

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

SENT TO D.C.

10-2-97

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bailey-Rugg Building

other names/site number Hamilton Building

2. Location

street & number 219-225 North Neil St. not for publication

city or town Champaign vicinity

state Illinois code IL county Champaign code 019 zip code 61820

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 nationally statewide locally. (See continuation sheet for additional comments.)

William L. Litch / SHPO 9-30-97
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Bailey-Rugg Building
Name of Property

Champaign, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions)

Commerce/Trade/Specialty Store
Social/Meeting Hall

Current Functions
(Enter categories from instructions)

Commerce/Trade/Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Materials
(Enter categories from instructions)

foundation Stone
walls Brick
roof Rubber
other Wood
Cast Iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Bailey-Rugg Building

Name of Property

Champaign, Illinois

County and State

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1871

Significant Dates

1871

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Local Newspaper files

Bailey-Rugg Building
Name of Property

Champaign, Illinois
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	6
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3	9	4	0	3	0
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4	4	4	1	3	9	0
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Zone Easting Northing

3

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Robert Hamilton Tilden

organization _____ date May, 1997

street & number 4169 Bay Shore Drive telephone 414-743-6442

city or town Sturgeon Bay state WI zip code 54235

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name C. F. Hamilton Trust - Robert H. Tilden, Trustee

street & number 4169 Bay Shore Drive telephone 414-743-6442

city or town Sturgeon Bay state WI zip code 54235

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Bailey-Rugg Building

Description

The Bailey-Rugg Building occupies Lot 2 in the Farnham, Clark and White Addition to the City of Champaign. The building is located at the southwest corner of Neil and Church Streets in the downtown area of Champaign. The brick, three story Italianate styled building was constructed in 1870-1871 for Fred Bailey and Daniel Rugg. Daniel Rugg built the north half of the building while Fred Bailey constructed the south half. A common stair was constructed between the two halves of the building. The building is surrounded by other two- and three-story commercial buildings on the south and west sides. The Walker Building, a three-story Italianate influenced building, is located immediately to the south and a smaller two story Late Victorian building with a newer front is to the west.

The Bailey-Rugg Building has a common bond brick pattern composed of six courses of stretchers to each course of headers. The foundation of the building is cut blocks of limestone. A smooth-cut stone watertable is located at the sill level of the north elevation openings. The building has a full basement. Originally there were windows in the basement along the east elevation. These openings have been bricked in. These openings were three or four steps below grade. The flat roof has a slight slope to the west (rear) and is covered with rubber and tar. The building is 66 feet wide. The north half of the building is 100 foot long while the south half first story is 132 feet to provide storage space.

Windows on the second and third floors are double-hung, one-over-one windows. The second story windows have segmental arches with stone sills. The third story windows have half-round arches with stone sills. The east (front) elevation second story windows have stone segmental arches with keystones. The third story windows have half-round stone arches with keystones. The north and west elevations have brick arches with stone keystones. The decorative metal cornice has brackets and panels and is located along the east and north elevations of the building.

In 1919-1920 the building was remodeled. The first floor was lowered approximately two foot, large structural steel I-beams were installed to carry the floors above and to open up the first story front facades, and a dividing wall located in the north half of the first floor of the building was removed. In the 1950s the south storefront was remodeled with square vitrolite panels that covered the four windows on the second

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Bailey-Rugg Building

story and two new entry, plate glass windows, and aluminum bulkheads were installed. By the early 1970s, the vitrolite panels had been removed from the second story. The north storefront also was remodeled in the 1950s with new plate glass windows, bulkheads, entryway, and vitrolite panels. In the late 1960s a false, mansard roof was placed over the vitrolite panels above the storefront.

Today, the east (front) facade of the building has two modern storefronts with an original stairway entry leading to the second floor between the two. The storefront to the south was remodeled in 1995 to its present configuration. It has two recessed entryways with modern plate glass windows and metal bulkheads located between the entries. A metal sign with the word "Periscope" is placed above the storefront. There is also a canvas awning for the storefront. The entry to the staircase has a wooden door with two, narrow arched windows. Three glass transoms are located above this door, providing light to the stair well. The storefront to the north was remodeled in 1996. It has one recessed entryway with plate glass windows in wood frames on either side of the entrance door. Wooden signs are located above the storefront. The corners and ends of the storefront are framed with modern, square wood pilasters. The modern storefront continues around to the west for a short distance. The second and third stories each have eight windows.

The north elevation first story has two large windows with single panes of glass. A doorway is located to the west of these windows. On the second story are eleven windows. The third story has six windows. The rear two windows have been covered over.

A modern, one story infill entry is located along the west elevation of the building. This entry provides access to the storage area of the south storeroom. The aluminum frame entry has a single door with sidelight and awning. The second and third stories each have eight windows. These windows have been boarded up to keep the pigeons from breaking the glass to gain entry to the empty rooms. The original window frames and most of the glass is largely intact.

The south elevation has no openings on the second and third stories as it shares a party wall with the Walker Building to the south. The rear storage area has a doorway to the south along the first story.

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Bailey-Rugg Building

The first story interior of the building has been completely modernized. The south storeroom currently contains Periscope, Inc. and is one large room. A small office, storage area, and rest rooms are located to the west, in the rear one-story wing. The north storeroom contains the offices of Hilliard, Lyons, Inc. A series of offices open off of a east-west double-loaded hallway.

