

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic The Hoopes - Cunningham Mansion

and/or common

2. Location

street & number 424 East Penn Street not for publication

city, town Hoopeston vicinity of

state Illinois code 012 county Vermilion code 183

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Peter A. Krimbel

street & number 424 East Penn Street

city, town Hoopeston vicinity of state Illinois

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds, Vermilion County Courthouse

street & number 7 North Vermilion Street

city, town Danville state Illinois

6. Representation in Existing Surveys

title Illinois Historic Structures Survey has this property been determined eligible?  yes  no

date 1974  federal  state  county  local

depository for survey records Illinois Dept. of Conservation

city, town Springfield state IL

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

This 6800 square foot building is a brick Queen Anne, three story dwelling with 17 rooms over a half basement. Built as a two story Italianate in 1880 by Thomas Hoopes, in 1894 the home was extensively remodeled around the original structure to its present style, damaged by fire, and rebuilt. Microfilms of 1894 newspaper articles support this information as well as the first remodeled structure and the subsequent rebuilt one being very similar. The relocation of the east facing porch to the north in order to accommodate the addition of a downstairs bath and extra room occurred prior to 1925. Other structural changes made between 1925 and 1950 were the removal of the open veranda and conversion of the pump house and carriage house to garages. The house and both outbuildings were coated with a white epoxy cement, presumably to seal the brick, during this time. With the exception of these changes the house looks much the same as it did after the library addition at the turn of the century. The structural integrity of the residence remains intact in spite of these changes. It still stands as an obvious Queen Anne structure with its size, brick construction, significant external and internal features, and both outbuildings testimony to its architectural and historical uniqueness in this town and the surrounding area.

The primarily hip and valley roof is shingled in gray slate, has recessed gutters, one each south and west facing gable, and one each south and east facing dormer. A rounded three story tower on the southwest corner is topped with a modified bell-shaped turret. There are three flat roofs, one each on the north, south, and east sides. Ornate cornicing and fascia trim the roof on all sides. Other external decorative elements include a set of recessed triple windows with columns on the west, cut stone masonry around several south and east facing windows, tin work over the double windows in the south gable, and one south and one east facing balcony. The third floor gables, dormers and turret are finished with red slate shingles. The main entrance is a double door airlock, the outer door being oak with lead glass flanked by narrow lead glass panels. The floor in the airlock is ceramic tile. Inside, the oak front door with its ornate cut glass window flanked with similar narrow glass panels dominates the entry foyer. The staircase is ornately carved golden oak and is open from the front entry through to the third floor. Lincrusta-walton covers the walls of the entry foyer, stairways, hallways, and third floor sitting room. All trim work on the first two levels is golden oak with a Greek revival design influence. Flooring on these levels is red oak. Significant, original features crafted of golden oak include: a large, curved, built-in window seat and carved bookcases with lead glass doors in the library; a built-in china cabinet with original cast iron and brass hardware in the butler's pantry; a recessed sideboard on casters with fancy brass hardware in the dining room; two floor to ceiling fluted columns and archway between the drawing room and library; a partially columned archway with mirrored panels on either side between the entry foyer and parlour. A red oak fretwork hangs in the angle

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Continuation sheet Hoopes-Cunningham

Item number 7

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bay of the drawing room. Fancy 8 by 8½ inch plaster cornices in the drawing room and library incorporates a sunflower design and nearly duplicates the external cornice work. The master bedroom has a coved cornice approximately 8½ by 11 inches and features a pineapple motif. An upstairs bath has ceramic tile flooring, three-fourths high ceramic tile covered walls, and a marble sink. All main bedrooms also have marble sinks. Half of the third floor consists of a sitting room, a card room in the tower, and a large billiards room with the original 4 arm gas-electric billiards light. A leather-like material partly covers the walls, but is in disrepair; the gold painted moulding remains intact. Woodwork and flooring is pine. The remaining area is attic with a massive built-in storage chest. Charred from the 1894 fire, original exterior walls from the Hoopes mansion can be seen in this area. The home includes three fireplaces, one with its original oak mantle and ceramic tiles, one with a cut stone mantle, and a third remodeled one. All doors are oak or have oak graining, and all have original brass and/or ceramic hardware. The home includes 78 windows of which 9 are stained glass, 3 cut lead glass, 3 recessed, 6 curved, 3 curved with cut lead glass transoms, and 6 with mullions and lead glass transoms. Six gas-electric light fixtures are original to the home and remain in use. Water pumped from the pump house on the northeast corner of the property went into a still existing water storage tank on the third floor. The pump house has been altered to accommodate a garage door, but otherwise has not been changed. The carriage house on the northwest corner of the property, with its distinctive twin spired cupolas, has been altered to function as a two car garage and is in poor condition.

