the lists in the directories. Nevertheless, it is a valid assumption that the database of 151 buildings analytically useful. In any case the clear conclusion of the survey is that in the 1920s and 1930s there were quite a few apartment buildings in central Peoria, and that now there are hardly any existing from that period. Of the 151, fifty-one were outside the survey study area. Of the one hundred inside only thirteen remain. The Marquette Apartments at 701 Main is the only remaining apartment building of its type in downtown Peoria, if not the entire city.

The first of the accompanying maps show the distribution of apartment buildings in the study area from the period 1924 to 1941. The second shows all of those that remain. The green mark indicates the location of 701 Main (Figs. 8 and 9). The disappearance of apartment buildings is explained by wholesale demolition on the south side for various civic projects, on the north side by expansion of the business district, the creation of the I-74 corridor, and the expansion of the medical district.

The Marquette Apartments is significant as a representation of the pattern of urban development in the 1920s. It was a modern building designed for the modern purpose of housing non-industrial workers. Of the several types of apartments in Peoria, the Marquette Apartments is the only surviving mixed-use, mid-sized example.

\textsuperscript{19} Paul H. Stringham, \textit{Notes on Peoria History, 2 vols, 1901-1940}, typescript, Local History Collection, Peoria Public Library.
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9. Major Bibliographical References

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

Peoria City Directory, 1923-1985 (various years), (Peoria: Leshnick Directory Co.).
National Register of Historic Places, North Side Historic District, Peoria, Peoria County, Illinois Ref # 83003588.
National Register of Historic Places, Peoria Warehouse Historic District, Peoria, Peoria County, Illinois Ref # 80001403.
Stringham, Paul H., Notes on Peoria History, 2 vols, 1901-1940, typescript, Local History Collection, Peoria Public Library.

Special Collections
Central Illinois Landmarks Foundation, Peoria Public Library.
Local History Collection, Peoria Public Library
Peoria Historical Society Collection, Cullom Davis Library, Bradley University
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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67 has been requested)
X 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:

X State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
X University
X Other

Name of repository: Peoria Public Library

Historic Resources Survey Number (if assigned):
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

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10. Geographical Data

Acreage of Property: Less than one
(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)

____________________________________________________________________________________________________________________

Verbal Boundary Description (Describe the boundaries of the property.)
Legal description: Matteson’s Addition NE 1/4 Sec 9-8N-8E commencing NE corner NW 1/4 Sec 9 then W 31.22' to point of beginning: Then NE 68.84' SE 91.79' SW 148.11' W 18.23' N 110.99' NW 7.93' NE 7' E 21.76' to beginning, Lots 5, 6 & 7.

From the NW corner of Main and Perry, 92 feet along Main, 149 feet along Perry. Approx 83 feet W from Main, then approx 110 feet back to Perry.

Boundary Justification (Explain why the boundaries were selected.)
These are the lots and boundaries historically associated with the building.

11. Form Prepared By

name/title: Ted Hild
date: April 2016
organization: Historic Preservation Consultant
telephone: 217-741-1758
street & number: 2001 Fairway Dr.
email: ted.hild@sbcglobal.net
city or town: Springfield
state: Illinois
zip code: 62704

Additional Documentation
Submit the following items with the completed form:

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

40°41'44.52 89°35'39.14"W
Latitude  Longitude
40°41'44.52 89°35'39.14"W
Latitude  Longitude
40°41'44.52 89°35'39.14"W
Latitude  Longitude
40°41'44.52 89°35'39.14"W
Latitude  Longitude

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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:  701 Main St / Marquette Apartments
City or Vicinity:  Peoria
County:  Peoria State:  Illinois
Photographer:  Ted Hild
Date Photographed:  November, 2015

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

IL_Peoria County_Marquette Apartments_0001 (Main Street (East) façade)
IL_Peoria County_Marquette Apartments_0002 (Southeast corner, Perry on left, Main on right)
IL_Peoria County_Marquette Apartments_0003 (West (alley) façade)
IL_Peoria County_Marquette Apartments_0004 (Typical window on principal facades)
IL_Peoria County_Marquette Apartments_0005 (Principal lobby entrance/stair hall)
IL_Peoria County_Marquette Apartments_0006 (Second floor (typical) corridor)
IL_Peoria County_Marquette Apartments_0007 (Typical kitchen)
IL_Peoria County_Marquette Apartments_0008 (Non-original storefront window)
IL_Peoria County_Marquette Apartments_0009 (Concrete pan construction in basement)
IL_Peoria County_Marquette Apartments_0010: (Basement columns and utilities)
IL_Peoria County_Marquette Apartments_0011: (First floor commercial space)

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.
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Marquette Apartments
701 Main Street
Peoria, Peoria County, IL

40°41'44.52"N
89°35'39.14"W
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: Second and third floor plan.
Figure 2: First floor plan.
Figure 3: 629 Main St. Apartment over single storefront.
Figure 4: 635 Main St. Apartment over single storefront.
Figure 5: 107 Roanoke. Six units as “Eastern flats.”
Figure 6: 1214 Madison. Two-flat.
Figure 7: 500 Bryan. Alexander Apts.
Figure 8: Map 1 showing apartment buildings in the central area, 1925-1940
Figure 9: Map 2 Apartments remaining from 1925-1940
Figure 10: Site plan
Figure 11: Locator map
Figure 12: Historic photo.
Figure 13: Historic photo.
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Figure 1: Second and third floor plan

Figure 2: First floor plan
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Figure 3: 629 Main. Apartment over single storefront.
Figure 4: 635 Main. Apartment over single storefront.
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Figure 5: 107 Roanoke. Six units as “Eastern flats.”
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Figure 6: 1214 Madison. Two-flat.
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Figure 7: 500 Madison. Alexander Apts. A block of apartments.
Figure 8: Map 1 showing apartment buildings in the central area, 1925-1940
Figure 9: Map 2 Apartments remaining from 1925-1940
Figure 10: Site Plan
Figure 11: Locator map
Figure 12: Historic photo: Looking north from Franklin St ca. 1938 (Street was subsequently vacated)
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Figure 12: Historic Photo: Looking southwest along Knoxville Rd. ca. 1938 (Street was subsequently vacated)