The original woodwork is still in place on the upper floors. The second floor doors and woodwork are painted. The second story floors are maple. The stairway from the first story along the front opens onto a hallway. To the left above the south storeroom is a large storage area. A small room is located in the southeast corner. A hallway running east to west is located to the north of the large storage area. A rear staircase opening to the east leads up to the third floor to the south meeting hall. On the north storeroom side of the building is a hallway with a series of offices to the north. Each of the offices have entry doors with large two-light transoms above. Most of the doors have six panels. The window and door woodwork is Italianate styled. Two offices are located to the front of the building and have windows that face on to North Neil Street. The corner office also has windows that faces on to West Church Street. Three rooms open on to West Church Street. Towards the west is a small storage area and two rest rooms. A staircase leading up to the north meeting hall on the third floor is located along the west wall.

The third floor woodwork is grained. Two large meeting halls are located on this floor used at various times for an opera house and by a few fraternal organizations. The south meeting hall floor is hard maple, while the north meeting hall floor is fir. The south meeting hall has wooden wainscoting. The doors all have six panels and two-light transoms above. Leading from the staircase at the west end of the south side, is a hallway along the west wall. Two doorways on the east lead to two small rooms used as anterooms for the fraternal lodges that occupied the third floor. These two small rooms lead to the south meeting hall. The large meeting hall occupies most of the south side and is lit by the four windows along the North Neil Street to the east.

The northern half of the building is accessed from a staircase located along the west wall. A hallway along the staircase has two doorways to the east to two small anterooms. These anterooms open on to the large north meeting hall. The north meeting hall is lit by large windows along the north and east walls.

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Bailey-Rugg Building

Statement of Significance

The Bailey-Rugg Building is locally significant for listing in the National Register of Historic Places. The building meets Criterion C for architecture as a good example of an Italianate styled commercial building in the city of Champaign, Champaign County, Illinois. Among the Italianate features of the building are its tall, narrow windows, segmental and round-arched hoods, and the metal cornice with decorative brackets. The building architecturally compares favorably with other Italianate styled buildings in the city of Champaign. The period of significance is 1871, the year the building was completed.

History

On February 20, 1833 Champaign County was established by an act of the Illinois Legislature. The city of Urbana was selected as the county seat. In 1848, U. S. Senator Stephen A. Douglas of Illinois introduced a bill requesting a grant of federal lands to Illinois to build a central railroad extending the length of the state. After amending the bill to include land grants in Alabama and Mississippi to gain a broader constituency, the railroad bill was passed on September 20, 1850. This act dramatically influenced the economic development of Champaign County.¹

On February 10, 1851, a charter to build the Illinois Central Railroad through Illinois was granted by the Illinois State Legislature. Work immediately began on the railroad near Chicago and on July 24, 1854, the section between Ludlow in the northern part of Champaign County and a site two miles west of Urbana was opened to railroad traffic. A depot was erected two miles west of Urbana and was called "West Urbana."²

The opening of the railroad fueled a building boom in the West Urbana vicinity that had begun in the early 1850s. The area between the future depot and Neil Street was platted by the Illinois Central Railroad in 1853. The Doane House (demolished), an Italianate influenced three-story building was erected by proprietor Archa Campbell and provided travelers with lodging near the railroad.³

Other areas south and east of the depot along Springfield Avenue and west of Neil Street were platted in 1854. Within a year after the arrival of the railroad several commercial buildings and over one hundred residences had been built in West Urbana.

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Bailey-Rugg Building

In 1855 the village's population was 416, by 1857 it was 1,202.⁴ On April 17, 1857, West Urbana's village government was established.

By 1858 frame and brick Italianate and Greek Revival styled commercial building's lined West Urbana's downtown including the Angle Block and the Cattle Bank. On April 20, 1860, a proposition of the village of West Urbana to create a city government was approved. By 1867, the city's population was 1,727.

The Bailey-Rugg Building occupies lot two of the Farnham, Clark, and White Addition platted on March 18, 1854. Early records indicate that a wood commercial building was built on this lot by Farnham, Clark, and White around 1857. The 1869 "Bird's Eye View of the City of Champaign, Champaign County, Illinois" shows a two story frame building with an awning extending over the sidewalk.

Daniel Rugg was one of the early merchants in downtown Champaign. A boot and shoe store was founded on the site of the Bailey-Rugg Building by Daniel Rugg in 1858. Milton W. Mathews and Lewis A. McLean noted in their 1886 Early History and Pioneers of Champaign County of Daniel Rugg:

This gentleman who conducts, today, the second oldest business house in Champaign was born . . . 1830 in . . . Heath, Massachusetts. . . . Mr. Ruggs (sic) was among the first business men of Champaign. . . he has earned the reputation of conducting the largest, most reliable and successful boot and shoe house in Central Illinois.

In 1863, Daniel Rugg purchased the building at the southeast corner of Neil and Church streets for \$2,500. He immediately moved his boot and shoe store one door north to this building.

J. S. Lothrop's Champaign County Directory, 1870-1871: With History of the Same stated:

. . . of the boot and shoe merchants, D. Ruggs (sic) at the corner of church and Neil Streets, is the oldest in the City, and holds first rank. What he cannot supply in his line, parties need not look for. He is about

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Bailey-Rugg Building

to build a fine brick block where his store now stands, which will add much to the attraction of his well appointed store.

In the fall of 1871 Daniel Rugg took out a mortgage of \$9,000 to erect his three story brick commercial building.