The Hoopes-Cunningham Mansion nomination form consists of two contributing structures; the mansion and the pumphouse.

# 8. Significance

Period	Areas of Significance—Check and justify below			
prehistoric	archeology-prehistoric	community planning	landscape architecture	religion
1400-1499	archeology-historic	conservation	law	science
1500-1599	agriculture	economics	literature	sculpture
1600-1699	<input checked="" type="checkbox"/> architecture	education	military	social/
1700-1799	art	engineering	music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	commerce	exploration settlement	philosophy	theater
<input checked="" type="checkbox"/> 1900-	communications	industry	politics government	transportation
		invention		<input checked="" type="checkbox"/> other (specify) historical

**Specific dates** 1879-80, 1894      **Builder/Architect** 1894 L.M. Moore/ John McCoy

**Statement of Significance (in one paragraph)**

Prior to 1982, this home had only 3 owners and had always remained in family hands. It was originally built as a two story Italianate in 1879-80 by Thomas Hoopes, founder of the City of Hoopeston. After his death in 1893 the house was purchased by Hoopes' niece/adopted daughter and her husband, Mr. and Mrs. James A. Cunningham. It was the Cunninghams who remodeled the home to its present Queen Anne style. The Cunningham's granddaughter and her husband, Mr. and Mrs. Charles Dyer purchased the home in 1925. It was the Dyers who altered the home's appearance by removing the veranda and coating it with a white epoxy cement. The home still remains the only one of its kind, both historically and architecturally in Hoopeston and the surrounding area. Historically, it is the only remaining structure that can be directly associated with Thomas Hoopes and his descendents. Beyond building one of the grander homes of his time, James Cunningham was also well known as an economical and political force in Hoopeston. He owned approximately 3600 acres in the town and the surrounding area; helped found and was president of the Hamilton and Cunningham Bank; was an organizer of the Illinois Canning Company, which in 1900 merged with American Can Company; owned the Cunningham Hotel; and was a part owner of the Hoopeston horse nail factory. He was mayor of the town from 1903-1905 and politically active on the county and state level. Subsequent owner Charles Dyer was a prominent attorney in town, politically active, and lived in the home until his death in 1981. Architecturally, the home is unique. It is the largest residence in Hoopeston; the only remaining "grand" home of its time. The only other buildings approaching comparison would be the Carnegie library, founded 1904, and a Greek Revival brick home remodeled at the turn of the century. All other magnificent turn-of-the-century homes that used to be in Hoopeston have either burned or been demolished for one reason or another. There are other brick homes in Hoopeston of the same time period, but they are not Queen Anne in design. Conversely, there are other Queen Anne homes in the town; however, they are not brick and were constructed at a somewhat later time. In any case there are no longer any homes at all in Hoopeston that can compare in either size, architectural richness, or historical significance.