The Wednesday, November 23, 1870 issue of the Champaign County Gazette under the headline "Material Prosperity" noted,

The massive brick blocks that have been erected in the business part of our city, during the present season, fully attest the substantial prosperity and solid growth of Champaign, and give quite a metropolitan appearance to our city. During the past season Larned and Co., Burnham, Columbia and Mrs. Varney have done much towards increasing the business-like appearance of our city, and well fashioned brick blocks stand as monuments of their enterprise. We have still more good news in store. A few days ago the Walker Bros., well known for their energy, enterprise, and go-aheadativeness (sic), closed a contract with Mr. R. A. Sutton, of Urbana, for an immense number of brick--ever so many thousand--with which they intend next season to construct an immense furniture warehouse. The structure will be three stories high, with a substantial stone basement, will occupy the site of their present location and also the lot just to the south, now vacant . . . We also hear it stated upon good authority, that Mr. D. Rugg will erect a like building; of like dimensions, on the corner of Neil and Church streets, in the place now occupied by Faulkner's Drugs and Rugg's boot and shoe store. If this be done, if the Walker Bros., and Mr. Rugg put up buildings of the character mentioned, it will become, in that event, necessary for Mr. Bailey, who owns the frame buildings intermediate, to build in a corresponding style. We think we can vouch for Mr. Bailey in this matter, and do not believe he is the man to be found lagging where capital and enterprise are needed for the development of our thriving young city. The prospect is flattering, and next season, beyond a doubt, will witness the gradual rise of a magnificent business block, three stories high and 132 feet frontage. . .

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Bailey-Rugg Building

David Bailey and Daniel Rugg agreed to jointly erect a three story building with a common staircase between. The building was completed sometime in 1871 and contained stores on the first floor, offices and storage on the second floor, and meeting halls on the third floor.

From time to time the building has been referred to as the Metropolitan Building and the two buildings (Bailey-Rugg and Walker Buildings) as the Metropolitan Block. Research suggests that the "Metropolitan" name was created by the Champaign County Gazette as individual street address numbers were not given to buildings in Champaign until the 1880's. Before then location was given by landmarks or the specific names of buildings. Thus when the new three story brick buildings was constructed by the Walkers, Baileys and Ruggs, there would have been some movement for convenience to name the building. Three successive newspaper stories note where the name "Metropolitan" came from.

The Wednesday, November 29, 1871 Champaign County Gazette under the headline, "Why Don't They" reads,

What is the new brick block on Neil Street to be called? Its not Rugg's block, for he only owns one-third of it; neither is it Bailey's, or Walker's for the same reason. The people in speaking of it will not say number so-and-so on Neil Street in Walker Bros.', Bailey's, and Rugg's Block. That's too much of a good thing. Why don't the gentlemen interested in this fine row of buildings get together and give their newly finished block a name? Come, let us know what it is to be christened.

In the Wednesday, December 6, 1871 edition under the headline "Metropolitan Block,"

Agreeable to the suggestion made in our last issue Messrs. Walker Bros., David Bailey and D. Rugg, took into consideration a proper cognomen for the elegant three-story block but lately erect by them on Neil Street. Upon the suggest of Mr. L. W. Walker, it was named the Metropolitan Block. So be it. Hurrah for the Metropolitan! For the men who built it and for him who named it.

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Bailey-Rugg Building

But the next issue of the newspaper noted that the Walker Brothers changed their mind. The Wednesday, December 13, 1871 issue noted,

Upon information last week furnished us by one of the proprietors of the new block on Neil Street, we stated that said row of buildings had been named the Metropolitan Block. The Walker Bros. request us to say that the name was announced without their consent or agreement and they will not permit their part of the row to "sail" under the name. We are sorry that any misunderstanding exists among the gentlemen most interested, and trust, for the sake of convenience in conversation and writing that no confusion of names will grow out of it.

As late as the 1878 Champaign City Directory the Masons listed their hall as being in the "Metropolitan." It is likely the tag "Metropolitan," being a creation of the newspaper, was used by the occupiers of the buildings until street numbers came into use in the 1880s. Although the Bailey-Rugg Building and Walker Brothers Building were similar including having the same metal cornice, there was some difference in the detailing around the windows. There are also no physical connections between the Bailey-Rugg Building and Walker Brothers Building.

An opera house occupied the south meeting hall of Bailey's half of the building when the building opened. The November 1, 1871 Champaign County Gazette noted:

New Opera Hall - the wonderful little folks, Commander Foote and Sister, assisted by a competent corps of artists, will give two of their entertainments at the above hall on tomorrow afternoon and evening. Do not fail to attend, as their performances are real pleasing, consisting of songs, dances, representations of statuary, etc.

However the use of the building for an opera house was short lived as by January 10, 1872 the Champaign County Gazette noted, "Owing to the fact that the Opera Hall has been leased to the Masons, the Champaign Dance Club will hold their next dance at Richard's Hall."

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Bailey-Rugg Building

The same issue of the paper states,

The Masonic order of this city have taken the hall in the Metropolitan Block, heretofore known as Opera Hall, upon lease of five years. The furniture of the order has already been put in the new room, which is soon to be fitted up in the very best style.

The northern half of the third floor, owned by Daniel Rugg was occupied by the Independent Order of Odd Fellows (I.O.O.F). The December 20, 1871 issue of the Champaign County Gazette notes under the headline "Odd Fellowship in Champaign,"

During the past ten years, Champaign has made rapid improvement in many things besides handsome buildings. It is characteristic of live western towns, as their citizens grow in wealth their love for the tasteful and beautiful keeps pace with their wealth. In our early history the furniture dealer sold scarcely any articles other than those which were indispensable-fine furniture, musical instruments and articles of ornament were rarely indulged in. Our churches, halls and societies were all regulated by the same rule of forced economy. Reflections of this kind were indulged in when looking over the new hall of the Odd Fellows. . . . It occupies the whole of the third floor of Mr. Rugg's portion of Metropolitan Block, corner of Church and Neil Street, the extreme size is 33 x 100 feet, 16 foot ceiling. The main room is 33 x 67 feet, the remainder being divided into a reception, ante-room and two private rooms, (which latter are supposed to contain the "properties) of the institution). The rooms are all handsomely carpeted, and the main room has a platform extending around it which adds much to its appearance.

In the January 3, 1872 issue of the Champaign County Gazette under the headline, I.O.O.F., it reads in part,

On Monday evening, January 1st, 1872, the members of the Champaign Lodge No. 333, I.O.O.F., under the management of P.G.R., J. C. Smith, of Galena, Grand Master--dedicated their new, elegant and commodious hall, in D. Rugg's part of Metropolitan Block, Neil Street, at the head of Main. . . . the spacious lodge room was crowded with an interested and

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Bailey-Rugg Building

attentive audience, among whom were many visiting brethren from abroad, with their wives and sweethearts . . . the hall is richly carpeted, tastefully upholstered, and its walls adorned with all the striking emblems of the craft . . . at the close of the ceremonies, the brethren, invited guests, and many others . . . adjourned to Opera Hall, in the same building, where an elegant and sumptuous feast was spread for 300 . . .

In 1884 the Odd Fellows Lodge No. 333 built their own headquarters at 111 North Neil Street. This building has been demolished and is currently part of the Bank of Illinois parking lot. In 1898 the Masons moved to a building at 20-22 Main Street, to the west of the present-day Lincoln Building. This building has also been demolished. In 1914 the Masons built their own lodge building at 202-204 West Hill Street. This building was vacated by the Masons in 1970.

During the 1920s, Champaign High School used the third floor rooms for indoor football games and basketball games. The football games were played by 6-man teams.

On the first story of the building , Faulkner's Drug Store occupied the corner store room on Church and Neil Streets. To the south of Faulkner's Drug Store was Rugg's Boot and Shoe Store. It is not known who occupied the south storefront of the Bailey portion of the building when it was erected.

Sometime after 1878 F. K. Robeson's Dry Goods expanded into the south portion of the building. The dry goods firm also occupied storefronts in the Walker Brothers Building to the south. In 1898 the firm occupied the storefront formerly occupied by Rugg's Boot and Shoe Store. F. K. Robeson's Dry Goods became Robeson's Department Store and erected a department store building to the west on the southeast corner of Church and Randolph Streets in the late 1910s. For some time the firm continued its business in both locations--at the Walker Brothers and Bailey-Rugg Buildings and at the new department store building to the west. By the 1920s the firm had moved out of the Walker Brothers and Bailey-Rugg Buildings.

Faulkner Drugs moved out of the corner storefront in 1903 and S. C. Tucker moved his drug store into the location. S. C. Tucker had a painted sign installed on the north elevation of the building for his drug store.

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Bailey-Rugg Building

In 1915 Charles Hamilton purchased the building. In 1916 Hamilton sold the building to the Hamilton Hotel Company. The Hamilton Hotel Company took out a \$50,000 mortgage on the property in 1919-1920 and remodeled the building. The remodeling included the lowering of the first story floors, the placement of large steel beams above the first story storefronts to open up the storefronts, the replacement of the storefronts, and the removal of the first floor dividing wall between 223 and 225 North Market Street. The Champaign City Directories for 1919 and 1920 lists the addresses at 221 and 223 North Neil Street as vacant, confirming the remodeling.

The Elite Candy Kitchen later occupied the former drug store corner location. In 1935 Newman's Fashions moved into the north storeroom.

After Robeson's store moved out in the 1920s, Buehler's meat market occupied the storefront to the south of the drug store. By 1925 Sholem Fashion Boot Shop opened in the storefront formerly occupied by Buehler's meat market. The south store room was occupied by Harvey's Ladies Ready-To-Wear Shop in the 1930s, Ralph Miller's Ladies Shop in the late 1940s, The Three Sisters Shop in the early 1950s, and later Lane's. During the tenure of Lane's, the four windows on the second story were covered with a large metal facade. This facade has been removed exposing the original windows and arches. In the 1970s, a series of taverns opened in the building. In the mid-1980s, the DSC Thrift Store occupied the building for some time.

Italianate Architecture

The Italianate style was a popular style in American architecture from 1850 through the early 1880s. The earliest Italianate buildings in the United States were built in the late 1830s. Andrew Jackson Downing's pattern books increased the style's popularity throughout the 1840s and 1850s. The Italianate style, along with the Gothic Revival style, began in England as part of the Picturesque movement, a reaction against the formal classical styles that had influenced architecture throughout the world for over two hundred years. The style was loosely based on rambling, informal medieval Italian farmhouses. Formal Renaissance Italian town houses also served as models for some Italianate buildings. The Italianate style declined during the financial panic of 1873 and subsequent depression, due to a lack of building. When prosperity returned late in the 1870s, new styles including Queen Anne became dominant. During its popularity, the

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Bailey-Rugg Building

Italianate style could be adapted for private residences, commercial blocks, train stations, and industrial buildings.