## 9. Major Bibliographical References

Hoopeston Daily Chronicle, Vol. XIII, No. 160. Oct. 4, 1893,  
Charles W. Warner, Publ.  
" " " Vol. XIV, No. 113. Aug. 10, 1894  
" " " Vol. XXXIX, Jan. 13, 1910

## 10. Geographical Data

Acreage of nominated property Approx. 3/4 acre

Quadrangle name Hoopeston, IL

Quadrangle scale 1:24000

UTM References

A 16 443580 44795310  
Zone Easting Northing

B              
Zone Easting Northing

C            

D            

E            

F            

G            

H            

Verbal boundary description and justification

Lot 16 in Hoopes Subdivision of  
lots 116-133 inclusive, except a strip 30 feet wide off the west  
side of said lot situated in the City of Hoopeston, Vermilion  
~~County, Illinois~~

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

## 11. Form Prepared By

name/title Margaret and Peter Krimbel

organization

date April 9, 1985

street & number 424 E. Penn St.

telephone (217) 283-6006

city or town Hoopeston,

state Illinois

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy

William G Farnas

date

6/19/85

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

GEORGIA, Union County, Blairsville, Union County Jail (County Jails of the Georgia Mountains Area TR), Blue Ridge Rd. (09/13/85)

GEORGIA, White County, Cleveland, White County Jail (County Jails of the Georgia Mountains Area TR), Main St. (09/13/85)

IDAHO, Bannock County, Pocatello, Rice-Packard House, 454 N. Hayes Ave. (09/12/85)

IDAHO, Blaine County, Hailey, Werthheimer Building, 101 S Main St. (09/12/85)

IDAHO, Gooding County, Gooding, Kelly's Hotel, 112 Main (09/12/85)

IDAHO, Kootenai County, Athol vicinity, Cedar Mountain School (Kootenai County Rural Schools TR), Parks & Lewellyn Creek Rd. (09/12/85)

IDAHO, Kootenai County, Bayview, Bayview School II (Kootenai County Rural Schools TR), Careywood Rd. (09/12/85)

IDAHO, Kootenai County, Camp Mivoden vicinity, East Hayden Lake School II (Kootenai County Rural Schools TR), Hayden Lake Rd. (09/12/85)

IDAHO, Kootenai County, Coeur D'Alene vicinity, Prairie School II (Kootenai County Rural Schools TR), Prairie Ave. (09/12/85)

IDAHO, Kootenai County, Hayden Lake vicinity, Thunborg, Jacob and Cristina, House, Chicken Point (09/12/85)

IDAHO, Kootenai County, Lane, Lane School II (Kootenai County Rural Schools TR), Lanz Rd. (09/12/85)

IDAHO, Kootenai County, McGuire, McGuires School (Kootenai County Rural Schools TR), Corbin Rd. & Old HW 10 (09/12/85)

IDAHO, Kootenai County, Medimont vicinity, Cave Lake School (Kootenai County Rural Schools TR), ID 3 (09/12/85)

IDAHO, Kootenai County, Medimont vicinity, Indian Springs School II (Kootenai County Rural Schools TR), ID 3 (09/12/85)

IDAHO, Kootenai County, Pleasant View vicinity, Pleasant View School II (Kootenai County Rural Schools TR), Pleasant View Rd. (09/12/85)

IDAHO, Kootenai County, Post Falls vicinity, Cougar Gulch School III (Kootenai County Rural Schools TR), Cougar Gulch Rd. (09/12/85)

IDAHO, Kootenai County, Rockford Bay vicinity, Bellgrove School II (Kootenai County Rural Schools TR), Hamaker Rd. (09/12/85)

IDAHO, Kootenai County, Rose Lake, Rose Lake School II (Kootenai County Rural Schools TR), Queen St. & ID 3 (09/12/85)

IDAHO, Kootenai County, Silver Sands Beach vicinity, Upper Twin Lakes School (Kootenai County Rural Schools TR), Twin Lakes Rd. (09/12/85)

IDAHO, Twin Falls County, Buhl, Hotel Buhl, 1004 Main St. (09/12/85)

IDAHO, Valley County, Thunder City vicinity, Braddock Gold Mining and Milling Company Log Building and Forge Ruins, Off Pack Trail near Suicide Rock (09/12/85)

ILLINOIS, Cook County, Chicago, Swedish American Telephone Company Building, 5235--5257 N. Ravenswood (09/13/85)

ILLINOIS, Effingham County, Effingham, Effingham County Courthouse, 110 E. Jefferson St. (09/11/85)