On commercial buildings, the style was characterized by rounded forms, such as arched windows with curved hood molds. In general, Italianate buildings are distinguished by their ornate windows and cornices. Windows are often round or segmental-arched and are often decorated with decorative lintels and hood moldings. Some Italianate buildings also have pilasters, belt courses, and corbel tables. Oftentimes the buildings are crowned with ornate, projecting, bracketed cornices, sometimes with a pediment for added vertical emphasis.

Italianate features on the Bailey-Rugg Building includes its ornate, metal cornice with decorative brackets, wide, overhanging eaves, and the round- and segmental-arched windows with elaborate window hoods and stone sills. On the interior of the second and third floors, the heavily molded woodwork around the doors and windows is Italianate styled. The interior also has tall, heavily molded, paneled doors on the second and third floors.

In comparison to other Italianate commercial buildings in Champaign, Illinois, the Bailey-Rugg Building is one of the better examples of the Italianate style and retains its historic integrity. The Walker Brothers Building at 115 North Neil Street, immediately south of the Bailey-Rugg Building was also built in 1871, and is very similar in styling to it. However, the decorative metal cornice with brackets, has been removed.

Two, smaller, two-story brick Italianate buildings at 201 North Market Street and 203-205 North Market Street, are also good examples of the Italianate style in Champaign. These buildings have their original round-arched windows, a corbelled brick entablature, and their original cast iron storefronts.

The Cattle Bank at 102 East University Avenue built in 1857-1858 has some features of the Greek Revival, Italianate, and Gothic Revival styles. The bank was built at a time when the Greek Revival style's popularity was being supplanted by the Italianate style. Among the Italianate features of the two-story, three bay wide brick building is its wide, overhanging eaves with decorative cornice brackets. The building has Gothic Revival influenced hood molds and Greek Revival styled six-over-six windows on the second story.

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The following comparisons were provided by Alice Novak and Karen Lang Kummer of ArchiSearch in Urbana, Illinois from the National Register of Historic Places Registration Form for the Buildings at 201 and 203-205 North Market Street, Champaign, Illinois.

At 105 North Market Street is a two-story, Italianate influenced brick building, with a decorative metal cornice featuring end brackets, modillions, and swags. Below the cornice is a three-sided oriel bay. The oriel bay windows have been replaced with tinted replacement windows and the storefront has been replaced with multi-light, full-height fixed sash windows.

Immediately to the south of 105 North Market Street is a two-story, brick Italianate influenced building at 101 North Market and 35 Chester Street (northwest corner of Market and Chester streets). The building has decorative recessed brick panels with stone coping. The second story has stone round-arched window hoods with stone keystones and stone sills. Many of the second story windows are replacement sash. The first story storefront features large twentieth century sash windows with boarded transoms.

A two-story brick, Italianate influenced building is located at the southeast corner of North Walnut and Taylor streets at 122 North Walnut Street. The building has a brick cornice with some corbelling. The round-arched windows with brick hoods. The first story storefront has some cast iron elements that appears to date from the late 19th century. The first floor entry is located on a cut-away corner through modern, tinted glass and aluminum doors.

At the northeast corner of North Walnut Street and East Main Street (29 East Main) is a two story Italianate influenced brick building. The three bay wide building has segmental arched window openings with smaller replacement sash installed on both the south and west facades of the building. The storefront has been altered in the 1960s with aluminum and modern storefront sash windows. The cornice has been rebuilt and has no ornament remaining.

Immediately to the east of 29 East Main at 31 East Main Street is a three story, Italianate influenced brick building. The three-bay wide building has segmental arched

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Bailey-Rugg Building

hoods with keystones. The windows have smaller replacement sash. The storefront was altered in the 1960s with aluminum and modern storefront sash windows.

¹ Baker, Willis C. and Miller, Patricia C. A Commemorative History of Champaign County, Illinois: 1833-1983. Champaign, Illinois: Illinois Heritage Association, 1984, p. 23.

² Ibid. p. 23-24.

³ Ibid. p. 25.

⁴ Cunningham, J. O., Editor, History of Champaign County, Illinois. Urbana, Illinois: Champaign County Historical Archives of the Urbana Free Library, 1984. Reprint of Historical Encyclopedia of Illinois and History of Champaign County. Chicago: Munsell Publishing Co., 1905. p. 761.

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Bailey-Rugg Building

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Bailey-Rugg Building

Novak, Alice and Kummer, Karen, ArchiSearch. National Register of Historic Places Registration Form. "Building at 201 North Market Street" and "Building at 203-205 North Market Street." Urbana, Illinois: ArchiSearch, 1997.

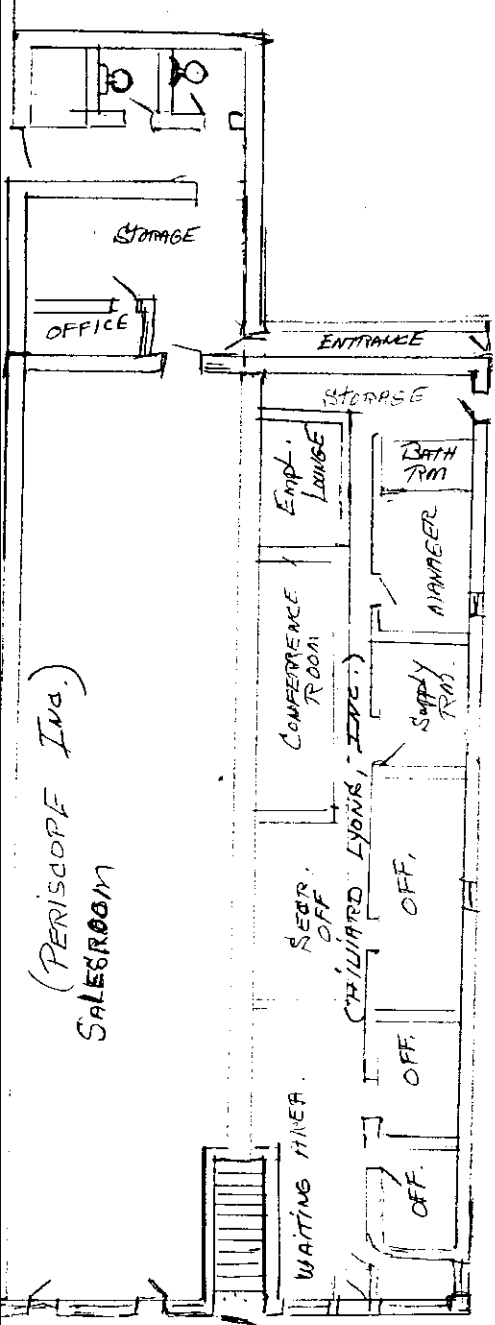
Ruger, A. Bird's Eye View of the City of Urbana, Champaign County, Illinois. Map dated 1869.

Verbal Boundary Description

Lot 2 of Farnham, Clark, and White Addition to the City of Champaign, Champaign County, Illinois.

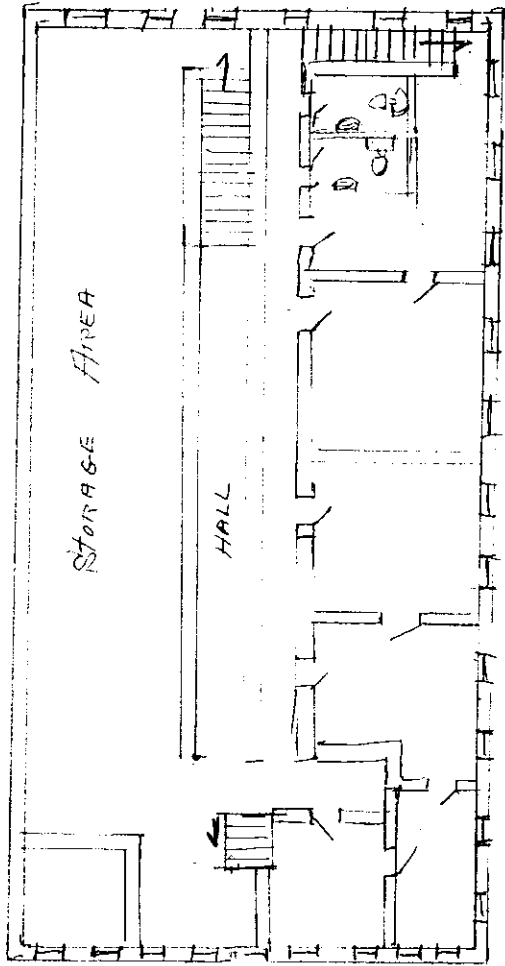
Boundary Justification

The boundary includes the building and lot historically associated with the Bailey-Rugg Building and that maintains historic integrity.

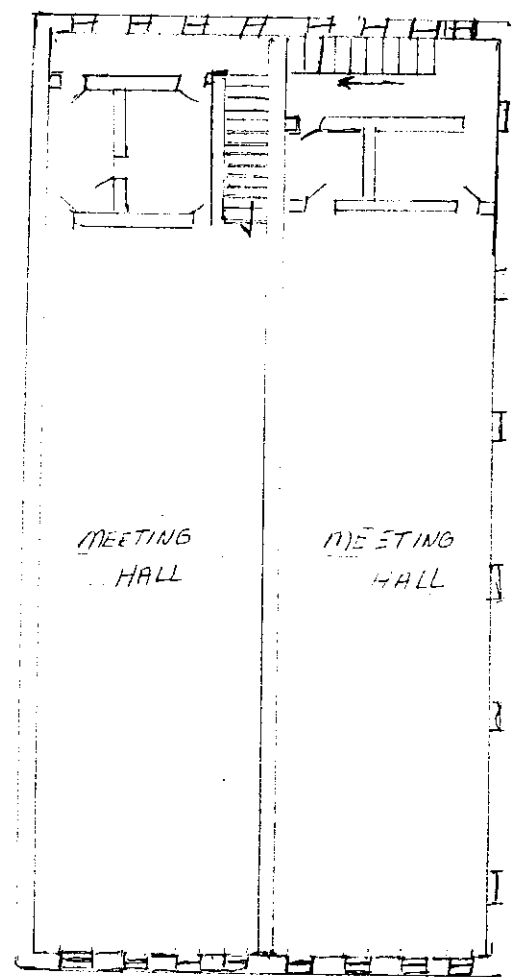


FIRST FLOOR

BACK (WEST)



SECOND FLOOR



THIRD FLOOR

FRONT (EAST)
 N. NEIL STREET.
 BAILEY-RUGG BUILDING

NOT TO SCALE



United States Department of the Interior

NATIONAL PARK SERVICE

P.O. Box 37127
Washington, D.C. 20013-7127

IN REPLY REFER TO:

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places.