ILLINOIS, Vermilion County, Hoopston, Hoopes-Cunningham Mansion, 424 E. Penn St. (09/11/85)

INDIANA, Gibson County, Weber Village Archaeological Site (12 Gi 13), (09/12/85)

INDIANA, Montgomery County, Crawfordsville vicinity, McClelland-Layne House, 602 Cherry St. (09/12/85)

INDIANA, Orange County, Paoli, Lindley, Thomas Elwood, House, Willow Creek Rd. (09/12/85)

V-H-58

201408

1. Name of Site:

Common

Historic

Hoopes-Cunningham Home

2. Location:

Street and Number

424 E. Penn

City or Town

Hoopston  
County

Vermilion

Zip Code

Township

23N  
Range

12W

Section

11  
1/4 Section

SE

3. Classification:

Category (check one)

- District
- Building
- Site
- Structure

Integrity (check one)

- Altered
- Unaltered
- Moved
- Original Site

4. Ownership:

- Private
- Public

Status (check one)

- Occupied
- Unoccupied
- Preservation work in progress

Access to Public

- Yes
- Restricted
- Unrestricted
- No

Present Use (check one or more)

- Agricultural
- Commercial
- Educational
- Entertainment
- Government
- Industrial
- Military
- Museum
- Park
- Private Residence
- Religious
- Scientific
- Transportation
- Other

5. Ownership of Property:

Owner's Name

Phone Number

Street and Number

City or Town

State

County

Zip Code

6. Description:

- Excellent
- Ruins
- Good
- Unexposed
- Fair
- Deteriorated

Is there a program of preservation underway?

- Yes
- No

COMMERCE

7. Historical Themes: (check one or more of the following)

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Archeological Site         | (Pre-Columbian)          |
| <input type="checkbox"/> Archeological Site         | (Post-Columbian to 1673) |
| <input type="checkbox"/> French Influence           | (1673-1780)              |
| <input type="checkbox"/> Illinois Frontier          | (1780-1818)              |
| <input type="checkbox"/> Illinois Early             | (1818-1850)              |
| <input checked="" type="checkbox"/> Illinois Middle | (1850-1900)              |
| <input checked="" type="checkbox"/> Illinois Late   | (1900-present)           |
| <input type="checkbox"/> Famous People              | (give names & dates)     |

8. Specific Date: 1880 constructed

Areas of significance (check one or more of the following)

- |  |  |
|--|--|
| <input type="checkbox"/> Aboriginal (historic)     | <input type="checkbox"/> Literature          |
| <input type="checkbox"/> Aboriginal (pre-historic) | <input type="checkbox"/> Military            |
| <input type="checkbox"/> Agriculture               | <input type="checkbox"/> Music               |
| <input checked="" type="checkbox"/> Architecture   | <input type="checkbox"/> Political           |
| <input type="checkbox"/> Art                       | <input type="checkbox"/> Religion/Philosophy |
| <input checked="" type="checkbox"/> Commerce       | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Communication             | <input type="checkbox"/> Sculpture           |
| <input type="checkbox"/> Conservation              | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Education                 | <input type="checkbox"/> Theater             |
| <input type="checkbox"/> Engineering               | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Industry                  | <input type="checkbox"/> Urban Planning      |
| <input type="checkbox"/> Invention                 | <input type="checkbox"/> Other (specify)     |
| <input type="checkbox"/> Landscape Architecture    |  |

Brief statement of significance: (include all names and dates)

Use additional sheets if necessary. Thomas Hoopes' residence (1880-93); James A. Cuninghams' residence (1894-1910); both prominent businessmen & founders of

9. Form prepared by: Hoopeton; Romanesque Revival style.

Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_

Organization: \_\_\_\_\_

Phone: \_\_\_\_\_

Street and Number: \_\_\_\_\_

City or Town: \_\_\_\_\_

County: \_\_\_\_\_

Zip Code: \_\_\_\_\_

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being completed. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

Robertson, Robert, Of Whales and Men. New York, Alfred K. Knopf, Inc., 1954.