For further information contact Edson Beall via voice
(202) 343-1572, fax (202) 343-1836 or E-mail: Edson_Beall@nps.gov

Visit our web site at <http://www.cr.nps.gov/nr/nrhome.html>

NOV 14 1997

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 11/03/97 THROUGH 11/07/97

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, COCONINO COUNTY, Lee's Ferry and Lonely Dell Ranch, Confluence of Colorado and Paria Rs., near Utah and Arizona border, Marble Canyon vicinity, 97001234, LISTED, 11/04/97

FLORIDA, DADE COUNTY, Homestead Town Hall, 43 N. Krome Ave., Homestead, 97001327, LISTED, 11/07/97 (Homestead MPS)

FLORIDA, DUVAL COUNTY, Atlantic National Bank Annex, 118 W. Adams St., Jacksonville, 97001328, LISTED, 11/07/97 (Downtown Jacksonville MPS)

FLORIDA, MARTIN COUNTY, Martin County Court House, Old, 80 E. Ocean Blvd., Stuart, 97001329, LISTED, 11/07/97

GEORGIA, DODGE COUNTY, Williamson Mausoleum at Orphans Cemetery, Orphans Cemetery Rd., jct. of US 23 and US 341, Eastman vicinity, 97001331, LISTED, 11/07/97

GEORGIA, RICHMOND COUNTY, Liberty Methodist Church, 2040 Liberty Church Rd., Hephzibah, 97001330, LISTED, 11/07/97

ILLINOIS, CHAMPAIGN COUNTY, Bailey--Rug Building, 219-225 N. Neil St., Champaign, 97001337, LISTED, 11/07/97

ILLINOIS, CHAMPAIGN COUNTY, Building at 201 North Market Street, 201 N. Market St., Champaign, 97001335, LISTED, 11/07/97

ILLINOIS, CHAMPAIGN COUNTY, Building at 203-205 North Market Street, 203-205 N. Market St., Champaign, 97001336, LISTED, 11/07/97

ILLINOIS, JO DAVIESS COUNTY, Apple River Fort Site, 0.25 mi. ESE of jct. of Mrytle and Illinois Sts., Elizabeth vicinity, 97001332, LISTED, 11/07/97

ILLINOIS, JO DAVIESS COUNTY, White, W.E., Building, 100 N. Main St., Stockton, 97001339, LISTED, 11/07/97

ILLINOIS, LA SALLE COUNTY, Armour's Warehouse, Jct. of William and Bridge Sts., Seneca, 97001333, LISTED, 11/07/97

KENTUCKY, ADAIR COUNTY, Giles, Janice Holt and Henry, Log House, 302 Spout Springs Rd., Knifley vicinity, 97001237, LISTED, 11/06/97

KENTUCKY, BOURBON COUNTY, Snow Hill, 4100 Little Rock--Jackstown Rd., Little vicinity, 97001341, LISTED, 11/07/97

KENTUCKY, MAGOFFIN COUNTY, Salversville Bank, Jct. of W. Maple and N. Church Sts., Sayersville, 97001340, LISTED, 11/07/97

MISSISSIPPI, CHOCTAW COUNTY, Weir, Col. John, House, 102 Ann St., Weir, 97001378, LISTED, 11/07/97

MONTANA, LEWIS AND CLARK COUNTY, Wolf Creek Hotel, Jct. of Main St. and Bissonnmett St., Wolf Creek, 97001381, LISTED, 11/07/97

NEW YORK, GENESEE COUNTY, LeRoy House and Union Free School, 23 E. Main St., Leroy, 97001388, LISTED, 11/07/97

NEW YORK, ONONDAGA COUNTY, Plymouth Congregational Church, 232 E. Onondaga St., Syracuse, 97001384, LISTED, 11/07/97

NEW YORK, OSWEGO COUNTY, Stillwater Bridge, Dam Rd. over Salmon R., Stillwater vicinity, 97001385, LISTED, 11/07/97

NEW YORK, SARATOGA COUNTY, Saratoga Reformed Church, Old, Jct. of Burgoyne and Pearl Sts., Schuylerville, 97001387, LISTED, 11/07/97

NEW YORK, TIOGA COUNTY, Waverly Junior and Senoir High School, 443 Pennsylvania Ave., Waverly, 97001389, LISTED, 11/07/97

OKLAHOMA, OSAGE COUNTY, Barnsdall Main Street Well Site, W of jct of OK 11 and Main St., Barnsdall, 97001153, LISTED, 10/01/97 (Energy-Related Properties in Northeastern Oklahoma MPS)

PENNSYLVANIA, LACKAWANNA COUNTY, Lackawanna County Courthouse and John Mitchell Monument, Bounded by Washington Ave., Linden St., Adams Ave., and Spruce St., Scranton, 97001257, LISTED, 11/05/97 (Anthracite--Related Resources of Northeastern Pennsylvania MPS)

SOUTH DAKOTA, CODINGTON COUNTY, Citizens State Bank of Henry, Jct. of Main and 2nd Sts., Henry, 97001391, LISTED, 11/07/97

SOUTH DAKOTA, LAWRENCE COUNTY, Toomey House, 1011 Main St., Spearfish, 97001390, LISTED, 11/07/97

SOUTH DAKOTA, ROBERTS COUNTY, Stavig, Andrew and Mary, House, 112 First Ave. W, Sisseton, 97001392, LISTED, 11/07/97

VIRGINIA, FAUQUIER COUNTY, Burrland Farm Historic District, Burrland Ln., Middleburg vicinity, 97001406, LISTED, 11/07/97

VIRGINIA, FAUQUIER COUNTY, Number 18 School in Marshall, Jct. of VA 55 and VA 622, Marshall vicinity, 97001405, LISTED, 11/07/97

VIRGINIA, NORFOLK INDEPENDENT CITY, Poplar Hall, 400 Stuart Cir., Norfolk, 97001402, LISTED, 11/07/97

WASHINGTON, KING COUNTY, Thorton, William Harper, House, 17424 95th Ave. NE, Bothell, 97001408, LISTED, 11/07/97 (Bothell MPS)

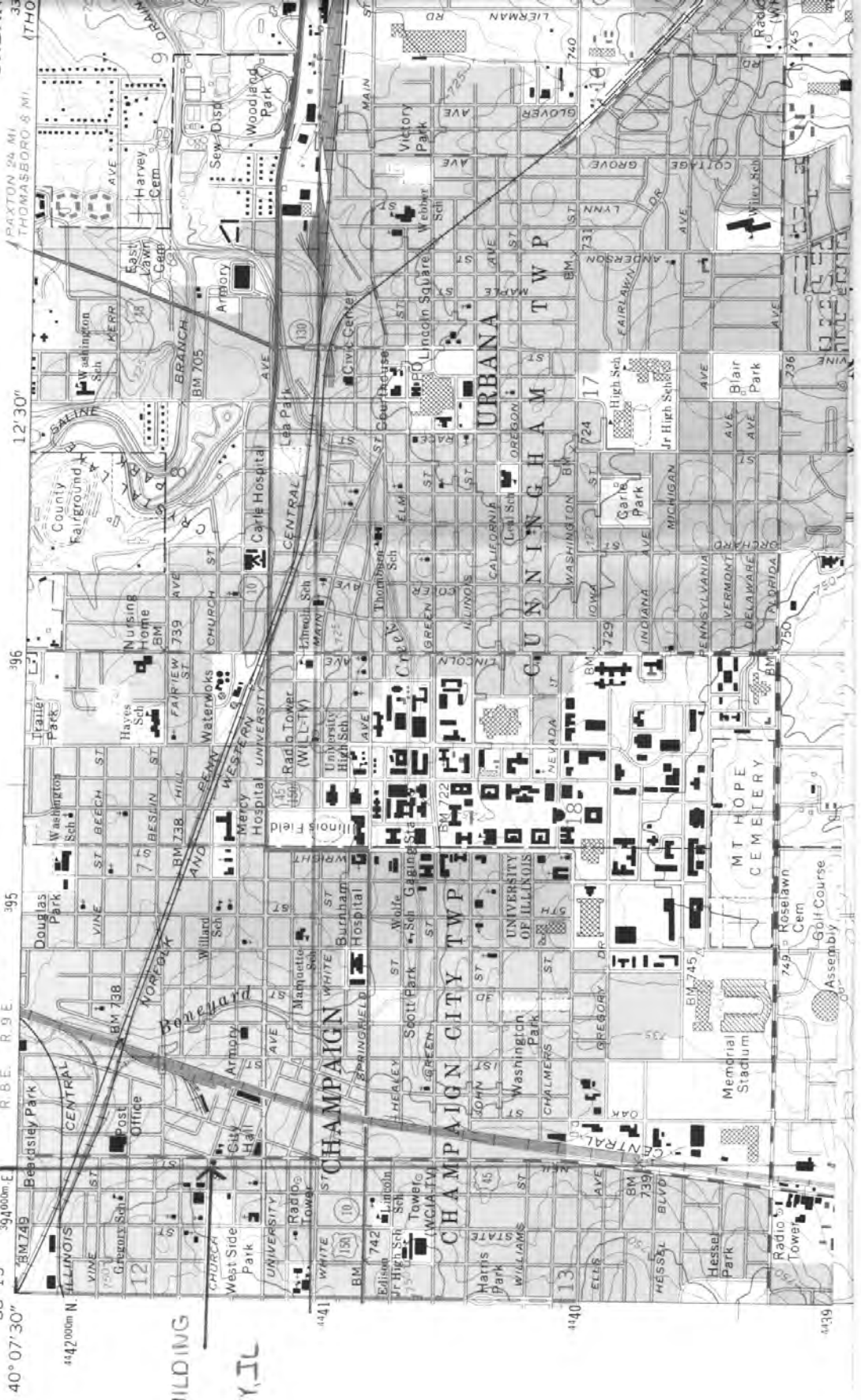
WISCONSIN, LA CROSSE COUNTY, Case and King Street Residential Historic District, Roughly bounded by State, S. 21st, and Madison Sts., and West Ave. S, La Crosse, 97001410, LISTED, 11/07/97

WYOMING, SWEETWATER COUNTY, Our Lady Sorrows Catholic Church, A at Broadway, Rock Springs, 97001326, LISTED, 11/06/97

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
GEOLOGICAL SURVEY
URBAN GEOGRAPHIC MAP

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

3364 III NE (RISING)



BAILEY-RUGG BUILDING
ZONE 16
CHAMPAIGN COUNTY, IL
E 394030
N 4441390

88° 15' 39.4000m E
40° 07' 30"

R. B. E. R. B. E.

396

12' 30"

PAXTON 24 MI THOMASBORO 8 MI (THO)

442700m N

395

395

396

12' 30"

PAXTON 24 MI THOMASBORO 8 MI (THO)

4439

395

396

12' 30"

PAXTON 24 MI THOMASBORO 8 MI (THO)